



DATE: August 8, 2011 (Continued from the July 11, 2011 Planning Commission public hearing)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC11-00004) TO ALLOW AN EXISTING OPEN FRONT BALCONY TO BE ENCLOSED AT AN EXISTING RESIDENCE LOCATED AT 1639 SOUTH PACIFIC STREET – MACDONALD RESIDENCE – APPLICANT: JOHN MACDONALD**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3, Categorical Exemption per Section 15303 “New construction or of small structures” of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC11-00004) by adopting Planning Commission Resolution No. 2011-P25 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The project site is situated within the South Oceanside Neighborhood, west of South Pacific Street and exists with an attached 3,981-square foot single-family residence with an attached two-car garage constructed in 1990.

On October 18, 2010 the Planning Commission approved a Regular Coastal Permit RC-2-06 to allow the existing building to be re-roofed with slate roofing tiles, removal of the wood trim for the replacement of stucco siding and replacement of windows and doors by a 6-0 vote of approval. As a part of the approval the Planning Commission voted separately on a separate request to enclose the second story west facing balcony with a one foot off-set.

This request was denied without prejudice by a 4-2 vote. It was concluded that an off-set of one foot from the building façade would not provide sufficient articulation on the building façade and created a sense of massing that was not compatible with surrounding properties on Pacific Street.

The request for the balcony extension has been requested once again by this Regular Coastal Permit (RC11-00004), and due to the fact that the General Plan and Zoning regulations do not limit additions based on articulation and massing, Staff is able to support the regular Coastal Permit request. The project was next heard by the Planning Commission at their July 11, 2011 meeting where there was a 3-3 vote, which resulted in no decision and the item was automatically continued to the August 8, 2011 meeting.

Site Review: The site is zoned RT (Residential Tourist) and has a land use designation of Urban High Density Residential (UHD-R). The underlying neighborhood district is South Oceanside and surrounding land uses include: Urban High Density Residential homes (RH-U) to the East, Residential Single-Family Tourist (RT) homes to the south and north, and the Pacific Ocean to the west.

The site is relatively flat at the street level and slopes down at the southwestern portion of the property towards the Pacific Ocean. The subject residence is located on a 7,191-square foot lot that shares a common wall at the property line with the adjoining neighboring home located to the north. The property is located at 1639 South Pacific Street and is surrounded by similar type of single-family developments.

Project Description: The project application is comprised of the following required entitlement:

Regular Coastal Permit (RC-2-06) represents a request for the following:

The proposed project involves an approximately 64-square foot addition to the existing second floor balcony currently facing Pacific Street. The balcony conversion to living space would be designed with materials and colors compatible with the existing residence. The proposed eastern building face along Pacific Street will be setback one foot as will the south-facing elevation of the addition. The roof will be modified to match the pitch and materials of the existing roof.

The project is subject to the following Ordinances and City policies:

1. General Plan Land Use Element
2. Zoning Ordinance
3. Local Coastal Program
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

The General Plan Land Use Map designation on the subject property is Urban High Density Residential (UHD-R). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.23: Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

All architectural features proposed will be consistent with the overall design of the existing home. Many of the surrounding homes along the coast share similar second stories that are built to the front property line with limited to no offsets. The proposed addition will be off-set a minimum of one foot from the front and side building façades, to provide some building articulation.

Goal 1.32: Coastal Zone

Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A:

The proposed project was reviewed by staff for compliance with the policies of the Local Coastal Program (LCP) Land Use Plan. Staff finds that the application complies with said policies in the Local Coastal program, such as compliance development regulations and compatibility with the character of the surrounding areas, pursuant to Section 30251 of the Local Coastal Program. The LCP does not contain specific design guidelines for residences in the Coastal Zone or along Pacific Street.

2. Zoning Compliance

This project is located in the Residential Tourist District (RT) and complies with the requirements of that zone. All improvements will be in compliance with the Zoning Ordinance.

3. Local Coastal Program compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program and complies with all provisions of this zone. Projects within the Coastal Zone are required to meet the provisions of the adopted Local Coastal Program and the underlying RT zone. The proposed project meets all land use compatibility criteria in the LCP.

DISCUSSION

Issue: Project Compatibility with the Existing Neighborhood and surrounding properties: All improvements to the property will be consistent with, and compatible to, the existing residence and the adjoining homes in the surrounding area.

Recommendation: Staff finds that the improvements to the property are consistent with the existing residence and would be compatible with the surrounding neighborhood, in terms of building design, materials, articulation, and setback from the front property line.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3 15303 (e), Categorical Exemption "Accessory Structures"

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of July 11, 2011, no communication supporting or opposing the request had been received.

