

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Bella Vista Drive Project

Lead Agency: City of Encinitas Contact Person: J. Dichoso

Mailing Address: 505 S. Vulcan Avenue, Encinitas, CA 92024 Phone: (760) 633-2681

City: Encinitas Zip: 92024 County: San Diego

Project Location: County: San Diego City/Nearest Community: City of Encinitas

Cross Streets: Bella Vista Drive, north of Blue Heron Avenue and South of Bella Laguna Court Zip Code: 92024

Longitude/Latitude (degrees, minutes and seconds): 34° 4' 58" N/ 117° 16' 35" W Total Acres: 10.11

Assessor's Parcel No. 216-122-17 Section: 35 Twp. 12 South Range: 04 West Base: San Bernardino

Within 2 Miles: State Hwy #: Interstate 5 Waterways: Batiquitos Lagoon

Airports: N/A Railways: NCTD Schools: Capri Elementary, El Camino Elementary

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
- Early Cons Supplement/Subsequent EIR EA Final Document
- Neg Dec (Prior SCH #) _____ Draft EIS Other: _____
- Mit Neg Dec Other _____ FONSI _____

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
- General Plan Amendment Master Plan Prezone Redevelopment
- General Plan Element Planned Unit Development Use Permit Coastal Permit
- Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

- Residential: Units 17 Acres 10.11 Transportation: Type _____
- Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
- Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
- Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
- Educational: _____ Hazardous Waste: Type _____
- Recreational: _____ Other: _____
- Water Facilities: Type _____ MGD _____

Project Issues Discussed In Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
- Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
- Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
- Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
- Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
- Coastal Zone Noise Solid Waste Land Use
- Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
- Economic/Jobs Public Services/Facilities Traffic/Circulation Other Design Review Permit

Present Land Use/Zoning/General Plan Designation

Zoning: Rural Residential 1 (RR1)
General Plan: Rural Residential 1 (RR1)

Project Description: (please use a separate page if necessary)

See attached page.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<input checked="" type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>11</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>9</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Food Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other _____
<input checked="" type="checkbox"/>	Native American Heritage Commission	<input type="checkbox"/>	Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 7/26/24

Ending Date 8/26/24

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.

Address: 3111 Camino del Rio N., Ste 600,

City/State/Zip: San Diego, CA 92108

Contact: Lori Spar

Phone: (619) 308-9333

Applicant: Kira Family Trust

Address: 16122 Fruitvale Rd

City/State/Zip: Valley Center, CA 92082

Phone: _____

Signature of Lead Agency Representative: _____ Date July 26, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description for the Bella Vista Drive Project:

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.