Salk Avenue Apartments Project

AB 130/SB 131 – Final Focused Initial Study/Mitigated Negative Declaration

SCH No. 2026030432

May 2026

Lead Agency:

City of Carlsbad
Community Development Department
1635 Faraday Avenue
Carlsbad, CA 92008

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List of Acronyms and Abbreviations

AB	California Assembly Bill
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
FCCSP	Fenton Carlsbad Center Specific Plan
HMP	Habitat Management Plan
IS	Initial Study
MM	Mitigation Measure
MND	Mitigated Negative Declaration
ND	Negative Declaration
PRC	Public Resources Code
SB	California Senate Bill
USFWS	United States Fish and Wildlife Service

1.0 INTRODUCTION

The City of Carlsbad (City) has prepared this single-condition Focused Initial Study/Mitigated Negative Declaration (Focused IS/MND) to address the potential environmental impacts associated with the proposed Salk Avenue Apartments Project (project). This single-condition Focused IS/MND is prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000, et seq., as amended), its implementing guidelines (California Code of Regulations, Title 14, Section 15000, et seq., 2026), and the CEQA provisions in California Assembly Bill (AB) 130 and California Senate Bill (SB) 131 (codified in PRC Sections 21080.66 and 21080.1).

1.1 AB 130 and SB 131 Applicability

AB 130

AB 130 (codified in PRC Section 21080.66) establishes a statutory exemption from CEQA for qualifying housing development projects that meet certain criteria and requirements. An AB 130 Statutory Exemption Checklist was prepared for the proposed project (refer to Appendix A). Based on the checklist, the project would have qualified for the statutory exemption established by AB 130, except for the single condition of the project site containing habitat for protected species. Specifically, the northwestern portion of the project site contains habitat suitable for protected species, including coastal California gnatcatcher (*Polioptila californica californica*, federally threatened, state species of concern), Crotch's bumble bee (CBB; *Bombus crotchii*; state candidate endangered), and thread-leaved brodiaea (*Brodiaea filifolia*; federally threatened, state endangered, California Rare Plant Rank 1B.1).

SB 131

SB 131 (codified in PRC Section 21080.1) applies to housing development projects that fail to qualify for certain CEQA exemptions due to a single disqualifying condition. In such "near-miss" instances, SB 131 limits CEQA review to those environmental effects caused solely by that single condition and waives the need for analysis of project alternatives and growth-inducing effects. However, these "near miss" provisions do not apply to projects with multiple disqualifying conditions, or to projects involving distribution centers, oil and gas infrastructure or on protected land, etc. Refer to Appendix B, SB 131 Exclusions of Certain Types of Housing Development Projects, for a complete analysis of the project's eligibility for the SB 131 housing development project statutory exemption. As shown in Appendix B, none of the SB 131 exclusions apply to the project.

The Combined Effect of AB 130 and SB 131

The "near-miss" rule introduced by AB 130 and SB 131 allows for streamlined review of residential projects that meet all but one condition for a CEQA exemption. Any CEQA review for the proposed project should focus only on the environmental impacts related to the missed criterion. In this instant, the "near miss" provision is where the proposed project meets all aspects of the new infill exemption (AB 130), except that the project would impact habitat for protected species. In such case, any CEQA review would focus only on the environmental impacts related to potential biological impacts (SB 131).

1.2 Format of this Focused IS/MND

This single-condition Focused IS/MND is organized in the following manner:

- **Section 1.0, Introduction**, provides an introduction and overview of this single-condition Focused IS/MND, including the content and format, as well as the applicability of AB 130 and SB 131 to the proposed project.
- **Section 2.0, Project Information**, provides a detailed description of the proposed project, its location, surrounding land uses and setting, and required discretionary actions.
- **Section 3.0, Environmental Impact Analysis**, contains an analysis of the single condition of AB 130 that was not met by the proposed project—habitat for protected species (i.e., biological resources).
- **Section 4.0, List of Preparers**, lists the persons, firm, and lead agency preparing this single-condition Focused IS/MND.
- **Section 5.0, References**, lists the source material for the information presented in this single-condition Focused IS/MND.

2.0 PROJECT INFORMATION

1.	**Project Title:**	Salk Avenue Apartments
2.	**Lead Agency Name and Address:**	City of Carlsbad Community Development Department 1635 Faraday Avenue Carlsbad, California 92008
3.	**Contact Person and Phone Number:**	Kyle Van Leeuwen, Senior Planner 442-339-2611
4.	**Project Sponsor's Name and Address:**	Hanover R.S. Limited Partnership 11611 San Vicente Boulevard, Suite 740 Los Angeles, California 90049
5.	**Project Location:**	The approximately 9.8-acre project site is located on vacant, undeveloped land south of Salk Avenue, west of El Camino Real, east of College Boulevard, and north of Faraday Avenue in the City of Carlsbad, California (Assessor's Parcel Number 212-021-04-00). Refer to **Figure 1, Regional Vicinity Map,** and **Figure 2, Project Vicinity**.
6.	**General Plan Designation:**	The project site is designated as Residential, 23-30 Dwelling Units Per Acre (du/ac) (R-30) and is located in the Fenton Carlsbad Center Specific Plan (FCCSP) under the City of Carlsbad General Plan.
7.	**Zoning:**	The project site has a zoning designation of Residential Density-Multiple (RD-M).