SUMMARY

Regular Coastal Permit (RC11-00004) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, and the policies of the Local Coastal Program. The proposed project design is compatible with the surrounding neighborhood and existing residence. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Confirm issuance of Class 3, Categorical Exemption for Accessory Structures of the California Environmental Quality Act.

- Move to approve Regular Coastal Permit RC11-00004 and adopt Planning Commission Resolution No. 2011-P25 as attached.

PREPARED BY AND SUBMITTED BY:

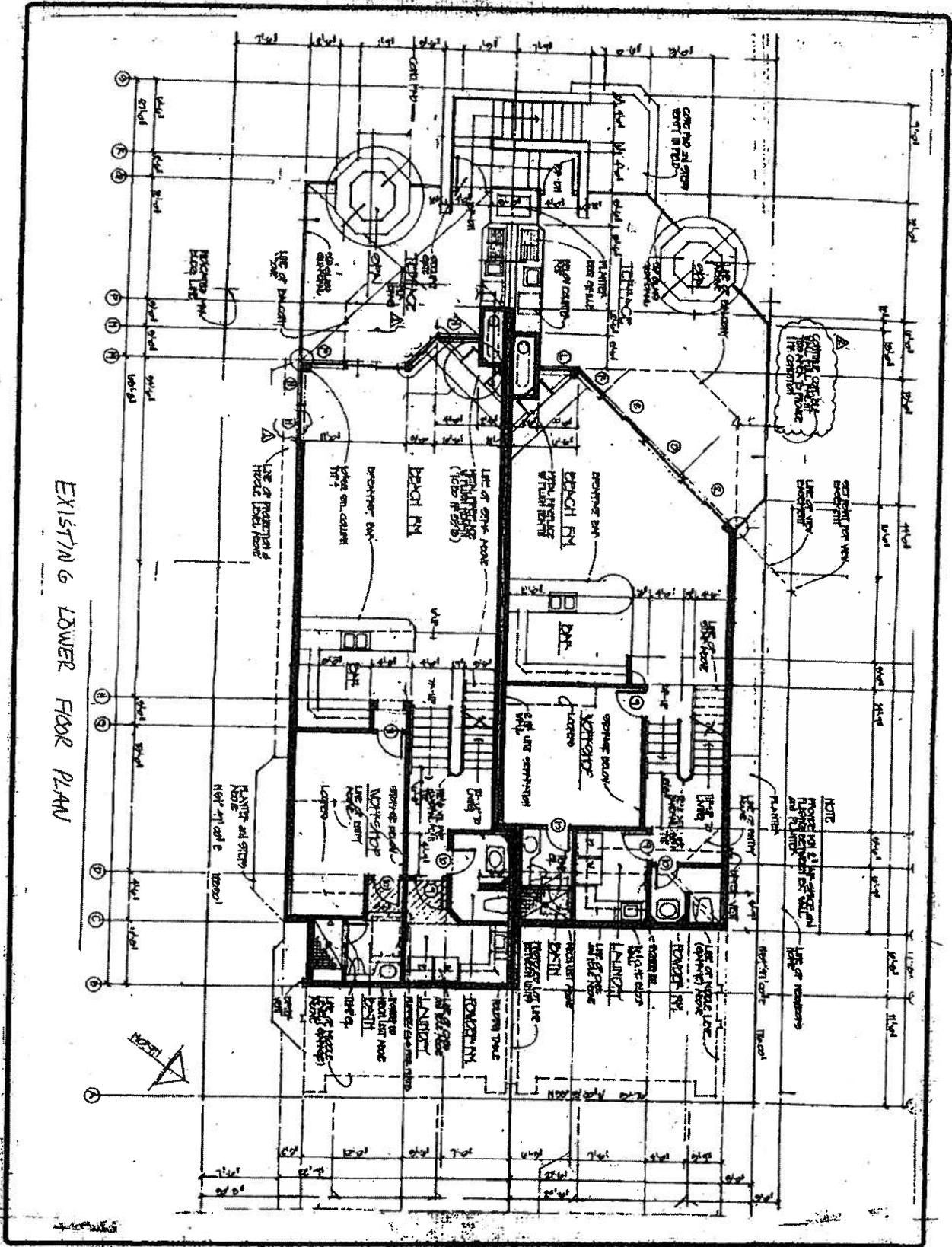


Jerry Hittleman
City Planner

JH//fil

Attachments:

