

PLANNING COMMISSION

Meeting Date: 10/3/16

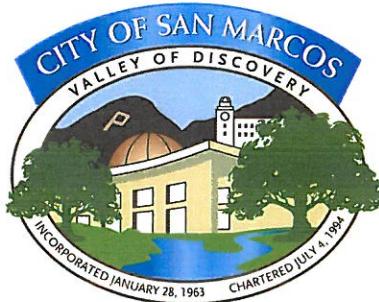
ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

Agenda # 2
(Richard Woolsey; P15-0048)

- Staff Memo

Date 10/3/16

Time 6:05 PM



Memorandum

TO: Planning Commission
FROM: Sean del Solar, Assistant Planner
DATE: October 3, 2016
SUBJECT: **Montiel Road Subdivision (Richard Woolsey), P15-0063 (EX 16-036)**
Supplemental Information on CEQA Determination

Section 15332 of the California Code of Regulations (CCR) provides for a "Class 32" categorical exemption from the California Environmental Quality Act (CEQA) for "In-Fill Development Projects," provided the following conditions have been met:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The approved Tentative Parcel Map (TPM 475) proposes to subdivide three (3) existing residential lots on 1.74 acres into six (6) new parcels. The General Plan Land Use Designation for the project site is Very Low Density Residential (VLDR) which allows a density of up to 4 dwelling units per acre (the project has a density of 3.4 dwelling units per acre). The zoning of the subject site is R-1-10, which has a minimum lot size of 10,000 square feet. Since the project area has an average slope of approximately 15%, the minimum lot size has been increased to 15,000 square feet. With the previous approval of Conditional Use Permit (CUP) 08-741 (Reso No. PC08-4017), the project has met the minimum lot size requirements using lot averaging. The project, therefore is consistent with the requirements of both the General Plan and Zoning Ordinance.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is within the existing city limits, is less than five (5) acres in size and is surrounded by urban land uses on all sides, specifically, the project site is surrounded by single family residences (SFR's) on the north, west and south; and commercial uses on the east.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is comprised of three (3) residential lots that each contain an existing single family residence. As such, the undeveloped portions of the lots to be subdivided by the project have been disturbed and are currently used as private yards for the existing residences. As a result, the land has no value as habitat for endangered, rare and/or threatened species.



- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic. The approved project would build-out the remaining half of an existing partially built cul-de-sac and add three (3) additional lots to the project area, each with a future single family home. Per the San Diego Association of Governments (SANDAG) trip generation guide, the three (3) future additional homes are expected to generate 10 weekday average vehicle trips each, for a project total of 30 additional average daily vehicle trips. The vehicle trips resulting from the project will not conflict with any adopted plan, ordinance or policy related to the efficiency of intersections (i.e. level of service) because all the streets and intersections in the vicinity of the subject site are currently operating at an acceptable Level of Service (LOS B). The minor addition of vehicle trips from the project is not anticipated to change this LOS and as a result, the project has been determined to have no significant impact to traffic.

Noise. During construction & occupancy, the project will be subject to compliance with all applicable noise regulatory provisions of the San Marcos Municipal Code and as a result, no significant impacts are expected.

Air Quality. Based upon the trip generation rates established by SANDAG, the project is expected to generate 30 Average Daily Trips (ADT), a negligible change in the project area and minor impact to the air quality in the area due to vehicle trip generation. The future construction of the residential units will be subject to compliance with all Federal and State air quality standards. No greater impacts to air quality are anticipated as a result of the proposed minor subdivision, and the project will not significantly contribute to the deterioration of the project area's ambient air quality. As a result, the project has been determined to have no significant impact to air quality.

Water Quality. The future construction & occupancy of three (3) single family residences at the project site will not: significantly impact groundwater, substantially alter drainage patterns, significantly increase runoff or degrade the quality of runoff. The project is required to comply with all applicable provisions of the Regional Water Quality Control Board and to that end has submitted an updated Water Quality Management Plan demonstrating compliance with the current NPDES permit requirements. As a result, the project has been determined to have no significant impact to water quality.

- (e) The site can be adequately served by all required utilities and public services.

Water and sewer service are provided to the project site by the Vallecitos Water District (VWD). Prior to the issuance of any Building Permits, the applicant will be required to obtain a "will serve" letter from the VWD. Additionally, at Building Permit issuance, the project will also be subject to payment of all applicable Public Facility Fees and annexation into the Community Facility Districts (CFD's) for police, fire, paramedic services as well as the CFD's for streets, open space and preserve maintenance. Lastly, the future homes will also be subject to payment of school fees to the San Marcos Unified School District. As a result, the project site will be adequately served by all required utilities and public services.