8. Description of Project:

The project proposes a multi-family residential development on an approximately 9.8-acre vacant site located on Salk Avenue, east of College Boulevard and west of El Camino Real within the FCCSP area of the City (Assessor's Parcel Number 212-021-04-00). The site currently consists of a vacant graded pad.

The project proposes 397 multi-family residential dwelling units (**Figure 3, Conceptual Site Plan**). The project site has a General Plan land use designation of Residential (R-30), which allows between 23 and 30 du/ac. The R-30 land use designation would allow up to 294 units on the project site (i.e., 294 units is the base density). However, the project qualifies for a 35 percent density bonus, pursuant to California Government Code Section

65915(f)(2) and Carlsbad Municipal Code (CMC) Chapter 21.86, because 59 units (or 20 percent of the base density) of the total dwelling units would be restricted to low-income households. As such, a density bonus of 103 units was applied to the base density of 294 units, for a total of 397 dwelling units proposed by the project. This equates to a proposed on-site density of 40.5 du/ac.

The breakdown of the proposed 397 residential apartment units is as follows:

Unit Types	Number of Unit Types	Average Square Footage
Studio	4	643
1-Bedroom	253	744
2-Bedroom	112	1,110
3-Bedroom	28	1,371
Total	**397**	**--**

The proposed residential complex would be Type III-A construction (i.e., exterior walls would be built with non-combustible materials) and would include one 5-story building with a maximum building height of 59 feet, with allowed architectural projections up to 74 feet, 7 inches. The gross building area would total approximately 416,152 square feet. The residential complex would include approximately 27,000 square feet of outdoor open space areas, including courtyards, private balconies, and residential amenities such as a swimming pool and pool deck courtyard, and interior courtyards.

Interior amenities would include fitness facilities, co-working space, and a media room. Landscaping would occur throughout the development and would include drought-resistant and ignition-resistant trees, shrubs, vines, plants, and groundcover. Additionally, retaining walls ranging from approximately 4 to 9 feet in height would be erected along the perimeter of the proposed development.

Parking

A total of 541 vehicular parking spaces is proposed both at-grade and within a five-level aboveground parking structure with rooftop parking. The parking structure footprint would total approximately 107,300 square feet. The parking structure would include 70 electric vehicle charging stations. An additional five spaces are proposed as drop-off, delivery, and van accessible spaces near the main entrance of the residential complex.

Utilities

The project would include off-site tie-in connections to existing water (including dedicated pipelines extension for potable, recycled, and fire), sewer, storm water, electricity, and natural gas in Salk Avenue adjacent to the project site. Once utility tie-ins are completed, Salk Avenue would be repaved.

Other off-site improvements would include replacement of approximately 875 linear feet of sewer pipeline beneath College Boulevard between El Camino Real and Sunny Creek Road.

Fire Safety

In addition to the proposed Type III-A construction, the project would include drought-resistant and ignition-resistant landscaping. A 60-foot-wide fuel modification area would encompass the proposed residential building in accordance with the City's Landscape Manual (2016). Fuel modification zones would be maintained during routine landscape maintenance. The City Fire Department has reviewed and preliminarily approved the proposed fuel modification zones for the project. Further, the proposed project driveway and internal access road width would meet the requirements for fire apparatus. As such, it is anticipated that the project would meet fire safety requirements pursuant to the City Fire Department and the CMC. A final fire protection plan is required to be approved under the California Fire Code before building permit issuance. The plan's final review and approval by the City Fire Department would ensure that the proposed fire protection and suppression systems meet the necessary safety and performance standards as required by applicable law and code.

Construction

The main phases of construction would include site preparation and grading, foundations and building construction, and finishing. The total construction duration is anticipated to be 22 months. Cut and fill (site grading) would be balanced on the site (23,500 cubic yards of cut and fill, resulting in no soil export or import).

9. Surrounding Land Uses and Setting:

As shown on **Figure 2, Project Vicinity**, light industrial buildings are adjacent to the project site to the east and south, and a private driving range and golf facility are adjacent to the west. A Scripps medical office building borders the project site to the north, opposite Salk Avenue. The site is within the FCCSP, which was developed to address the need for a full mix of office and medical facilities in the City, to serve both residents and the daily workforce, as well as providing housing close to jobs, including housing affordable to lower-income households.

Surrounding land uses near the proposed off-site sewer line within College Boulevard include a residential community immediately east of College Boulevard and a planned residential community will be constructed in a currently vacant, graded area immediately west of College Boulevard.

