

# **NOTICE OF AVAILABILITY 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. This notice is being provided consistent with CEQA Guidelines Section 15087 regarding circulation of a Notice of Availability (NOA).

You are being notified that the City of Carlsbad (city), as Lead Agency, has published a Draft Supplemental EIR (Draft SEIR) for the City of Carlsbad Housing Element Implementation and Public Safety Element Update project (“proposed project”) as described below, which may be of interest to you and/or the organization or agency that you represent. The SEIR is a supplement to the Carlsbad General Plan and Climate Action Plan EIR (State Clearinghouse # 2011011004), certified in 2015. The city has prepared the Draft SEIR in accordance with the Environmental Protection Ordinance (Chapter 19.04 of the Carlsbad Municipal Code).

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

**PROJECT LOCATION:** The City of Carlsbad is located on the coast of the Pacific Ocean in northwest San Diego County and encompasses approximately 39 square miles of land area. Carlsbad is surrounded by the cities of Oceanside to the north, Encinitas to the south, and Vista, San Marcos and unincorporated areas of San Diego County to the east. The Draft SEIR considers impacts citywide; therefore, the analysis area consists of the entire city. The city limits are depicted on Figure 1. There are sites on lists of hazardous materials sites enumerated under state Government Code Section 65962.5 throughout the city and two of the rezone sites are on hazardous materials sites lists.

**PROJECT DESCRIPTION:** The proposed project consists of amendments to the Carlsbad General Plan adopted in 2015 (“2015 General Plan”), including the Land Use and Community Design Element and Public Safety Element, and revisions to Carlsbad Municipal Code (CMC) Title 21, the Zoning Ordinance, including the Zoning Map. 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 to comply with changes in state law.

A major component of the proposed project is the change of land use and zoning designations on 18 sites (herein referred to as the “rezone sites”) throughout Carlsbad to facilitate residential development. These rezone sites, identified in the Housing Element and as further directed by the City Council, consist of properties currently designated for low-density residential, commercial, industrial or public land uses. As proposed, the rezone sites will be partially or entirely redesignated to medium or high-density residential land use designations. This requires changes to the General Plan and Local Coastal Program land use maps, Zoning Ordinance and Zoning Map, and to various master and specific plans.

The proposed project changes planning-level documents only – it does not propose development projects for any of the housing sites. Subsequent private development of the 18 housing sites, as

envisioned in the proposed project, could result in an increase of 3,295 housing units to the city's housing stock. The rezone sites are shown on Figure 1 at the end of this notice.

The Draft SEIR includes a reasonable range of alternatives for comparison purposes.

**ENVIRONMENTAL ANALYSIS:** Approval of the proposed project would not approve any physical development (e.g., construction of housing or infrastructure). However, the Draft SEIR assumes that such actions are reasonably foreseeable future outcomes of the proposed project. As such, the Draft SEIR evaluates the potential physical environmental impacts that could result from future actions for implementing the policies proposed under the Housing Element on the 18 rezone sites at a programmatic level, in accordance with CEQA Guidelines Section 15168.

The Draft SEIR found that the proposed project would have no physical environmental impacts related to agriculture and forestry resources, energy, and mineral resources. Impacts related to aesthetics, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire, would be less than significant. Impacts related to biological resources would be significant but mitigable to less than significant. Project impacts related to air quality, historical resources, greenhouse gas emissions, construction noise, and transportation would be significant and unavoidable. In addition, the proposed project would result in cumulatively considerable and unavoidable impacts related to air quality, greenhouse gas emissions, construction noise, and transportation.

**PUBLIC COMMENT PERIOD:** The Draft SEIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft SEIR and the potential environmental impacts that may result from proposed project implementation. Pursuant to CEQA Guidelines Section 15204, in reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the proposed project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects.

Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft SEIR will be considered by the city during preparation of the Final SEIR. The Final SEIR will include copies of comments and the city's responses to comments pertaining to the environmental analysis provided in the Draft SEIR. The public review period begins on Friday, July 14, 2023 and ends on **Monday, August 28, 2023**. Written comments must be submitted by 5:00 p.m. on August 28, 2023.

Copies of the Draft SEIR are on file at the city's three libraries (Carlsbad City Library, 1775 Dove Ln.; Georgina Cole Library, 1250 Carlsbad Village Dr.; and the Carlsbad City Library Learning Center, 3368 Eureka Pl.) and at the city's Faraday Center, 1635 Faraday Ave. The Draft SEIR is also available online at [www.carlsbadca.gov/housingplan](http://www.carlsbadca.gov/housingplan).