1. Site Map
2. Planning Commission Resolution No. 2011-P25



EXIST'N & LOWER FLOOR PLAN

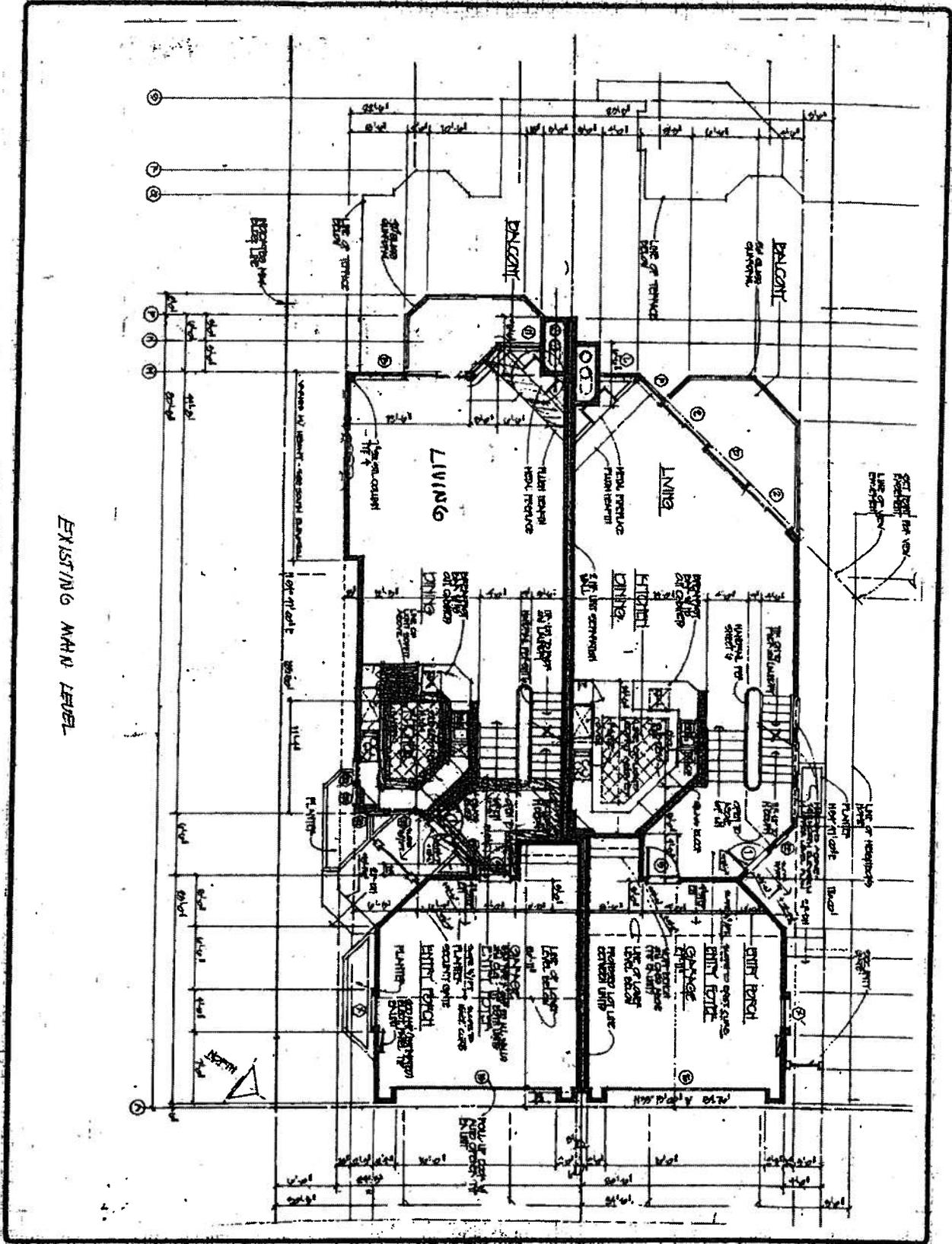
NO.	REVISION

MADONALDO RESIDENCE
 1859 SOUTH PACIFIC ST.
 OAKLAND, CALIF.
 (650) 962-2822

EXIST'N & LOWER LEVEL

ARCHITECTURE
 1859 SOUTH PACIFIC ST.
 OAKLAND, CALIF. 94612
 (650) 962-2822

NO.	REVISION



EXISTING MAIN LEVEL

