



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

**PROJECT NAME:** Valley View  
**PROJECT NO:** GPA 2018-0001/ZC 2018-0001/SDP 2018-0007/HDP 2018-0004/HMP 2018-0004/MS 2018-0007 (DEV2018-0099)  
**PROJECT LOCATION:** The Valley View Project is located on a portion of an approximately 6.34-acre site (Assessor's Parcel Number 209-040-43-00) in the City of Carlsbad. The project site is located on the northeast side of Palmer Way, between Cougar Drive to the northwest and Impala Drive to southeast.

**PROJECT DESCRIPTION:** The project includes construction of an 11,404-square-foot, two-story office building on a portion of an undeveloped, approximately 6.34-acre site. The first floor of the building would consist of a parking garage with 1,067 square feet of building area (consisting of a lobby and utility rooms) and the second floor would include 10,337 square feet of office space. The proposed office floor would consist of 9,132 square feet of tenant space, two restrooms, and a lobby area. The proposed office building would reach a maximum height of 31 feet. The building is setback 12.5 feet from the Palmer Way right-of-way. In total, only 1.41 acres of the project site, which consists of the proposed office building and associated improvements, would be developed. The remaining 4.93-acre area of the project site (excluding the 1.41 acres of development) would be preserved as natural open space. The area to be preserved consists of steep slopes that would be preserved with the exception of brush management for fire suppression.

The project includes a General Plan Amendment, a Zone Change, a Site Development Plan, a Hillside Development Permit, a Habitat Management Plan Permit, and a Minor Subdivision. The project is designated for Planned Industrial (PI) in the General Plan and zoned as Industrial (M-Q). The intent of the General Plan Amendment and Zone Change would be to designate and re-zone the remaining undeveloped area (4.93-acres) of the project site to Open Space. The Minor Subdivision would separate the newly designated and zoned Open Space area from the developed area that would remain designated and zoned for industrial use.

**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: <https://www.carlsbadca.gov/departments/community-development/agendas-minutes-18045>.

**Community Development Department  
Planning Division**

1635 Faraday Avenue | Carlsbad, CA 92008 | 760-602-4600 | 760-602-8560 fax

**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 Jessica Evans, Associate Planner at the address listed below or via email to [Jessica.evans@carlsbad.gov](mailto:Jessica.evans@carlsbad.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 Jessica Evans in the Planning Division at (442) 339-2600.



**PUBLIC REVIEW PERIOD**  
**PUBLISH DATE**

March 11, 2022 – April 11, 2022  
March 11, 2022