City of Carlsbad Housing Element Implementation and Public Safety Element Update  
Notice of Availability of a Supplemental Environmental Impact Report  
Page 3

Please direct your comments to:

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

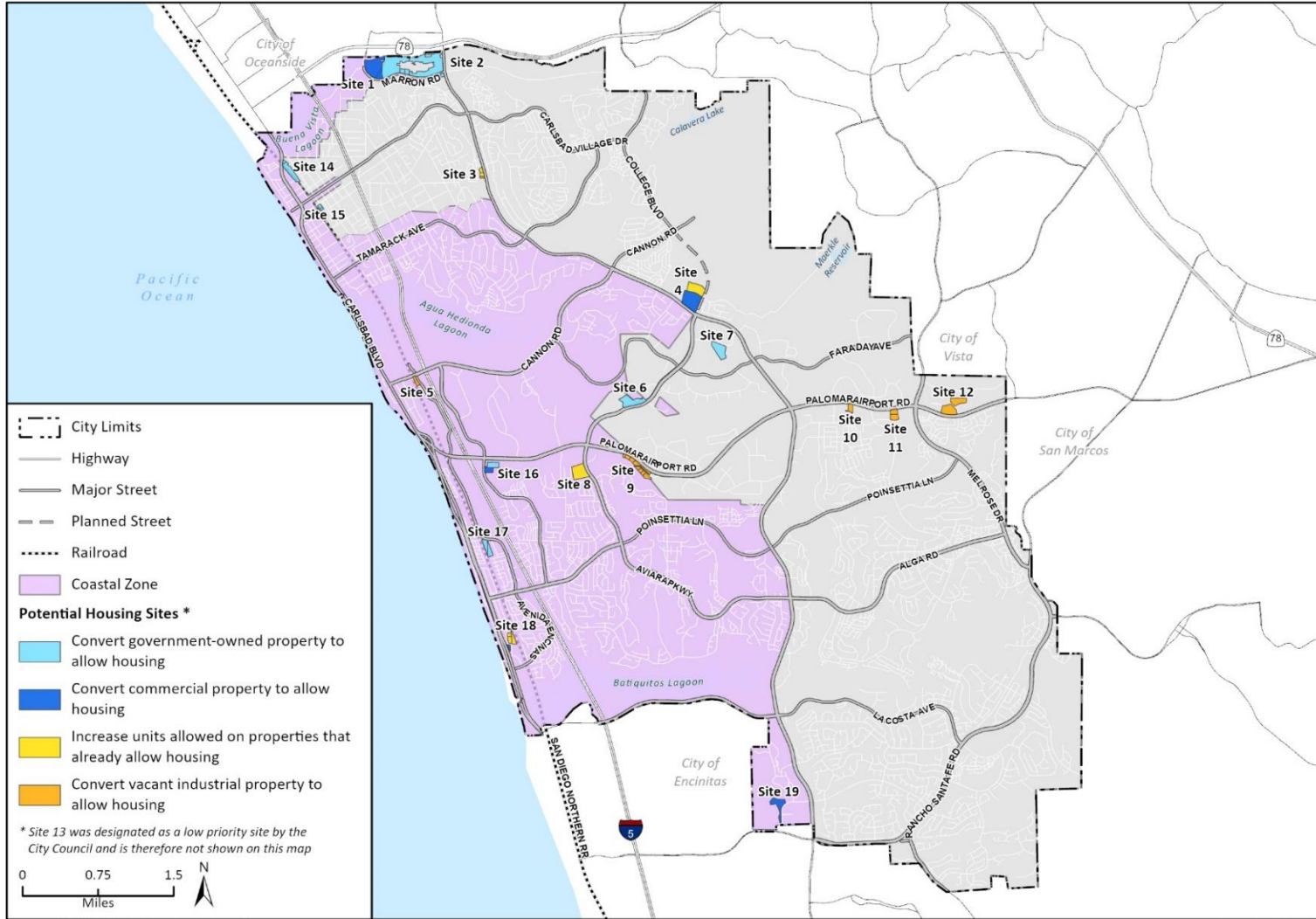
**Email:** [Scott.Donnell@carlsbadca.gov](mailto:Scott.Donnell@carlsbadca.gov)

Please identify the name, phone number, and email address of a contact person at your agency. Comments from the public must also include name, phone number, and email or postal address.

**MORE INFORMATION:**

Call 442-339-2600 or visit [www.carlsbadca.gov/housingplan](http://www.carlsbadca.gov/housingplan)

**Figure 1 City Limits and Proposed Rezone Sites Locations**



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Additional data provided by City of Carlsbad, 2023.

CSB Housing Sites Poster  
Fig X Carlsbad Housing Sites