

NOTICE OF PREPARATION of a SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Pursuant to Section 15163(c) of the California Environmental Quality Act (CEQA) Guidelines, a supplement to an Environmental Impact Report (EIR) shall be given the same kind of notice and public review as is given a draft EIR under Section 15087. As stated in the CEQA Guidelines Section 15087, when an EIR is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared.

You are being notified of the City of Carlsbad's (city) intent, as Lead Agency, to prepare a Supplemental EIR (SEIR) for the Housing Element Implementation and Public Safety Element Update project as described below, which may be of interest to you and/or the organization or agency that you represent. The SEIR will be a supplement to the Carlsbad General Plan and Climate Action Plan EIR (State Clearinghouse # 2011011004), certified in 2015. This project is city-initiated.

PROJECT NAME: Housing Element Implementation and Public Safety Element Update - GPA 2022-0001/ZCA 2022-0004/ZC 2022-0001/LCPA 2022-001/EIR 2022-0007 (PUB2022-0010)

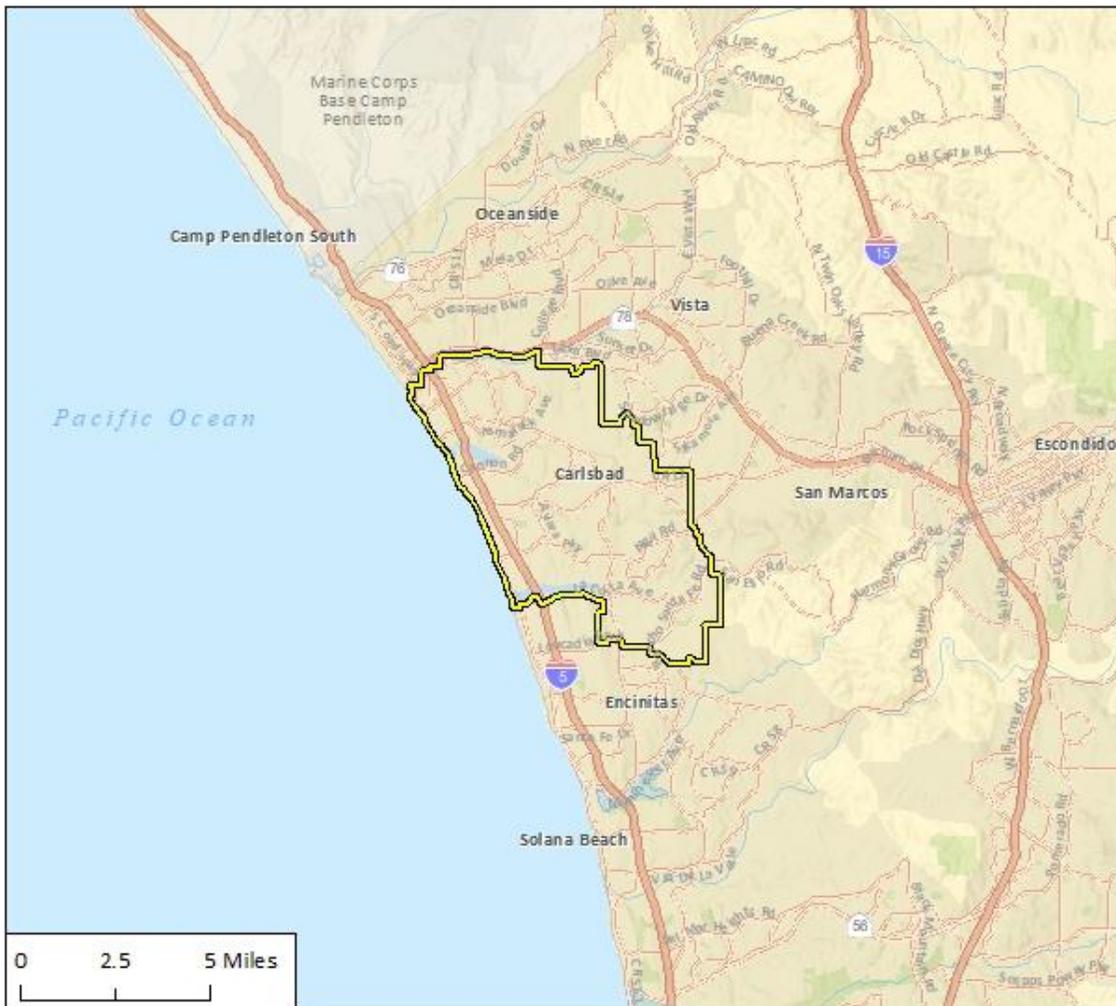
PROJECT LOCATION: Carlsbad is a coastal community with approximately 115,000 residents. The city is approximately 42 square miles in area and is located along the northern coast of San Diego County (about 30 miles north of the City of San Diego). Carlsbad is bordered to the north of the City of Oceanside, to the south by the City of Encinitas, to the east by the cities of Vista and San Marcos, and to the west by the Pacific Ocean.

