



STAFF REPORT

6136 Adobe Road
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To: Planning Commission via City Manager
From: Brenda Simmons, Community Development Technician
Date: September 6, 2005
RE: PC 04-37
Tentative Tract Map 17168 for a 177 lot subdivision of existing 88 ± acre site (APN 621-231-10 & 11).

BACKGROUND: Sunwest 29, LLC proposes a 177-lot subdivision in the Single Family Residential (RS) land use district. The site is located north of Two Mile Road, between Utah Trail and Desert Knoll Avenue.

The proposed density of the subdivision is allowed in the RS land use district, subject to the Planning Commission's approval of a Tentative Tract Map. If the Tentative Tract Map is approved by the Planning Commission, the applicant is required to construct the subdivision per the Conditions of Approval and then submit the Final Map to the City Council for approval. Following approval of the Final Map, the applicant may begin development and/or sale of the individual lots.

Attachments

- Land Use Entitlement application
- Locator Map
- Draft Conditions of Approval
- Draft Negative Declaration and DeMinimis Impact Finding
- Tract Map

Regulation and control of the design and improvement of subdivisions are regulated by Government Code Section 66410 through 66413.5, known as the Subdivision Map Act. In adoption of the Act, the state confers upon the City the power to regulate subdivisions through adoption of local law. The City's subdivision regulations are contained in Chapters 19.94 through 19.112 of the city's development code.

Project Routing/Notification

After receiving the application, staff routed the proposal to the following agencies and City departments requesting their review and comment:

Richard Pedersen, City Engineer
Fred Fogel, Building Official
Bobby Matz, Public Works
Administrative Sergeant, San Bernardino County Sheriff's Department
Tracy Walters, San Bernardino County Environmental Health Division
Mike Wright, Twentynine Palms Water District
Jim Thompson, Twentynine Palms Fire Department
Planning/Engineering, Southern California Edison Company

Joseph Sullivan, Morongo Unified School District
Vern Keener, Southern California Gas Co.
Rick Jones, Adelphia
Larry Moore, Verizon
Caltrans District 8, Linda Grimes IGR/CEQA Coordinator
Charles Springer, California Regional Water Quality Control Board
Mojave Desert Air Quality Management District (AQMD)
California Department of Fish & Game
County of San Bernardino Clerk of the Board of Supervisors
Brad Kloos, Waste Management
Michael Tree, Morongo Basin Transit Authority

All conditions proposed have been incorporated into the attached draft Conditions of Approval.

Surrounding General Plan Designations/Zoning and Land Use

Property to the north is zoned Public (P), the Twentynine Palms Water District operates a water treatment facility is located on the property.

Property to the southwest, is Residential Multi-family (RM) 801 housing.

Property to the south is Tourist Commercial (CT) present use is a Bed and Breakfast facility, and Single Family Residential (RS) allowing up to four dwelling units per acre.

Property east of the subject site has the RS designation allowing up to four dwelling units per acre. And Public zoning. Twentynine Palms Elementary School and Twentynine Palms Junior High School are located here.

To the west of the subject site, the designation established by the General Plan is RS-3 allowing up to 3 units per acre and is mostly developed.

Density/Lot Size

The RS-3 district allows for up to three dwelling units per acre and a minimum lot size of 12,000 square feet allowing up to four dwelling units per acre.. The tentative tract map shows a density of approximately 2 units per acre and lot sizes ranging is size from 12,000 to 38,316 square feet, with an average lot size of 16,987. The proposed density and lot sizes meet the City's Code requirements for density and size.

Site Characteristics

Terrain for the subject site slopes south to northwest, with typical desert vegetation. The applicant has provided a General Biological Survey and Focused Desert Tortoise Survey, prepared by a biologist, and found no evidence of desert tortoise and concluded that desert tortoise is absent from the site.