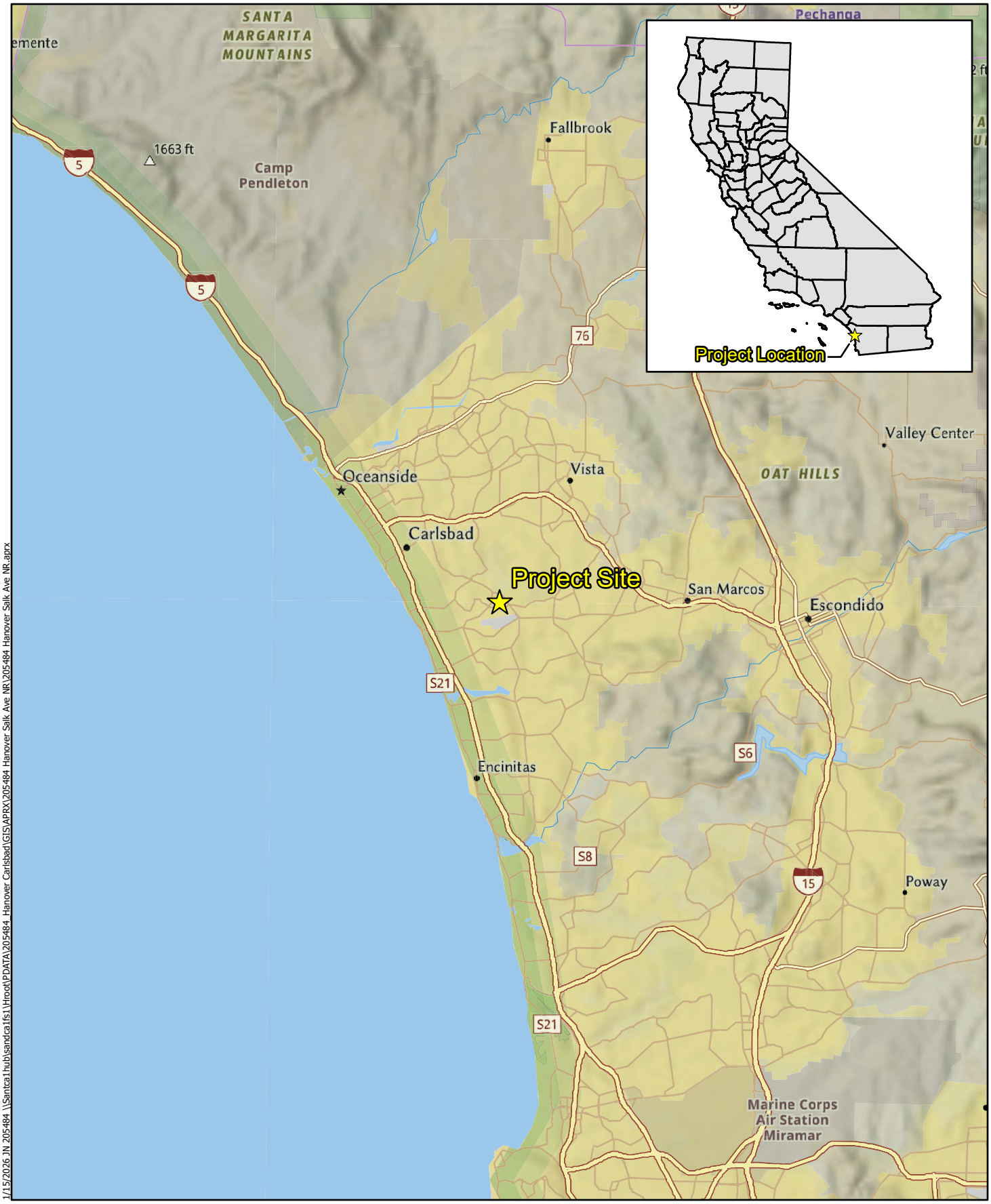
10 Agency Approvals:

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Agency	Discretionary Action
Lead Agency	
City of Carlsbad	Adoption of the Focused IS/MND and approval of the project Issuance of a Site Development Permit
Trustee Agency	
California Department of Fish and Wildlife (CDFW)	Consultation and potential issuance of an Incidental Take Permit for species protected by the state Endangered Species Act if Crotch's bumble bee occur on-site
Responsible Agency	
San Diego Regional Water Quality Control Board	Issuance of National Pollutant Discharge Elimination System Permit Construction General Permit and approval of Stormwater Pollution Prevention Plan

11. Have California Native American tribes traditionally and culturally affiliated with the project requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City mailed US Postal Service-certified mail and emailed letters to the Desert Cahuilla Indians, Mesa Grande Band of Diegueño Mission Indians, Rincon Band of Luiseño Indians, and San Luis Rey Band of Mission Indians on January 5, 2026, to initiate the AB 52 notification process, in accordance with AB 52 tribal notification requirements. Consultation was requested by the Rincon Band of Luiseño Indians. The City coordinated with the tribe, and an agreement was made that the tribe will provide tribal cultural monitoring during ground-disturbing construction activities associated with the project (as part of the Conditions of Approval for the project). As such, AB 52 consultation has concluded.