The city contains a combination of industrial, commercial, and residential development, including a large regional shopping center, an auto-retail center, a large industrial park area, the LEGOLAND California Educational/Recreational Park, and a regional airport, as well as three lagoons, limited agricultural areas and large tracts of preserved open space.

Interstate 5, El Camino Real, and Carlsbad Boulevard provide the major north-south routes through the city, as does the San Diego Northern Railroad (SDNRR) line. Major east-west routes include Carlsbad Village Drive, Tamarack Avenue, Cannon Road, Palomar Airport Road, Poinsettia Lane, and La Costa Avenue.

The regional setting is depicted in Figure 1. The Planning Area consists of the existing city limits and is depicted in Figure 2.

Figure 1 Regional Location



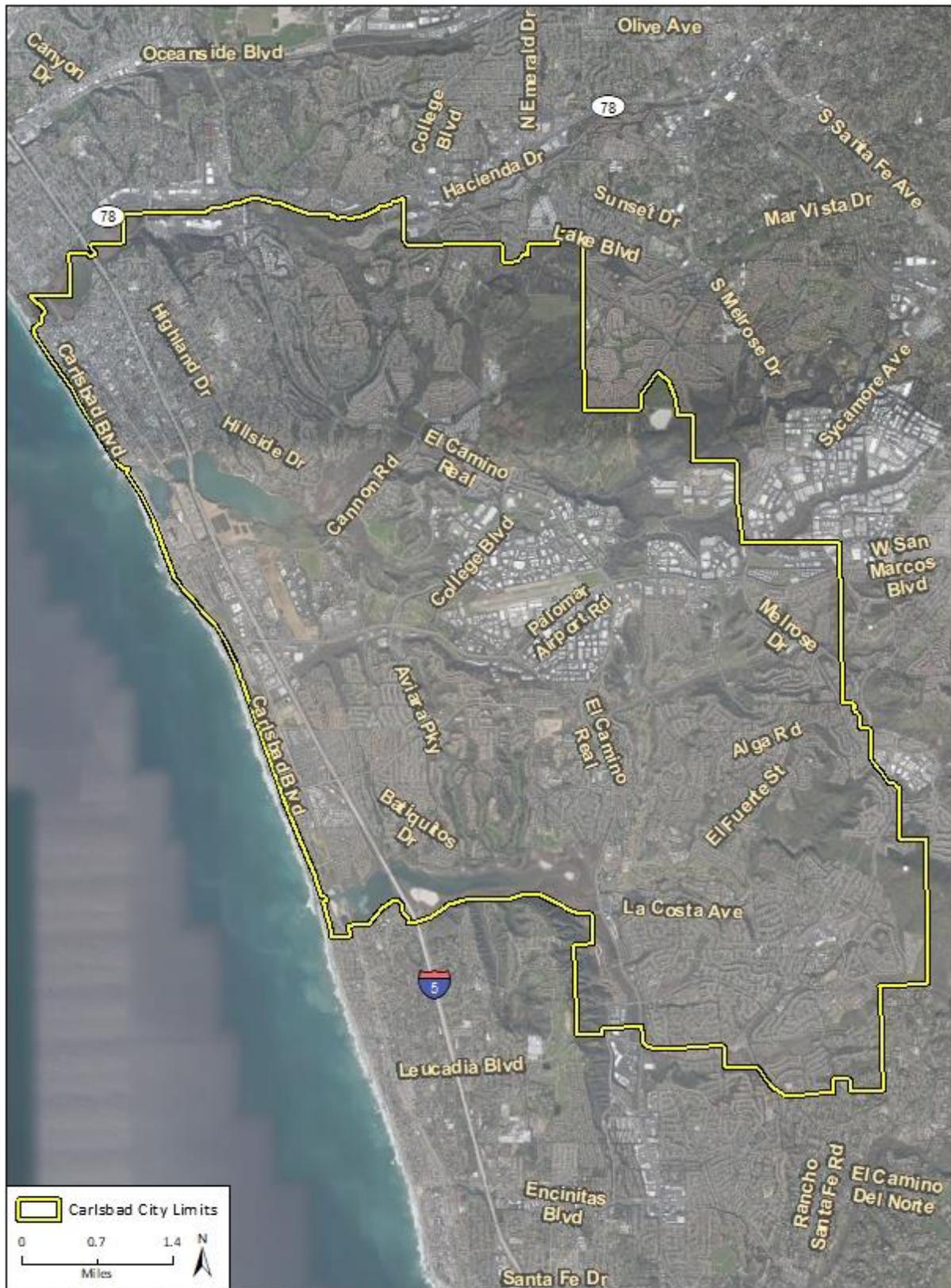
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 Carlsbad City Limits 