A-3

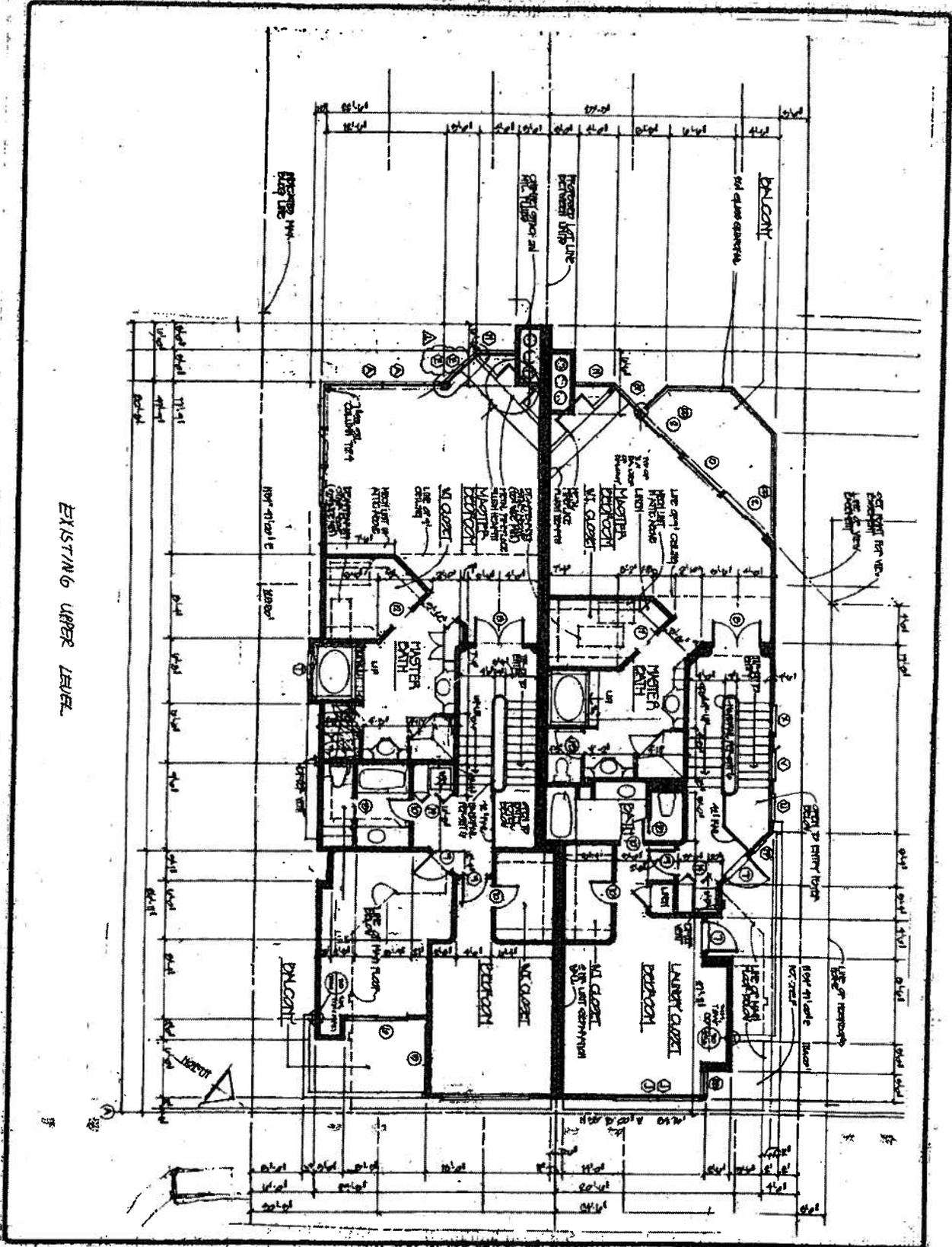
UNDESIGNED RESIDENCE
1003 SOUTH WINDY ST
COLUMBIA SC
(803) 987-8154

EXISTING MAIN FLOOR



DATE	
BY	
CHECKED	
SCALE	
PROJECT NO.	
CLIENT	
ADDRESS	
CITY	
STATE	
ZIP	
PHONE	
FAX	
EMAIL	
WEBSITE	

EXISTING UPPER LEVEL



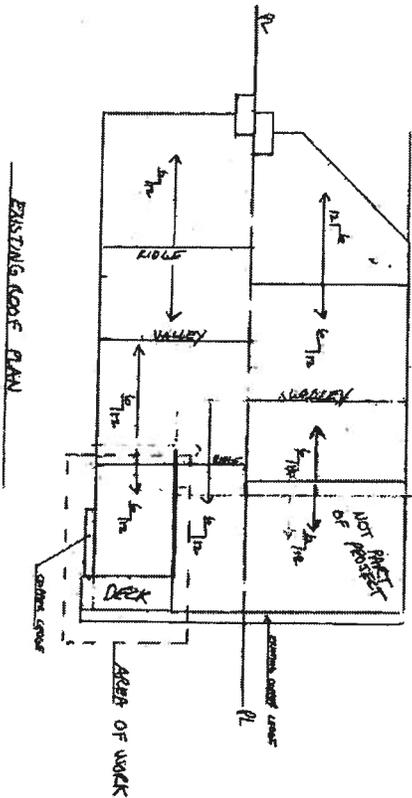
A-4	DATE	1/27/57
	BY	W. H. H. H.

