

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Encinitas (City) has completed a Mitigated Negative Declaration for the proposed Density Bonus, Tentative Map, Design Review Permit, and Coastal Development Permit for the future development of 17 single-family homes and one private street lot in accordance with the California Environmental Quality Act (CEQA; Public Resources Code, Section 21000 et seq.).

Project Name: Bella Vista Drive Project

Project Location: Bella Vista Drive, approximately 600 feet north of Blue Heron Avenue and South of Bella Laguna Court

Project Description: The project is a subdivision of a 10.11 gross-acre undeveloped lot utilizing the State of California Density Bonus Law (California Government Code Section 65915). The subdivision would create 17 residential lots for the future development of 17 single-family homes, and one private street lot. Of the 17 units, 15 would be market rate and two would be affordable at the “very low-income” level. The lot configurations for the project site vary in size between 8,364 square feet to 79,852. Development waivers are proposed as detailed in the Initial Study Checklist.

The project specifically includes grading and construction of a private cul-de-sac street and associated public improvements, stormwater, drainage, and utility improvements. The construction of single-family homes is not proposed as part of the project scope.

The subdivision also proposes an open space easement located at the eastern portion of the property and provides fuel modification zones adjacent to all future homes, and between the limits of grading and the open space easement area.

The components of the project include the following: planning applications; development waivers; access and roadways; grading and retaining walls; infrastructure improvements; fire protection measures; landscaping; and open space. All components are detailed in the Initial Study Checklist.

Findings: Pursuant to the provisions of the CEQA and based on information contained in the attached Initial Study Checklist, the City of Encinitas has determined that the project could result in significant effects on the environment related to biological and cultural resources. Mitigation measures are proposed that would reduce all potentially significant impacts to less than significant levels.

Public Review: The Draft Mitigated Negative Declaration, Initial Study, and relevant technical studies and planning documents are available for public review at <https://www.encinitasca.gov/government/public-notices/development-services> under “Environmental Notices.” Written comments will be accepted from July 26, 2024, to August 26, 2024, during the 30-day public review period. Any person wishing to comment on the adequacy of these documents must submit comments in writing to J. Dichoso at jdichoso@encinitasca.gov or at the following address:

City of Encinitas
Development Services Department
Attention: J. Dichoso, AICP
505 S. Vulcan Avenue
Encinitas, CA 92024