Phasing

The map is proposed with 8 separate phases. The phasing plan is indicated on the site plan with each phase consisting of between seven and ten lots. The first phase, consisting of 23 lots, is north of Two Mile Road along Desert Knoll. Phase 2 consists of 17 lots; Phase 3, twenty four lots, Phase 4, twenty seven lots; Phase 5, twenty three lots; Phase 6, twenty three lots; Phase 7, twenty four lots; and Phase 8, sixteen lots.

Per the Subdivision Map Act and the City's subdivision regulations, phasing is allowed. The tentative map of a phased development can be approved with one action. Then, the developer is required to construct all offsite improvements (curb & gutter, sidewalks, streets) for the phase and then the phase is taken to the City Council for final approval. If the Council finds that the improvements meet the requirements of the City and the Subdivision Map Act, then the final approval is given and the developer may commence sale and development of the lots for that phase. As proposed, therefore, the applicant seeks one approval from the Planning Commission of the Tentative Map, and will be seeking up to eight separate approvals (one for each of 8 phases) of the final map.

Traffic and Circulation

Staff has required that the applicant provide a traffic study to determine if existing roadway systems are capable of accommodating the existing traffic and the increased traffic that will result from project approval. Weston Pringle & Associates prepared a Traffic Impact Analysis which concludes:

This study has reviewed traffic factors related to Tentative Tract No. 17168 in the City of Twentynine Palms. Existing conditions were reviewed and quantified to provide a basis for the study. Estimates were made of trips to be generated and the ability of the street system to accommodate the project and other area projects. On-site circulation provisions were also reviewed. The study did not identify any potential traffic impacts related to the project.

Accordingly, staff is not recommending that the applicant install stop lights at Two Mile Road and Desert Knoll or at Utah Trail. Per the Conditions of Approval, the developer will improve all adjacent streets (Desert Knoll Ave., Two Mile Road, Utah Trail, and Samarkand Dr.) on the development side of the streets. Additionally, all interior streets will be constructed to City Standards. Per City standards, all street improvements will include curb, gutter, sidewalks and street pavement.

Drainage

The applicant has submitted a preliminary drainage study for the subject property to determine drainage flows affecting the site. Prior to issuance of a grading permit, a final drainage plan with street layouts shall be submitted for review and approval by the City Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider retaining onsite drainage flows from a 100-year design storm.

Environmental Assessment

Based on the findings of the Initial Study, a Negative Declaration is recommended. Because the project will not impact wildlife resources, a De Minimis impact finding can be made, thereby exempting the application from the California Department of Fish and Game environmental fee.

Approval

The Planning Commission is the Approval Authority for the Tentative Map. In taking action to approve, the Commission must find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. Because the subject property

has the RS-3 General Plan land use designation, development of single family residential units at the proposed density is consistent with the General Plan Land Use Plan.

In considering the application, the Planning Commission should consider the effects of its action upon the housing needs of the region and balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Subdivision Map Act Section 66412.3). Because the applicant proposes residential development, approval results in an increase in housing stock and will not negatively impact housing for the region. Tentative Tract Map.

RECOMMENDATION: Conduct the Public Hearing, consider all public comment, adopt the Negative Declaration and De Minimis Impact Finding, and approve Tentative Tract Map No. 17168 subject to the attached Conditions of Approval.



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To: Planning Commission via City Manager
From: Community Development Technician
Date: September 6, 2005
RE: Review of General Plan Circulation Element

RECOMMENDATION: Conduct the Study session and provide staff direction

BACKGROUND:

On November 1, 2004, the Subcommittee met to review circulation issues. Following the discussion, the Subcommittee requested that staff present two matters to the Planning Commission for consideration and recommendation. The issues are, roadway development standards and requirement for road dedications.

Attachments

- Circulation Element

Following review of the roadway development standards in the General Plan, the Planning Commission recommended that they remain as is, no modifications were recommended.

The Planning Commission previously reviewed this item on July 5, July 19, and August 19, 2005.