Map 1 Regional Location

Figure 2 Carlsbad City Boundaries



PROJECT DESCRIPTION: The project consists of updates to the General Plan, including the Land Use and Community Design Element and Public Safety Element, and updates to Carlsbad Municipal Code Title 21, the Zoning Ordinance. The updates are necessary to implement the programs of the city's Housing Element Update 2021-2029 (Housing Element), which was adopted by the Carlsbad City Council on April 6, 2021, and changes in state law.

General Plan Updates

Housing Element implementation triggers changes to the Land Use and Community Design Element. Furthermore, Housing Element approval and recently approved state housing and public safety legislation resulted in the need for changes to the Public Safety Element and the Zoning Ordinance. The Housing Element was analyzed under its own respective CEQA document, which was posted on the State Clearinghouse (SCH) website on April 22, 2021 (SCH#2011011004). Thus, this SEIR will solely analyze the potential impacts in relation to updates the city will propose to the General Plan, including the Land Use & Community Design Element and Public Safety Element, and to the city's Zoning Ordinance, discussed below.

Land Use & Community Design Element

The Land Use & Community Design Element provides the long-term vision, goals, and policies for Carlsbad through the year 2035. The overall focus is to accommodate change and growth in the city, while preserving and enhancing the features and attributes that make Carlsbad such a desirable place to live. Topics covered in the element include land use designations, revitalization of older neighborhoods, preservation of existing neighborhoods as well as environmental resources and open space, development of new neighborhoods with varied housing opportunities, land use constraints, and new opportunity areas. The element also includes goals and policies to help implement the element's vision and help maintain a healthy balance of development within Carlsbad.

As stated previously, implementation of the city's Housing Element triggers the need to make changes to the Land Use & Community Design Element, including the Land Use Map. These changes include the proposed addition of two new residential land use designations (R-35 and R-40) for the accommodation of higher density residential development, establishment of new minimum densities for some residential designations, miscellaneous, related changes to tables, text and policies, and changes to land use designations on multiple sites to accommodate the city's share of the Regional Housing Needs Assessment (RHNA).