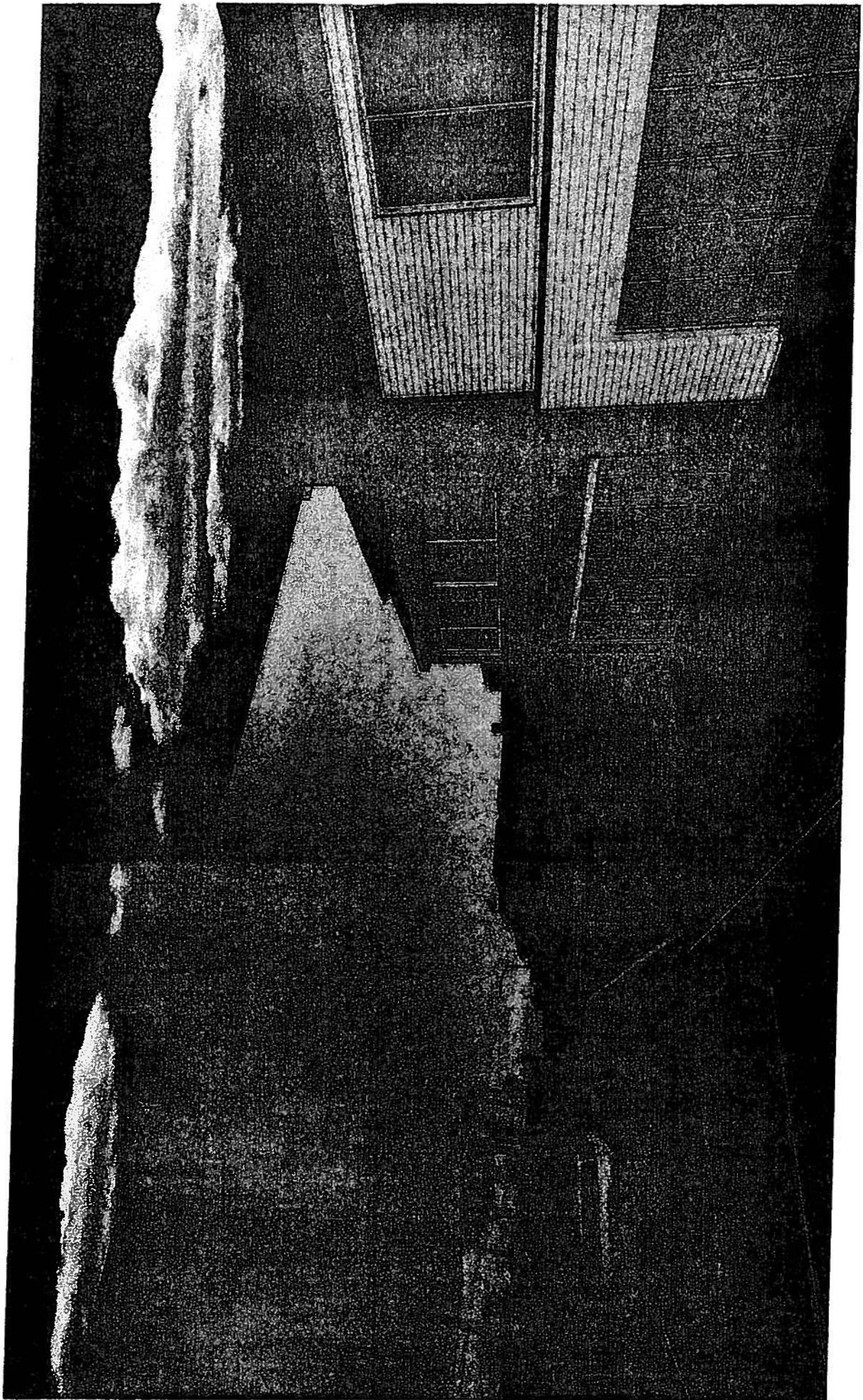
MACDONALD RESIDENCE
 1689 SOUTH MCIFIL ST.
 OCEANOGRAPHY CA.
 (360) 962-2424

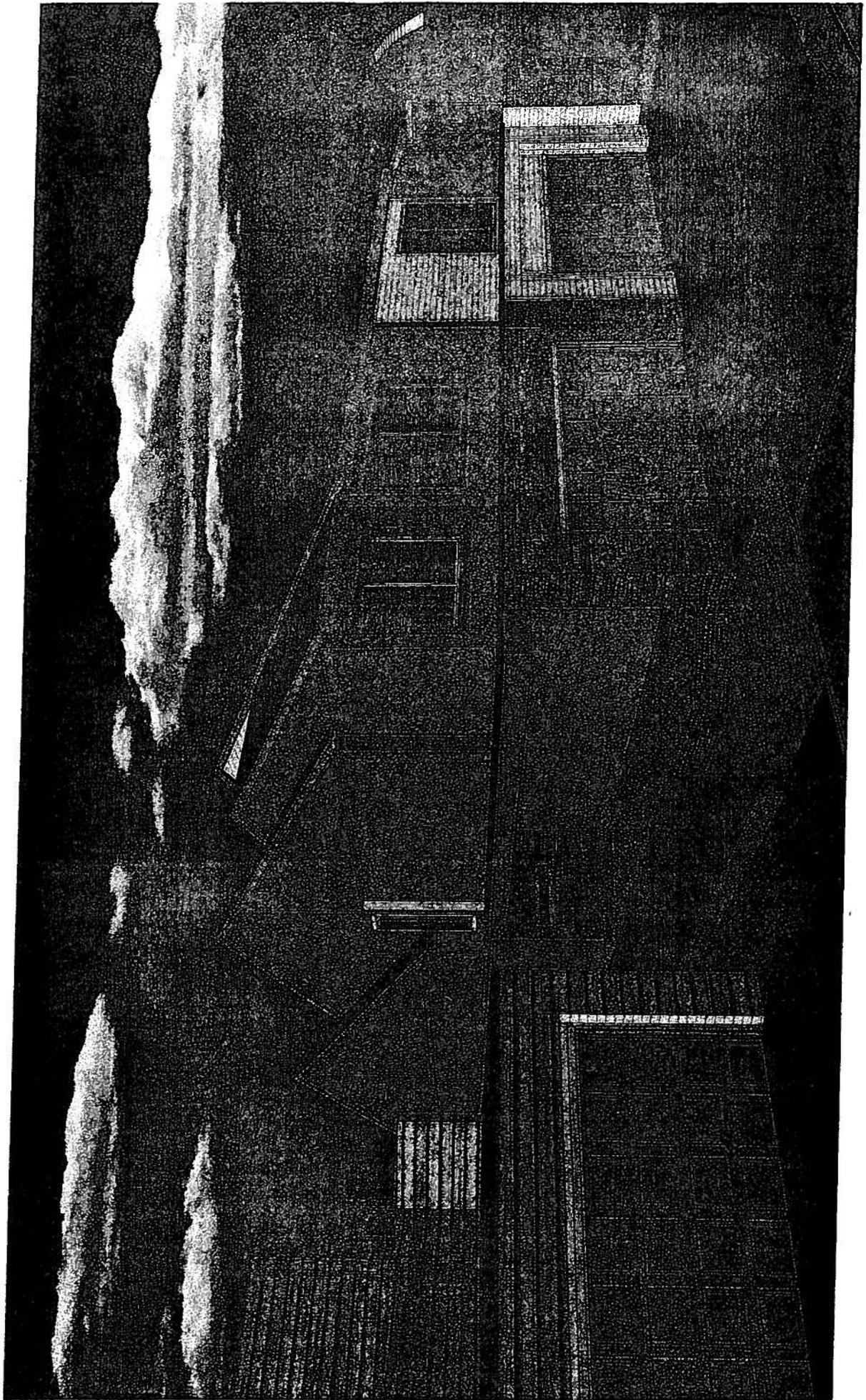
EXISTING UPPER LEVEL



NO.	DATE	REVISION







1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P25

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 REGULAR COASTAL PERMIT ON CERTAIN REAL
6 PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: RC11-00004
7 APPLICANT: John MacDonald
8 LOCATION: 1639 South Pacific Street

9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
10 RESOLVE AS FOLLOWS:

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Regular Coastal Permit (RC11-0004) under the
13 provisions of Article 32 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 the conversion of an existing west facing open second story balcony to living space by
15 enclosing the balcony;

16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 8th day
18 of August, 2011 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project has been found to be exempt per Article 19, Section 15303 (b) from
22 environmental review;

23 WHEREAS, there is hereby imposed on the subject development project certain fees,
24 dedications, reservations and other exactions pursuant to state law and city ordinance;

25 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
26 project is subject to certain fees, dedications, reservations and other exactions as provided below:

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1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
16			
17			
18	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
19			
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21			
22	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
23			
24			
25	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.
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27			
28			
29			

1 WHEREAS, the current fees referenced above are merely fee amount estimates of the
2 impact fees that would be required if due and payable under currently applicable ordinances and
3 resolutions, presume the accuracy of relevant project information provided by the applicant, and
4 are not necessarily the fee amount that will be owing when such fee becomes due and payable;

5 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
6 calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside
7 City Code and the City expressly reserves the right to amend the fees and fee calculations
8 consistent with applicable law;

