NOTICE OF EXEMPTION

To: Assessor/Recorder/County Clerk
Attn: Fish and Wildlife Notices
1600 Pacific Highway, Suite 260
San Diego CA 92101
MS: A-33

From: **CITY OF CARLSBAD**
Planning Division
1635 Faraday Avenue
Carlsbad, CA 92008
(442) 339-2600

Subject: Filing of this Notice of Exemption is in compliance with Section 21152b of the Public Resources Code (California Environmental Quality Act).

Project Number and Title: SDP 2025-0006 (DEV2025-0063) – BARONS MARKET

Project Location - Specific: 2800 Roosevelt Street

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

Description of Project: The project consists of a Site Development Plan for a Standards Modification request under the Village and Barrio Master Plan to allow additional and enlarged signage, totaling four wall signs and two monument signs, for a grocery store located within an existing multi-tenant commercial development. The Standards Modification includes the following: 1) An increase in the number of wall signs from one to three; 2) An increase in letter height for wall signs from 18 inches to 31 inches for two of the wall signs; 3) An increase in wall signage allowed to exceed the 1 square foot of wall sign area per lineal foot of frontage; 4) An increase in the number of monument signs allowed from one to two. Currently there are already two existing monument signs; 5) An increase in monument sign area from 24 square feet per sign to 52.86 square feet; 6) An increase in monument sign height from 6 feet to 6 feet-7 inches. Development of the grocery store is a permitted use under the Master Plan and therefore not a project under the California Environmental Quality Act. None of the exceptions to use of exemptions under CEQA Guidelines 15300.3 or Title 19 of the Carlsbad Municipal Code apply to this action.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: Diego Bernal

Name of Applicant: Sunset Signs

Applicant's Address: 2906 East Coronado Street, Anaheim, CA, 92806

Applicant's Telephone Number: (714) 325-6525

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

Exempt Status: Categorical Exemption: Class 11, Section 15311 (Accessory Structures)

Reasons why project is exempt: The project is a request for a standards modification to allow four wall signs and two monument signs in an existing multi-tenant commercial development. Class 11 of the CEQA Categorical Exemptions, Section 15311 Accessory Structures, exempts the construction of minor structures accessory to existing commercial facilities including on-premise signs.

Exceptions to Exemptions

CEQA Section 15300.2 – Exceptions

Planning staff evaluated all the potential exceptions to the use of Categorical Exemptions for the proposed project (in accordance with CEQA Guidelines Section 15300.2) and determined that none of these exceptions apply as explained below:

a. **Location**. "Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located - a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies."

   Response – The project location is not considered to be a particularly sensitive environment due to the site not being located within an existing or proposed Hardline Conservation Area or Standards Area of the Habitat Management Plan. Additionally, the project site has been previously developed. Therefore, the project will not have an impact on an environmental resource of hazardous or critical concern.

b. **Cumulative Impact** - "All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant."

   Response – The proposed project consists of installation of four wall signs and two monument signs. There is no evidence of past, present, or reasonably foreseeable projects of the same type in the same location that, when considered together, would result in a significant cumulative impact. The limited scope and nature of the proposed signage improvements are not anticipated to contribute to cumulative impacts over time. Therefore, the cumulative impact exception does not apply.

c. **Significant Effect** - "A categorical exemption shall not be used for any activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

   Response – There are no unusual circumstances that would have a significant impact on the environment due to the Project. The Project does not involve any unusual circumstances. In regard to biological resources, the Project is not located within an existing or proposed Hardline Conservation Areas or Standards Areas of the Habitat Management Plan.

d. **Scenic Highway** - "A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR."

Response – Roosevelt Street and Madison Street are not considered historical and scenic corridors throughout Carlsbad and are not highways officially designated as State Scenic Highways, nor is the project visible from a Carlsbad historical or scenic corridor or State Scenic Highway. Due to the limited scope and nature of the proposed signage improvements implementation of the project will result in a similar visual condition compared with a no project scenario.

e. **Hazardous Waste Site** - "A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code."

Response – The Project site is not identified on the Department of Toxic Substance Control geoportal map as a Cleanup, Hazardous Waste, or Inspection site. Furthermore, there is no indication that the site has had any previous uses associated with hazardous materials, such as dry-cleaning or gas station.

f. **Historical Resources** - "A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Response – The project involves installation of four wall signs and two monument signs. The proposed signage would not result in a substantial adverse change in the significance of a historical resource. Therefore, the historical resources exception does not apply.

Carlsbad Municipal Code Section 19.04.070(B) - Exceptions

Exceptions. Even though a project may otherwise be eligible for an exemption, no exemption shall apply in the following circumstances:

1. Grading and clearing activities affecting sensitive plant or animal habitats, which disturb, fragment or remove such areas as defined by either the California Endangered Species Act (Fish and Game Code Sections 2050 et seq.), or the Federal Endangered Species Act (16 U.S.C. Section 15131 et seq.); sensitive, rare, candidate species of special concern; endangered or threatened biological species or their habitat (specifically including sage scrub habitat for the California Gnatcatcher); or archaeological or cultural resources from either historic or prehistoric periods;

   Or

2. Parcel maps, plot plans and all discretionary development projects otherwise exempt but which affect sensitive, threatened, or endangered biological species or their habitat (as defined above), archaeological or cultural resources from either historic or prehistoric periods, wetlands, stream courses designated on U.S. Geological Survey maps, hazardous materials, unstable soils, or other factors requiring special review, on all or a portion of the site. (Ord. NS-593, 2001)

   Response – The Project, consisting of four wall signs and two monument signs, is proposed on a site developed with existing commercial buildings and landscaping. The site is fully urbanized, contains only ornamental and non-native landscaping, and provides no habitat value for sensitive, rare, threatened, or endangered species. The project would not disturb sage scrub, wetlands, or stream courses. The site is not identified as containing unstable soils, hazardous materials, or other conditions requiring special review. Therefore, the exceptions listed under CMC Section 19.04.070(B)(1) and (2) do not apply.

Lead Agency Contact Person: Edward Valenzuela **Telephone:** 442-339-2624

Eric Lardy, City Planner 11/24/2025 Date

Date received for filing at OPR: