



PUBLIC NOTICE OF PREPARATION

PLEASE TAKE NOTICE:

As the lead agency, the Planning Division of the City of Carlsbad intends to prepare an Environmental Impact Report for the following project:

- Project Number and Title:** EIR 2022-0005/PUD 2021-0003/SDP 2021-0008/
CDP 2021-0010/NCP 2021-0001
- Project Applicant:** John Beery, Beery Group, Inc.
- Project Address/Location:** 2685, 2687, and 2689 Garfield Street
- Project Description:** Demolition of an existing three-unit residential air-space condominium and construction of three attached, three-story residential air-space condominiums. Vehicular access is proposed to be provided via Beech Avenue. Each home includes an attached two-car garage with direct entrance into the unit. Two units contain two bedrooms, and one unit contains three bedrooms. The units range in size from 1,701 square feet to 1,713 square feet. All units include private balconies on the third floor. The entry doors to all three units faces Garfield Street.
- Potential Environmental Effects:** Aesthetics/Grading, Cultural/Paleontological Resources, Geology/Soils, Hydrology/Water Quality

An Initial Study **was not** prepared for this project.

Pursuant to CEQA Section 21080.4(a) and Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and members of the public are asked to provide written comments regarding the scope and content of the EIR. Therefore, we need to know your views, or the views of your organization, regarding the effect this project might have on the environment and your suggestions for ways the project could be revised to reduce or avoid any significant environmental impacts. Your comments will help us decide what issues to analyze in the environmental review of this project.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after the date of publication of this notice. Your comments may be submitted in writing to the City of Carlsbad Planning Division (Attn: Esteban Danna, Associate Planner), 1635 Faraday Avenue, Carlsbad, California 92008, or via e-mail to esteban.danna@carlsbadca.gov no later than **December 17, 2022**. Please include in your response the name, email address, phone number and mailing address of the contact person.

PUBLIC COMMENT PERIOD: **November 17, 2022 – December 17, 2022**
PUBLISH DATE: **November 17, 2022**

Community & Economic Development
Planning Division

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



SITE MAP



NOT TO SCALE