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Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: Esri, ArcGIS Online, USGS, San Diego County

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Regional Vicinity Map

Figure 1



1/15/2026 JN 205484 \\Santca1hub\sandca1fs1\Hroot\PDATA\205484 Hanover Carlsbad\GIS\APRX\205484 Hanover Salk Ave NR\205484 Hanover Salk Ave NR.aprx

Legend

- Project Site
- Limits of Disturbance
- College Blvd Sewer Replacement Limits of Disturbance

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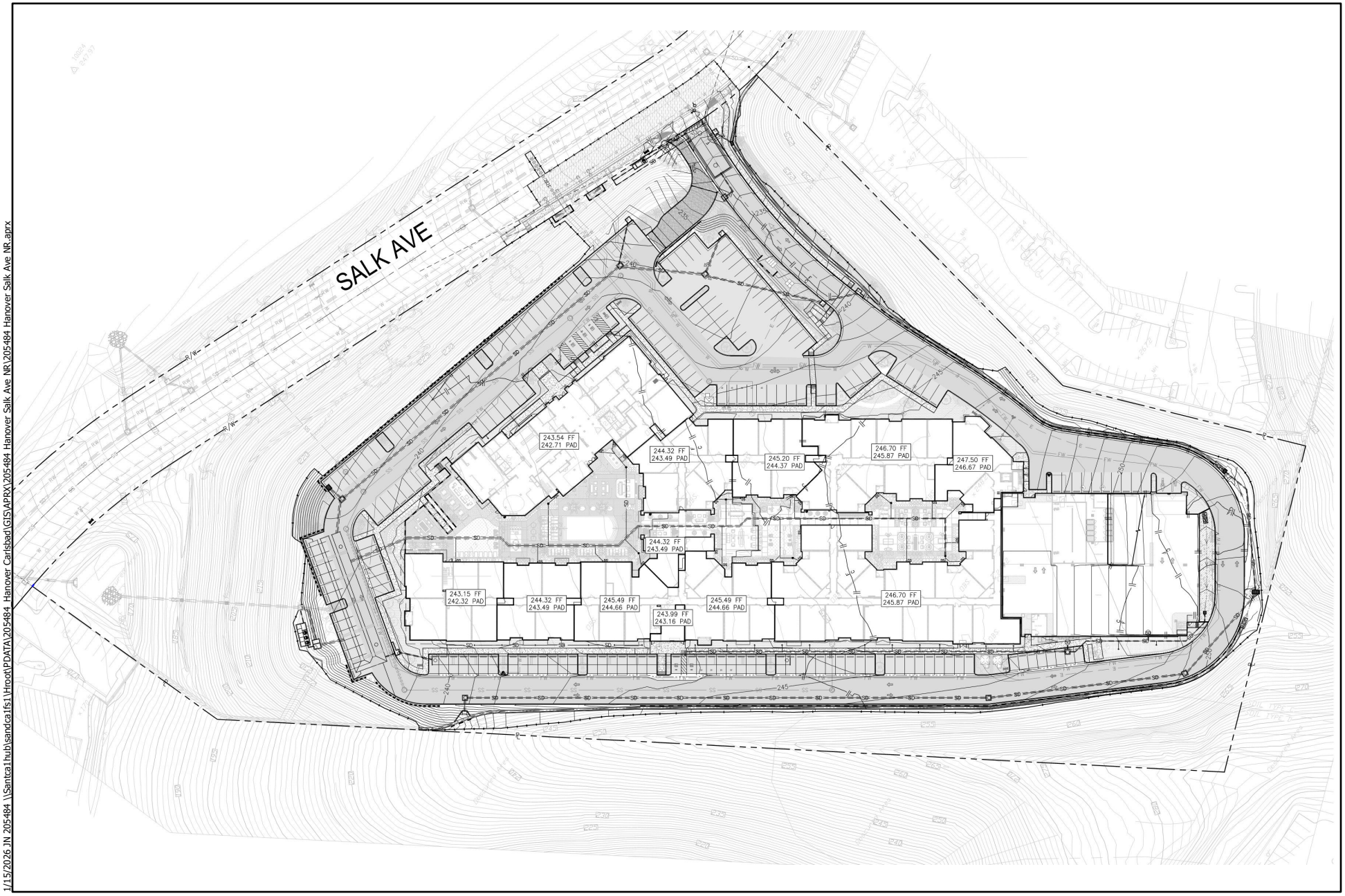
0 300 600 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Project Vicinity

Figure 2



1/15/2026 JN 205484 \\Santca1hub\sandca1fs1\Hroot\PDATA\205484 Hanover Carlsbad\GIS\APRX\205484 Hanover Salk Ave NR\205484 Hanover Salk Ave NR.aprx

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Michael Baker INTERNATIONAL

NOT TO SCALE

Source: Fuscoe Engineering, November 2025

Conceptual Site Plan

Figure 3

3.0 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

4.0 ENVIRONMENTAL IMPACT ANALYSIS

The environmental evaluation below is limited to the Biological Resources thresholds from Appendix G of the CEQA Guidelines, as habitat on-site is the "near-miss" single condition that was identified in evaluating AB 130 / SB 131 statutory exemption applicability (see Appendix A). For the evaluation of potential impacts to biological resources, the questions in the Initial Study (IS) Checklist are stated and a determination and explanation are provided. The analysis considers short-term (construction) and long-term (operation), direct and indirect impacts of the project.

To each question, there are four possible responses:

- **No Impact**. The project would not have any measurable environmental impact on the environment.

- **Less Than Significant Impact**. The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.

- **Less Than Significant Impact with Mitigation Incorporated**. The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.

- **Potentially Significant Impact**. The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.

