

Notice of Exemption

To: Office of Planning and Research
 PO Box 3044, 1400 Tenth Street, Rm. 212
 Sacramento, CA 95812-3044

From: City of Encinitas
 505 South Vulcan Avenue
 Encinitas, CA 92024

County Clerk
 County of: San Diego

Project Title: MULTI-008365-2025, DR-008366-2025, and CDP-008038-2025 – Allison/Mitchell Residence

Project Locations – Specific: 340 Fulvia Street

Project Location – City: Encinitas Project Location – County: San Diego

Description of Project: The proposed project consists of a request for approval of a Coastal Development Permit and an Administrative Design Review Permit to construct a new 4,168-primary single-family residence with an attached 832-square foot three-car garage and site improvements on a vacant lot. The proposed project is located within the Coastal Zone of the City of Encinitas and requires approval of a Coastal Development Permit for the project to determine compliance with the City’s Local Coastal Program. Further, grading for a residential pad that exceeds the four-foot fill threshold exemption in the Encinitas Municipal Code (EMC) Section 23.08.030B(14) (General Scope and Exemptions). The applicant proposes grading for a level pad to be located towards the center of the property beneath the proposed single-family residence. Because the property slopes downward from east to west, a maximum of 5.9 feet of fill would be located at the northwest corner of the house, along the proposed retaining wall. The grading fill is generally located along the western portion of the property.

Name of Public Agency Approving Project: City of Encinitas Planning Dept.

Name of Person or Agency Carrying out Project: Kelly Allison – Scott Construction So Cal
PO Box 1265
Cardiff by the Sea, CA 92007
Contact: Kelly Allison – (858)799-0688

Exempt Status: (check one)

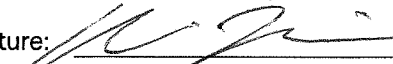
- Ministerial (Sec. 21080(b)(1): 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15303(a) – New Construction or Conversion of Small Structures
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is exempt under State CEQA Guidelines Section 15303(a) – New Construction or Conversion of Small Structures, which is a Class 3 exemption. Class 3 exemptions, “Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel”. The project is consistent with this exemption, as it proposes the construction of a single-family dwelling unit within a residential zone.

Lead Agency Contact Person: Raffi Mangassarian Telephone Number: (760) 633-2703

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 4/14/26 Title: Senior Planner

- Signed by Lead Agency Date received for filing at OPR: _____
- Signed by Applicant