



SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Dec 16, 2024 10:59 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2024-001122
State Receipt # 37121620241036
Document # 2024-NOD-146

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

BELLA VISTA DRIVE PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

<p>FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>December 16, 2024</u></p> <p>Posted <u>December 16, 2024</u> Removed _____</p> <p>Returned to agency on _____</p> <p>DEPUTY _____</p>

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: San Diego
 Address: 1600 Pacific Highway, Ste 103
San Diego, CA 92101

From:

Public Agency: City of Encinitas
 Address: 505 South Vulcan Avenue
Encinitas, CA 92024
 Contact: J. Dichoso, AICP
 Phone: 760-633-2681

Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024070986

Project Title: Bella Vista Drive Project

Project Applicant: Kira Family Trust, 16122 Fruitvale Road, Valley Center, CA 92082

Project Location (include county): City of Encinitas, County of San Diego, CA 760-633-2710

Project Description:
See attached page.

This is to advise that the City of Encinitas has approved the above
 Lead Agency or Responsible Agency)
 described project on 12-11-2024 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Encinitas Development Services Department, 505 South Vulcan Avenue, Encinitas, CA 92024

Signature (Public Agency):  Title: J. Dichoso, Senior Planner

Date: December 13, 2024 Date Received for filing at OPR: _____

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 square feet. Development waivers are proposed as detailed in the Initial Study Checklist/Mitigated Negative Declaration.

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/Mitigated Negative Declaration.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 37-10/24/2024-0872
STATE CLEARING HOUSE NUMBER (If applicable) 2024070986

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF ENCINITAS	LEAD AGENCY EMAIL	DATE 10/24/2024
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2024-NOD-0120	
PROJECT TITLE BELLA VISTA DRIVE PROJECT		

PROJECT APPLICANT NAME KIRA FAMILY TRUST	PROJECT APPLICANT EMAIL	PHONE NUMBER 760-633-2710
PROJECT APPLICANT ADDRESS 16122 FRUITVALE ROAD	CITY VALLEY CENTER	STATE CA. ZIP CODE 92082

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,916.75	\$	2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<hr/>			
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$
 2,966.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, ELVA STOPKE, Deputy
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Payment Reference #: CHECK #193 CHECK 194