Evaluation of Environmental Impacts

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion

The discussion section below is based on the *Biological Resources Technical Letter Report for the Salk Avenue Apartments Project in Carlsbad, San Diego County, California*, prepared by Michael Baker International and dated April 30, 2026, which is included as Appendix C.

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status

species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated. There is one special-status plant species, thread-leaved brodiaea (federally threatened, state endangered, California Rare Plant Rank 1B.1), and one special-status wildlife species, Crotch's bumble bee (CBB; state candidate endangered), that have potential to occur on a portion of the project site or within close proximity. Additionally, one special-status wildlife species, coastal California gnatcatcher (federally threatened, state species of concern), was detected on the project site during the general biological field survey conducted by Michael Baker International on January 24, 2025 (see Appendix C). It is noted that a coastal California gnatcatcher observation was also made in 2000 / 2001 in association with the Fox Miller Project focused surveys, but this special-status species was not detected during the 2003 focused surveys.

Special-Status Plant Species

One special-status plant species has the potential to occur on the project site: thread-leaved brodiaea. Additionally, the US Fish and Wildlife Service (USFWS) mapped designated critical habitat for thread-leaved brodiaea in the vicinity of the project site, including within the northwestern portion of the project site (see **Figure 4a, Biological Resources/Impacts**). However, the special-status plant species was not observed on the project site as part of the 2000 / 2001 focused studies conducted in 2003 (RECON 2024), or the field survey conducted in 2025. The project site was graded in 2007, resulting in primarily disturbed vegetation, and is mowed on an annual basis.

A 0.33-acre patch of Diegan Coastal Sage Scrub in the northwest corner of the project site that is designated as critical habitat for thread-leaved brodiaea is located approximately 100 feet beyond the proposed development footprint. Project construction activities would not result in impacts to this isolated patch of Diegan Coastal Sage Scrub, which is the only suitable habitat on the project site for thread-leaved brodiaea. Therefore, no impact would occur to thread-leaved brodiaea or its habitat.

The off-site sewer line would be located in paved areas of College Boulevard (Study Area-Off-Site Sewer Line). The proposed construction footprint for the off-site sewer line does not contain natural habitat or vegetation that could support special-status plant species. This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

Special-Status Wildlife Species

Coastal California Gnatcatcher and Other Nesting Birds

One coastal California gnatcatcher was observed in the 0.33-acre patch of Diegan coastal sage scrub in the northwest corner of the project site during the 2025 biological survey (**Figure 4a, Biological Resources/Impacts**). As noted above, the habitat is approximately 100 feet beyond the construction footprint of the proposed project and would not be disturbed. Accordingly, no direct impacts to coastal California gnatcatcher would occur.

Several non-listed, sensitive bird species could potentially nest and/or forage over the site, although the potential is low. There is potential for other nesting bird species to occur on-site in the two on-site non-native, invasive fig trees to be removed, as well as in the isolated patch of

Diegan coastal sage scrub. Nesting birds may also potentially occur in trees adjacent to the project site and the College Boulevard sewer replacement location (Study Area-Off-Site Sewer Line).

Removal of the two fig trees could potentially directly affect nesting birds, while construction noise has potential to indirectly affect nesting birds in the isolated patch of Diegan coastal sage scrub and off-site trees. Implementation of mitigation measure (MM) BIO-1 would reduce impacts to nesting birds, including coastal California gnatcatcher, to less than significant levels.

Crotch's Bumble Bee

The closest location of the species is documented in the California Natural Diversity Database (CNDDB), with two occurrences of CBB in 2024 noted approximately 2.5 miles north of the project site at Lake Calavera Preserve. However, no individuals or nests of CBB were observed on or adjacent to the project site during the general biological survey for the project on January 24, 2025. Because of (1) the presence of nectaring sources (i.e., food sources) present on and near the project site, (2) the presence of other bumble bees on the project site during the January 24, 2025 biological survey (a yellow-faced bumble bee [*Bombus vosnesenskii*]), and (3) two known CNDDB identifications of CBB within approximately 2.5 miles of the project site, there is moderate potential for CBB to occur on the project site, although likely only within the 0.33-acre patch of Diegan coastal sage scrub in the northwest corner of the project site. This limited area of habitat supports nectaring sources that may be used by foraging CBB and soils that could provide nesting and overwintering habitat. The project's proposed off-site sewer line replacement would be located in paved areas of College Boulevard and does not contain natural habitat or vegetation that could support CBB.

Although no direct impacts to CBB individuals or nests are expected from the project due to lack of suitable nectaring sources for foraging and lack of nesting habitat, there is a potential for indirect effects if the species is present in the 0.33-acre patch of Diegan Coastal Sage Scrub in the northwest corner of the project site. Indirect impacts to CBB could occur from fugitive dust during ground-disturbing construction activities. Such indirect impacts to CBB would be potentially significant. However, implementation of MM BIO-2 would reduce potential indirect impacts to CBB to less than significant levels.

Mitigation Measures:

MM BIO-1 **Pre-Construction Nesting Bird Surveys, Avoidance, and Notification.** If construction activities are initiated during the bird nesting season (February 1–August 31) involving removal of vegetation or other nesting bird habitat, including abandoned structures and other man-made features, a pre-construction nesting bird survey shall be conducted no more than three days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot and shall include a 300-foot survey buffer around the construction site. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities (i.e., qualified biologist). If active nests are found, an avoidance buffer shall be determined by a qualified biologist in coordination with the City. The avoidance buffer width will depend upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, which shall

be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.

