

# CEQA DETERMINATION OF EXEMPTION

**Subject:** This California Environmental Quality Act (CEQA) Determination of Exemption is in compliance with Carlsbad Municipal Code Section 19.04.060. An appeal to this determination must be filed in writing with the required fee within ten (10) calendar days of the City Planner's decision consistent with Carlsbad Municipal Code Section 21.54.140.

**Project Number and Title:** CDP2022-0008/HMP2022-0006 (DEV2021-0153) – MARTIN RESIDENCE

**Project Location - Specific:** APN 155-221-05-00

**Project Location - City:** Carlsbad                      **Project Location - County:** San Diego

**Description of Project:** Development of a new two-story single-family home (6,108 square feet) and two-car garage (804 square feet) on a previously graded vacant lot (0.616 acres, 26,811 square feet) fronting on Buena Vista Circle and backing to the Buena Vista Lagoon (BVL). Of the total living area proposed, 788 square feet is devoted to an attached accessory dwelling unit located on the ground floor under separate permit. The site is previously graded flat and developed with a 42-inch tall chain-link fence and concrete sidewalk developed at the top of slope between the graded pad and a slope leading down to the BVL.

**Name of Public Agency Approving Project:** City of Carlsbad

**Name of Person or Agency Carrying Out Project:** City of Carlsbad

**Name of Applicant:** New Modern Designs, Steve Ragan

**Applicant's Address:** 445 Marine View Avenue, #310, Del Mar, CA 92014

**Applicant's Telephone Number:** 858-442-3522

**Exempt Status:** *(Check One)*

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- Categorical Exemption - State type and section number: Class 32, Section 15332, In-fill Development Projects
- Statutory Exemptions - State code number: \_\_\_\_\_
- Common Sense Exemption (Section 15061(b)(3))

**Reasons why project is exempt:** The project is consistent with the General Plan, Zoning Ordinance and Habitat Management Plan; the project site is within the City limits, is less than 5 acres in size, and is substantially surrounded by urban uses; there is no evidence that the site has value as habitat for endangered, rare, or threatened species; approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

**Lead Agency Contact Person:** Jason Goff, Senior Planner      **Telephone:** 442-339-2643

  
ERIC LARDY, City Planner

3/27/23  
Date