

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

PROJECT NAME: SALK AV APTS
PROJECT NO: SDP 2025-0004 (DEV2025-0001)
PROJECT LOCATION: The project site is located on Salk Avenue west of El Camino Real and east of College Blvd., and is comprised of Assessor Parcel Number (APN) 212-021-04-00

PROJECT DESCRIPTION: Hanover R.S. Limited Partnership (the “Applicant”) proposes to develop a new multi-family dwelling (the “Project”) on a 9.78-acre vacant site located on Salk Ave, east of College Blvd and west of El Camino Real (the “Site”) within the Fenton Carlsbad Center Specific Plan (the “FCCSP”) area of the City of Carlsbad (the “City”). The Assessor’s Parcel Number (“APN”) associated with the Project Site is: APN 212-021-04-00. The 9.78-acre Project Site is currently a vacant graded pad with one point of access from Salk Ave and a retention basin in the northwest corner of the site.

The Project proposes to develop 397 multifamily residential dwelling units, 59 of which (or 20 percent of the base density units) are noted as being restricted to Low-Income households (80% AMI) as required by the FCCSP. The project includes a proposed 35% density bonus, which requires at least 20% of the base density units (59 of 294 units) to be restricted to Low-Income households. The resulting unit count represents a proposed density of 40.5 du/ac, including density bonus units.

The residential units would be contained in one 5-story building with a building height of 59 feet, with allowed architectural projections up to 74 feet, 7 inches. The Project is proposing to include over 27,000 square feet of ground floor open space, including courtyards, private balconies, and extensive residential amenities such as a swimming pool and pool deck courtyard, interior courtyards, and indoor amenity areas. Indoor amenity areas area also proposed, including fitness facilities, co-work space, and a media room. 548 vehicular parking spaces are proposed both at-grade and within an above-grade 5-level parking structure with rooftop parking, an additional 5 spaces are provided as drop-off, delivery, and van accessible EV spaces. The proposed earthwork quantities consist of 23,500 cubic yards of cut, 23,500 cubic yards of fill.

The Site is designated as Residential, 23-30 Density Units Per Acre (R-30) in the General Plan and is Zoned Residential Densit-Multiple (RD-M) and is located in the Felton Carlsbad Center Specific Plan. As part of the Carlsbad General Plan 2021-2029 Housing Element, the Site was rezoned on January 30, 2024, to allow for residential development.

PROPOSED DETERMINATION: The Project and Site meet all qualifications for infill housing statutory exemption under Section 21080.66 (AB130) of the California Public Resource Code, except for the stipulation that the Site satisfy the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code. Government Code Section 65913.4 (a)(6)(J) requires that the

development not be located on a site that is habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by any state or federal statute. The site contains an area known to be habitat for the coastal California gnatcatcher, a species federally listed as threatened and listed by the U.S. Forest Service as a sensitive species.

California Public Resource Code Section 21080.1 provides that if a proposed housing development project would otherwise be exempt from CEQA pursuant to a statutory exemption (including the new infill housing exemption cited above), but for a single condition, then the environmental review shall be limited to impacts caused solely by that single condition. Additionally qualifying projects do not need to include discussion of alternatives or growth-inducing impacts in any environmental impact report prepared under the streamlining provision. Therefore, a **Mitigated Negative Declaration** has been prepared and will be recommended for adoption by the City of Carlsbad Planning Commission.

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: [SDP 2025-0004 - SALK AVE APARTMENTS INITIAL STUDY / MITIGATED NEGATIVE DECLARATION ISMND](#)

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 Kyle Van Leewen, Senior Planner, at City of Carlsbad, Planning Division, 1635 Faraday Avenue, Carlsbad, California 92008 or via email to kyle.vanleewen@carlsbadca.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. Public notices will be issued when those public hearings are scheduled. If you have any questions, please call Kyle Van Leewen, Senior Planner, at City of Carlsbad, Planning Division, in the Planning Division at (442) 339-2611.

PUBLIC REVIEW PERIOD	<u>Feb. 25, 2026 to March 27, 2026</u>
PUBLISH DATE	<u>Feb. 25, 2026</u>