The proposed changes to land use designations on multiple sites have been presented and discussed with the community on many occasions, including as part of the Housing Element adoption in April 2021, a City Council meeting in August 2021, public outreach conducted in fall 2021, and a City Council meeting on Feb. 15, 2022. At the February 2022 meeting, the City Council provided direction on specific sites to analyze environmentally as part of this SEIR and present for possible land use changes through the public hearing process, expected to occur in 2023.

More information on the potential housing sites identified, including a map, is available at carlsbadca.gov/housingplan.

Public Safety Element

The Public Safety Element is a required component of a City's General Plan that serves to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation associated with potential hazards. The recent approval of the Housing Element, including the identification of new housing sites for the 6th cycle Housing Element site inventory, have triggered required analysis and compliance with recent state safety legislation. The Public Safety Element Update will address the requirements of new State legislation and incorporate new policies based on updated local and regional data. The update will address these legislative requirements, including but not limited to:

- Senate Bill 99; Identification of two access points in all emergency evacuation routes in Carlsbad
- Senate Bill 379; Inclusion of a climate change vulnerability assessment
- Senate Bill 1035; Consideration of climate adaptation and resiliency
- Senate Bill 1241; Assessment of high fire hazard severity zones
- Assembly Bill 162; Assessment of flood hazard and management
- Assembly Bill 747; Evaluation of evacuation route capacity

Zoning Ordinance Update

Carlsbad Municipal Code (CMC) Title 21 is known as the Zoning Ordinance of the City of Carlsbad and consists of two main elements, the Zoning Ordinance and Zoning Map. To prevent incompatible land use relationships, the city's Zoning Ordinance and Zoning Map designate different areas or zones for different types of land uses and establish standards for development.

As a result of new policies and programs set forth in the Housing Element, along with recent state zoning legislation, updates to Title 21 will be made to ensure compliance with the General Plan and state law.

The Zoning Ordinance and Map implement the city's Local Coastal Program. Revisions to both will also trigger amendments to the Local Coastal Program that will be subsequently sent to the California Coastal Commission.

ENVIRONMENTAL ANALYSIS: Approval of the Housing Element Implementation and Public Safety Element Update project would not include approval of any physical development (e.g., construction of housing or infrastructure). However, the SEIR will assume that such actions are reasonably foreseeable future outcomes of the project. As such, the SEIR will evaluate the potential physical environmental impacts that could result from future actions for implementing the policies proposed under the project at a programmatic level, in accordance with CEQA Guidelines Section 15168. The topical areas that will be addressed in the SEIR are:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Geology, Soils, and Seismicity
- Hazards & Hazardous Materials
- Hydrology, Flooding, and Water Quality
- Land Use
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

In addition, the SEIR will address cumulative impacts, growth inducing impacts, alternatives, and other issues required by CEQA.

PUBLIC COMMENT PERIOD:

Written Comments

The public review period begins Sept. 14, 2022 and ends October 14, 2022. The City of Carlsbad welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the SEIR. **Written comments must be submitted by Oct. 14, 2022.**

Please direct your comments to:

Mail: Scott Donnell, Senior Planner
 City of Carlsbad
 Planning Division
 1635 Faraday Avenue
 Carlsbad, California 92008

Email: Scott.Donnell@carlsbadca.gov

Please identify the name, phone number, and email address of a contact person at your agency. For members of the public, please also include your name and contact information, such as a phone number, email or postal address.

Scoping Meetings

The City of Carlsbad will host one in person SEIR Scoping Meeting and one SEIR Virtual Scoping Meeting. The purpose of the scoping meetings is to solicit input on the scope and content of the environmental analysis that will be included in the Draft SEIR for the Housing Element Implementation and Public Safety Element Update project. The date, time and link for the meeting are as follows:

In person meeting:

Sept. 26, 2022, 6 p.m.

Faraday Administration Center

1635 Faraday Avenue

Carlsbad, CA 92008

Virtual meeting:

Sept. 28, 2022, 6 p.m.

Register online at carlsbadca.gov/housingplan

MORE INFORMATION:

Call 442-339-2600 or visit carlsbadca.gov/housingplan