If an active coastal California gnatcatcher nest is found during pre-construction surveys, a minimum 500-foot no-disturbance buffer shall be established around the nest. The buffer shall be clearly marked (e.g., with fencing or flagging) and maintained until a qualified biologist confirms that the young have fledged, the nest is no longer active, or that construction noise levels can be maintained below 60 dBA L_{eq} at the nest site with a smaller buffer. In no circumstances shall a buffer of less than 100 feet be used even with noise attenuation measures. Any reduction in the 500-foot buffer must be supported by site-specific analysis by the qualified biologist and approved by the City in consultation with the US Fish and Wildlife Service.

Note: To mitigate the potential impact to California gnatcatcher or other nesting birds, this mitigation measure shall be applied to land use and activities occurring at the project site. No Pre-Construction Nesting Bird Surveys, Avoidance, and Notification mitigation is required to implement the Study Area-Off-Site Sewer Line portion of the project.

MM BIO-2 Crotch's Bumble Bee Avoidance and Clearance Survey

- Focused Survey. Three on-site surveys for Crotch's bumble bee (CBB) shall be conducted prior to initiation of ground disturbing project activities to identify if the CBB is present within the project site. This survey shall be conducted simultaneously with the blooming period of the species' recognized food plants, when the CBB is most active. Each survey shall be spaced at least 2 weeks but no more than 4 weeks apart, corresponding with the Colony Active Season for *Bombus* species (April–August). The surveying biologist shall be familiar with the primary identification characteristics of the CBB and be proficient in the methodology produced by the Xerces Society. The qualified biologist shall utilize a telephoto lens or a sufficiently long macro lens to obtain high-quality photos of bumble bees, sufficient for species identification, without having to capture and potentially harm the bumble bees.

- Absence of Species. If no CBB are detected during the focused surveys, no further measures shall be necessary.

- Presence of Species. If CBB are detected, then site-specific measures shall be implemented to avoid take unless an Incidental Take Permit (ITP) for the species is obtained from CDFW. Such avoidance measures shall include:

- If vegetation removal activities and initial ground-disturbing activities (i.e., clearing, grubbing, and initial site grading) occur during the Queen and Gyne Flight Period and Colony Active Period for these species (February–October), a qualified biologist shall conduct daily biological monitoring. During monitoring, the qualified biologist shall inspect suitable habitat for CBB activity within the day's work area. If the species is not detected, then project activities can proceed without further biological monitoring that day.

- If the CBB is detected using nectar sources, then a no-disturbance buffer of at least 25 feet around the individual(s) shall be established, and the individual(s) shall be monitored by a biological monitor until the CBB are confirmed to have left the area on their own.

- If a CBB nest is detected where ground disturbance is proposed to occur, then a minimum 30-foot no-disturbance buffer (with a buffer of up to 60 feet if disturbance is substantial) around the nest shall be established. This buffer shall remain in place until the nest senesces, which would occur after no nest activity observations for three sequential days. The qualified biologist shall discuss the buffer with the contractor to ensure that work areas, including ingress and egress routes, avoid the CBB.

- If the project cannot avoid the established no-disturbance buffer(s) identified above, the project applicant shall halt work within the buffer area and shall consult with CDFW on appropriate avoidance actions and obtain an Incidental Take Permit if necessary.

  Note: To mitigate the potential impact to Crotch's Bumble Bee (CBB), this mitigation measure shall be applied to land use and activities occurring at the project site. No CBB Avoidance and Clearance Survey mitigation is required to implement the Study Area-Off-Site Sewer Line portion of the project.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The project site consists of the following vegetation communities/land cover types: Diegan Coastal Sage Scrub, Disturbed Habitat, and Urban/Developed Land (**Figure 4a, Biological Resources/Impacts**). The off-site improvement areas (including abutting the project site in Salk Avenue and the off-site sewer line in College Boulevard) contain Disturbed Habitat and Urban/Developed Land (**Figure 4b, Biological Resources/Impacts – Off-Site Sewer Line**).

Of these vegetation communities/land cover types, Diegan Coastal Sage Scrub is the only sensitive vegetation community on the project site or off-site improvement areas, and it occurs in an isolated 0.33-acre area in the northwest corner of the project site. However, as shown on **Figure 4a**, this isolated patch of Diegan Coastal Sage Scrub is approximately 100 feet from the proposed development footprint. Therefore, the project, and its limits of disturbance will avoid any impact to this plant species. Furthermore, there is no riparian habitat on or near the project site

or off-site improvement areas. Therefore, no impact to riparian habitat and other sensitive natural communities would occur.

Mitigation Measures: None

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no state or federally protected wetlands on or near the project site or off-site improvement areas. Therefore, no impact to state or federally protected wetlands would occur.

