

## CEQA DETERMINATION OF EXEMPTION

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**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.

**City Planner Decision Date:** February 15, 2022

**Project Number and Title:** Amendments to City Council Inclusionary Housing Policies and the City's Inclusionary Housing In-Lieu Fee (MCA2022-0002/PUB2022-0004)

**Project Location - Specific:** Citywide

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

**Description of Project:** The proposed action seeks to combine three longstanding Council Policy Statements (No. 57, No. 58 and No. 68) into a single revised policy (No. 57), that does not significantly alter the intent or purpose of the current policies but streamlines application, clarifies inconsistent and conflicting language, and memorializes longstanding processing practices. The action also includes adjustments in the city's inclusionary housing in-lieu fee.

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

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

**Name of Applicant:** Jeff Murphy, Community Development Director

**Applicant's Address:** 1635 Faraday Avenue, Carlsbad, CA 92008

**Applicant's Telephone Number:** 760-602-2783

**Name of Applicant/Identity of person undertaking the project (if different from the applicant above):** N/A

**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: \_\_\_\_\_
- Statutory Exemptions - State code number: \_\_\_\_\_
- Common Sense Exemption (Section 15061(b)(3))

**Reasons why project is exempt:** The proposed action that is being considered is covered by the general rule under State CEQA Guidelines 15061(b)(3), where the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed action seeks to combine three longstanding Council Policy Statements (No. 57, No. 58 and No. 68) that were developed in an effort to help implement the city's Inclusionary Housing Program, which was adopted in 1993, into a single revised Council Policy Statement (No. 57). The revised policy language does not significantly alter the intent or purpose of the current policies, but streamlines application, clarifies inconsistent and conflicting language, and memorializes longstanding processing practices. The adjustments in the inclusionary housing in-lieu fee amounts being considered are based on an economic analysis prepared by Keyser Marston Associates, Inc. dated April 2021 specifically for the City of Carlsbad that evaluated area specific market trends data, land values, development cost estimates, and other industry standards for both rental and for-sale residential development and then prepared pro forma financial models to estimate the residual land value generated by each residential prototype in determining options for different in-lieu fee amounts. Given the scope of the proposed action, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and therefore is found not to be subject to CEQA.

**Lead Agency Contact Person:** Jeff Murphy, CD Director **Telephone:** 760-602-2783

*Don Neu*

DON NEU, City Planner

2/15/2022

Date