

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

PROJECT NAME: West Oaks

PROJECT NO: GPA 16-04/ZC 16-03/LCPA 16-04/LFMP 87-05(F)/PUD 2018-0004/SDP 16-20/CDP 16-31/SUP 2017-0005/HMP 16-04/MS 2018-0005 (DEV13018)

PROJECT LOCATION: The West Oaks Project is located on an approximately 12.53-acre site (Assessor's Parcel Numbers 212-110-01, -02, -03, -04, -05, -06, -07, -08, 212-040-26) in the City of Carlsbad. The project site is located to the south of Palomar Airport Road and to the west of Palomar Oaks Way. Refer to the attached location map.

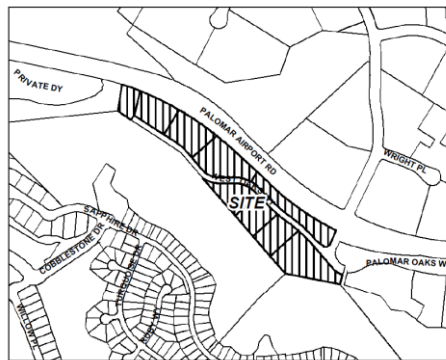
PROJECT DESCRIPTION: The proposed project consists of 192 multifamily residential units—72 one-bedroom units, 57 two-bedroom units, and 21 three-bedroom units at regular market value and 42 affordable units (24 one-bedroom units, 12 two-bedroom units, and six three-bedroom units), which are included in the total 192 units. The proposed project would also include 373 parking spaces and a leasing and recreation building, recreation areas, and a community pool. Bicycle parking amenities are also proposed. On-site pedestrian circulation to connect with the existing pedestrian sidewalks on the western side of West Oaks Way and on Palomar Airport Road at the western end of the site is also proposed. The project would have a density of approximately 24.6 dwelling units per acre (DU/AC), not including the proposed open space easement. With the open space easement area included, the density of the project would be approximately 15.3 DU/AC. The proposed structures would be three stories and consist mostly of stucco exteriors, brick veneer, and wood or metal railings and decorative awnings. The project includes a General Plan Amendment, a Zoning Amendment, and approval of a Tentative Tract Map. The project is designated for Planned Industrial (PI) and Open Space (OS) in the General Plan and zoned as Planned Industrial (P-M) and Open Space (OS). The proposed General Plan Amendment would change the underlying land use designation to Residential (R-30) and the proposed Zoning Amendment would change the underlying zoning to Residential Density-Multiple (RD-M).

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 Cliff Jones, Senior Planner at the address listed below or via email to Cliff.Jones@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 Cliff Jones in the Planning Division at (760) 602-4613.



PUBLIC REVIEW PERIOD
PUBLISH DATE

July 7, 2020 to August 6, 2020
July 7, 2020