Mitigation Measures: None

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. As the project site is surrounded by urban uses, including Salk Avenue, commercial buildings, and the TaylorMade golf facility, there are no landscape features or vegetative cover that would support wildlife movement or native wildlife nursery sites within the project site. The project site is further characterized by open, exposed areas that lack suitable cover and resources that are typically associated with wildlife movement areas. Additionally, the off-site improvement areas occur within developed roadways (Salk Avenue and College Boulevard) with no landscape features or vegetative cover that would support wildlife movement or native wildlife nursery sites. Common birds and mammals might move through the site to forage and during dispersal activities; however, they would not be expected to use the site as a wildlife corridor, linkage, or specific travel route to and from nursery sites or other important resources.

The project site, off-site improvement areas, and project vicinity do not support wildlife movement or native wildlife nursery sites. Accordingly, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Thus, no impacts to wildlife movement or native wildlife nursery sites would occur.

Mitigation Measures: None

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. CMC Section 11.12.140, *Heritage Trees*, and Section 11.12.090, *Permits Required for Tree Removal and Maintenance*, regulates trees located on public streets, trees with notable historic interest, and trees of unusual species or size. There are no City protected trees on the project site or off-site improvement areas.

There are two non-native, invasive fig trees within the proposed project footprint that would be removed; however, neither fig tree is in the public right-of-way, of notable historic interest, or of an unusual species or size, pursuant to CMC Section 11.12.140. Therefore, these fig trees are

not considered protected trees. No trees would be impacted by the construction of the off-site sewer line in College Boulevard. Thus, the project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be less than significant.

Mitigation Measures: None

f) Would the project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. The project site and off-site improvement areas are within the boundaries of the City's Habitat Management Plan (HMP) in Special Resource Area (SRA) 1; however, the project site is not within the HMP Hardline Conservation Area or HMP Proposed Hardline Conservation Area, which is identified in the HMP for conservation. The northernmost approximately 40 feet of the existing driveway that provides access to the project site, which would be improved as part of the proposed project and serve as egress/ingress for the project site, is within 100 feet of a HMP Proposed Hardline Conservation Area (**Figure 5, Plans and Policies**). The HMP includes Adjacency Standards that are designed to prevent negative effects to urban wildlife preserve systems and include fire management; erosion control; landscaping restrictions; fencing, signs, and lighting; and predator and exotic species control (pursuant to Section F.3 of the HMP). The following describes the project's adherence to the HMP Adjacency Standards, as required by the City's conditions of approval for the project:

- **Fire Management:** Proposed improvements associated with the northernmost approximately 40 feet of the existing driveway would be subject to applicable fuel modification zone requirements for fire management. The City's Fire Department has reviewed and preliminarily approved the proposed fuel modification zones for the project. Additionally, it is noted that the fuel modification area required for the proposed project would not encroach into a HMP Proposed Hardline Conservation Area. As such, the project would adhere to the HMP Adjacency Standards.

- **Erosion Control:** Construction of the project shall include implementation of standard construction best management practices, as well as implementation of a project-specific Storm Water Pollution Prevention Plan, which would minimize erosion during construction. The project landscape plan shall ensure that project site slopes are stabilized after construction is completed. As such, the project would not result in increased storm water runoff volume or velocity into the preserve, and the project would adhere to the HMP Adjacency Standards.

