

**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

PROJECT NAME: Chick-Fil-A

PROJECT NO: GPA 2019-0001/ZC 2019-0001/LCPA 2019-0002/AMEND 2019-0004/PUD 2019-0003/CDP 2019-0007 (DEV2018-0177)

PROJECT LOCATION: The Chick-Fil-A project comprises two parcels totaling 0.89-acres (Assessor's Parcel Numbers 210-170-08,-09) at 5850 Avenida Encinas. The site is located on the west side Avenida Encinas, adjacent to Interstate 5 to the east, north of the intersection with Palomar Airport Road and south of the intersection with Cannon Road. Refer to the attached location map.

PROJECT DESCRIPTION: The proposed project consists of the demolition of a 10,977-square-foot (SF), two-story office building and the construction of a 3,945 SF, 24-foot-tall Chick-Fil-A restaurant. The project includes a General Plan Amendment, Zone Change, Local Coastal Program Amendment, Site Development Plan Amendment, Non-Residential Planned Development Permit and a Coastal Development Permit. The site currently has a General Plan Land Use and Local Coastal Program designation of Planned Industrial (PI) and a zoning designation of Planned Industrial (P-M) with a Commercial/Visitor-Serving Overlay. The proposed General Plan Amendment and Local Coastal Program Amendments would change the designations to Visitor Commercial (VC), and the Zone Change would change the zoning to Commercial Tourist with a Qualified Development Overlay (C-T-Q) and a Commercial/Visitor-Serving Overlay.

PROPOSED DETERMINATION: The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the Initial study identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed Mitigated Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the City that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad City Council.

AVAILABILITY: A copy of the Initial Study documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Division, 1635 Faraday Avenue, Carlsbad, California 92008 and is available online at: <http://www.carlsbadca.gov/services/depts/planning/agendas.asp>.

COMMENTS: Comments from the public are invited. Pursuant to Section 15204 of the CEQA Guidelines, in reviewing Mitigated Negative Declarations, persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: (1) identify the specific

effect; (2) explain why they believe the effect would occur; and (3) explain why they believe the effect would be significant. Written comments regarding the draft Mitigated Negative Declaration should be directed to Shannon Harker, Associate Planner, at the address listed above or via email to Shannon.Harker@carlsbadca.gov. Comments must be received within 30 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval/adoption by the Planning Commission and City Council. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Shannon Harker in the Planning Division at (760) 602-4621.



SITE MAP



NOT TO SCALE

PUBLIC REVIEW PERIOD
PUBLISH DATE

April 16, 2021 to May 16, 2021
April 16, 2021