9 WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee,
10 dedication, reservation or other exaction to the extent permitted and as authorized by law;

11 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
12 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
13 described in this resolution begins on the effective date of this resolution and any such protest must
14 be in a manner that complies with Section 66020;

15 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
16 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

17 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
18 the following facts:

19 FINDINGS:

20 For the Regular Coastal Permit:

- 21 1. To allow an existing second story open front balcony to be enclosed at an existing
22 residence 1639 South Pacific Street is consistent with the land use policies of the Local
23 Coastal Program as implemented through the Zoning Ordinance. Specifically, the
24 project will not substantially alter or impact existing public views of the coastal zone
25 area and the physical aspects of the project are consistent with existing development on
26 neighboring sites. The applicant has designed the enclosure to ensure that front
27 elevation will provide architectural articulation and elements to elevate the massing of
28 the front building elevations.
- 29 2. The proposed improvements will not obstruct any existing, planned, or required public
beach access; therefore, the project is in conformance with the policies of Chapter 3 of
the Coastal Act.

1 3. The project will not result in the loss of any on street public parking spaces, as the 82-
2 square foot open patio conversion to living space would be within the existing foot print
3 of the existing home and it will not trigger additional parking or take away from the
4 existing parking fronting the project site.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
6 approve Regular Coastal Permit (RC11-00004) subject to the following conditions:

7 **Building:**

- 8 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
9 Building Division plan check. (As of January 1, 2008 the 2007 California Building
10 Code, and 2007 California Electrical Code).
- 11 2. Construction shall comply with the 2010 edition of the California Codes.
- 12 3. Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.
- 13 4. The developer shall monitor, supervise and control all building construction and
14 supporting activities so as to prevent these activities from causing a public nuisance,
15 including, but not limited to, strict adherence to the following:
- 16 a) Building construction work hours shall be limited to between 7:00 a.m. and
17 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00
18 p.m. for work that is not inherently noise-producing. Examples of work not
19 permitted on Saturday are concrete and grout pours, roof nailing and activities
20 of similar noise-producing nature. No work shall be permitted on Sundays and
21 Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day,
22 Thanksgiving Day, Christmas Day) except as allowed for emergency work
23 under the provisions of the Oceanside City Code Chapter 38 (Noise
24 Ordinance).
- 25 b) The construction site shall be kept reasonably free of construction debris as
26 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
27 approved solid waste containers shall be considered compliance with this
28 requirement. Small amounts of construction debris may be stored on-site in a
29 neat, safe manner for short periods of time pending disposal.

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1 **Fire:**

2 5. Fire Department requirements shall be placed on plans in the notes section.

3 **Planning:**

4 6. This Regular Coastal Permit shall expire on August 8, 2014, unless implemented per the
5 Zoning Ordinance or unless the Planning Commission grants a time extension

6 7. This Regular Coastal Permit approves the conversion of an existing open second story
7 balcony to living space by enclosing the balcony, as presented to the Planning
8 Commission for review and approval. No deviation from these approved plans and
9 exhibits shall occur without Planning Division approval. Substantial deviations shall
10 require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.

11 8. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
12 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
13 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
14 annul an approval of the City, concerning Regular Coastal Permit (RC11-00004). The City
15 will promptly notify the applicant of any such claim, action or proceeding against the
16 City and will cooperate fully in the defense. If the City fails to promptly notify the
17 applicant of any such claim action or proceeding or fails to cooperate fully in the
18 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
19 harmless the City.

20 9. Prior to the issuance of building permits, compliance with the applicable provisions of the
21 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
22 and approved by the Planning Division. These requirements, including the obligation to
23 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
24 Architectural Site Plan and shall be recorded in the form of a covenant affecting the subject
25 property. A covenant or other recordable document approved by the City Attorney shall
26 be prepared by the applicant and recorded prior to the issuance of building permits. The
27 covenant shall provide that the property is subject to this resolution, and shall generally
28 list the conditions of approval.

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- 1 10. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
- 2 written copy of the applications, staff report and resolutions for the project to the new
- 3 owner and or operator. This notification's provision shall run with the life of the project
- 4 and shall be recorded as a covenant on the property.
- 5 11. Failure to meet any conditions of approval for this development shall constitute a violation
- 6 of the Regular Coastal Permit.
- 7 12. Unless expressly waived, all current zoning standards and City ordinances and policies
- 8 in effect at the time building permits are issued are required to be met by this project.
- 9 The approval of this project constitutes the applicant's agreement with all statements in
- 10 the Description and Justification and other materials and information submitted with this
- 11 application, unless specifically waived by an adopted condition of approval.
- 12 13. Elevations, siding materials, colors, roofing materials and floor plans shall be
- 13 substantially the same as those approved by the Planning Commission. These shall be
- 14 shown on plans submitted to the Building Division and Planning Division.
- 15 14. The balcony conversion to living space shall be substantially the same material, colors,
- and design as the existing single-family residence.

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1 15. Prior to issuance of a building permit, the applicant and landowner, shall execute and
2 record a covenant, in a form and content acceptable to the City Attorney.

3 PASSED AND ADOPTED Resolution No. 2011-P25 on August 8, 2011 by the
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9
10 _____
11 Tom Rosales, Chairperson
12 Oceanside Planning Commission

13 ATTEST:

14 _____
15 Jerry Hittleman, Secretary

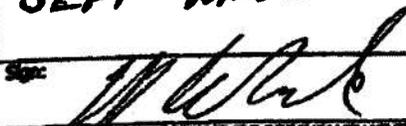
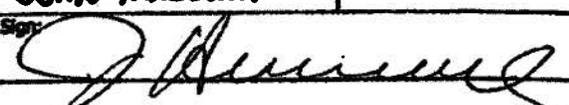
16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
17 this is a true and correct copy of Resolution No. 2011-P25.

18 Dated: August 8, 2011
19 _____

20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
21 be required as stated herein:
22 _____

23 _____
24 Applicant/Representative

25 _____
26 Date
27
28
29

 Application for Public Hearing Community Development Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				STAFF USE ONLY	
				ACCEPTED	BY
				4/27/11	S.N.
Please Print or Type All Information				HEARING	
PART I - APPLICANT INFORMATION				GPA	
1. APPLICANT JOHN MACDONALD		2. STATUS		MASTER/SP.PLAN	
3. ADDRESS 1639 S. Pacific St		4. PHONE/FAX/E-mail (760) 967-8054		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Jeff Winders				TENT. MAP	
6. ADDRESS P.O. BOX 1520 Laguna Beach		7. PHONE/FAX/E-mail		PAR. MAP	
PART II - PROPERTY DESCRIPTION				DEV. PL.	
8. LOCATION 1639 S. Pacific St		9. SIZE		C.U.P.	
10. GENERAL PLAN		11. ZONING		VARIANCE	
12. LAND USE		13. ASSESSOR'S PARCEL NUMBER 153-091-43		COASTAL RC11-00004	
PART III - PROJECT DESCRIPTION				O.H.P.A.C.	
14. GENERAL PROJECT DESCRIPTION ENLARGE EXISTING BED ROOM BY ECRSHP EXISTING DECK 56 sf					
15. PROPOSED GENERAL PLAN		16. PROPOSED ZONING		17. PROPOSED LAND USE	
18. NO. UNITS		19. DENSITY		20. BUILDING SIZE	
21. PARKING SPACES		22. % LANDSCAPE		23. % LOT COVERAGE or FAR	
PART IV - ATTACHMENTS					
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT	
27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS	
30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)	
PART V - SIGNATURES					
33. APPLICANT OR REPRESENTATIVE (Print): JEFF WINDERS		34. DATE 04-23-11		SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
Sign: 		35. OWNER (Print): JOHN MACDONALD		36. DATE 4-23-11	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: 			



"There are no problems, only solutions!"

P.C. 11-00004

Description & Justification
MacDonald residence
1639 South Pacific Street
Oceanside, CA

A) Description

We are proposing to remove the existing southeast corner deck facing South Pacific street in order to enlarge an existing bedroom.

B) Justification

The deck has no significant use for the owners and the proposed extension of the existing bedroom meets all current city and coastal requirements. Our proposal shows that we have incorporated all existing architectural designs in the new plans to keep the house looking as though it was always built this way. There has been a remodel recently completed at 1733 South Pacific Street which allowed the two story home to be built with no significant architectural deviations unlike the design we are proposing.

P.O. Box 1520
LAGUNA BEACH, CA 92652
(949) 376-1628 OFFICE & FAX

LEGAL DESCRIPTION

Lots 29 and 30 in Block E of Ocean Front Addition in the City of Oceanside, in the County of San Diego, State of California, according to map thereof No. 909 filed in the office of County Recorder of San Diego, June 8, 1904.

RECEIVED
FEB 16 2006
Planning Department



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** John MacDonald
2. **ADDRESS:** 1639 S. Pacific Street
3. **PHONE NUMBER:** (818) 846-7941
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** RC11-00004 (MacDonald Addition)
7. **DESCRIPTION:** The project involves enclosing an existing 64-square foot second floor balcony to enable additional den space. The balcony conversion to living space would be designed with materials and colors consistent with those of the existing residence.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt, Class 3, for New Construction, Section 15303 (b); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , <name> (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Planner II

Date: July 11, 2011

cc: Project file Counter file Library Posting: County Clerk \$50.00 Admin. Fee