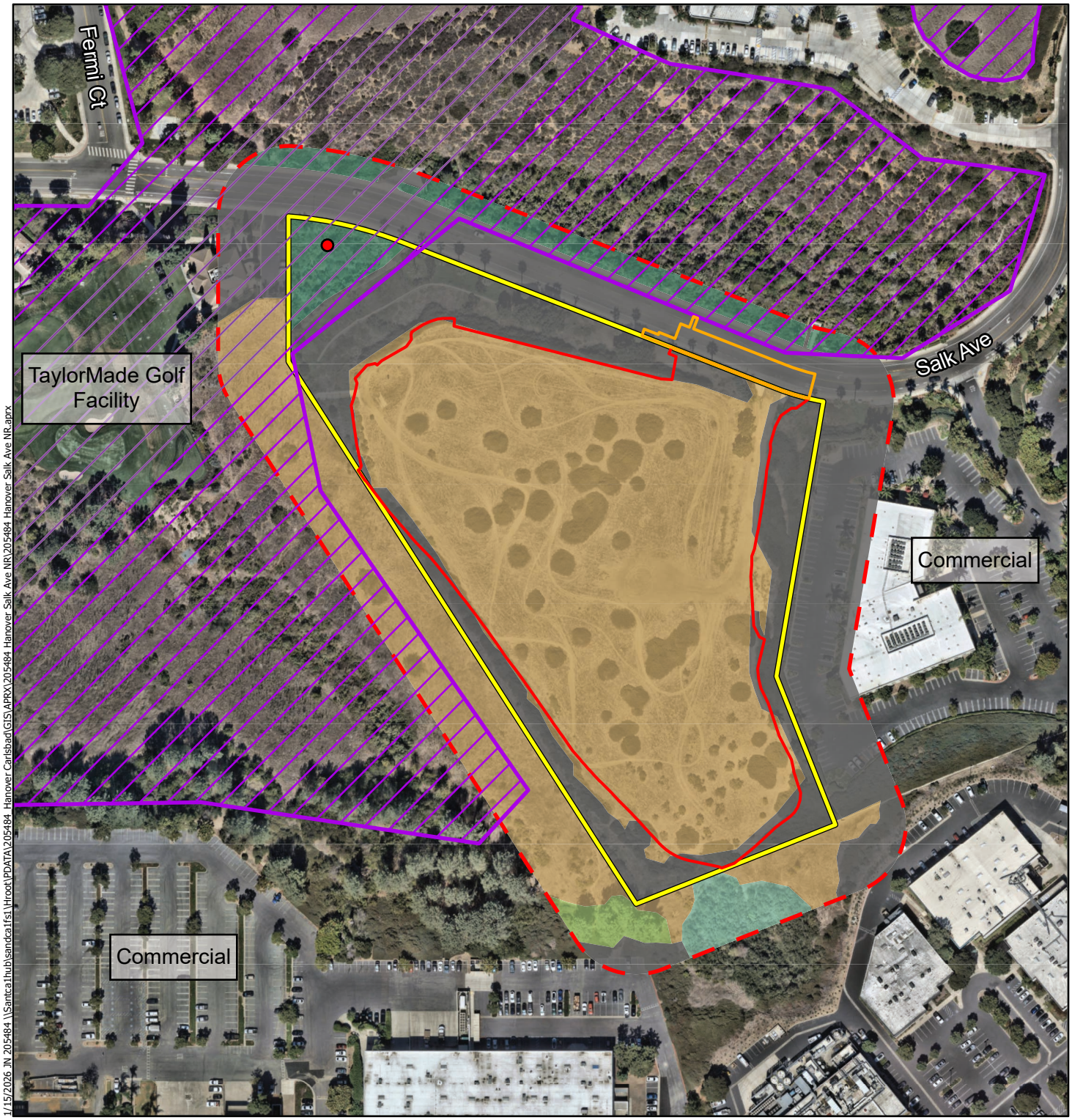
- **Landscaping Restrictions:** The project landscape plan shall be reviewed by the City Planning Division prior to issuance of a grading permit to ensure that no non-native, invasive plant species are proposed. Drought-tolerant plant species shall also be used on-site to minimize irrigation runoff potential. The project shall limit the amount of fertilization of ornamental plants on the project site that could drain toward the HMP Proposed Hardline Conservation Area to the north of Salk Avenue. As such, the project would adhere to the HMP Adjacency Standards.

- **Fencing, Signs, and Lighting:** The Project shall not include fencing within the HMP Preserve, and as such, the project would not impede wildlife movement within the preserve. No signs prohibiting entrance into the preserve would be required on the project site, as Salk Avenue is located in between the project site and the closest HMP Proposed Hardline Conservation Area. However, future project residences shall receive educational brochures upon moving in to deter human and pet access into the preserve. Streetlighting currently exists along Salk Avenue. The project shall include security lighting along the driveway; however, proposed lighting would be low pressure sodium, directed downward, and shielded away from the HMP Proposed Hardline Conservation Area. As such, the project would adhere to the HMP Adjacency Standards.

- **Predator and Exotic Species Control:** As previously stated, future project residences shall receive educational brochures upon moving in regarding the nearby HMP Preserve to deter human and pet access into the preserve. As such, the project would adhere to the HMP Adjacency Standards.

With adherence to these standards, the proposed project would not conflict with the provisions of the HMP, including its Adjacency Standards, and impacts would be less than significant.

Mitigation Measures: None



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Legend

- Coastal California Gnatcatcher
- Study Area (100-ft Buffer)
- On-Site Limits of Disturbance
- Off-Site Limits of Disturbance

Critical Habitat

- Thread-leaved Brodiaea (*Brodiaea filifolia*)

Vegetation/Land Uses (Project Site)

- 32530 Diegan Coastal Sage Scrub (0.33 Acres)
- 11300 Disturbed Habitat (6.76 Acres)
- 12000 Urban/Developed (2.69 Acres)

Vegetation/Land Uses (100-ft Study Area)

- 32500 Coastal Sage Scrub (0.29 Acres)
- 32530 Diegan Coastal Sage Scrub (0.62 Acres)
- 11300 Disturbed Habitat (2.62 Acres)
- 79100 Eucalyptus Woodland (0.19 Acres)
- 12000 Urban/Developed (3.56 Acres)

Michael Baker INTERNATIONAL

0 100 200 US Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Biological Resources/Impacts

Figure 4a



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Legend

- Sewer
- College Blvd Sewer Replacement Limits of Disturbance
- Study Area (25-ft Buffer from Limits of Disturbance)

Vegetation Communities/Land Uses (20-ft Study Area)

- 12000 Urban/Developed (0.85 Acres)

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Michael Baker INTERNATIONAL

0 100 200 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

Biological Resources/Impacts - Off-Site Sewer Line

Figure 4b



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Legend

- Sewer Line
- Project Site
- Limits of Disturbance
- Coastal Zone

City of Carlsbad Habitat Management Plan

- Existing Hardline
- Standards Area
- Proposed Hardline

Michael Baker INTERNATIONAL

0 300 600 Feet

Source: Esri, ArcGIS Online, USFWS (02/2025), City of Carlsbad (04/2024), City of Carlsbad (08/2024), San Diego County, 2026 Nearmap Imagery

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Plans and Policies

Figure 5

5.0 LIST OF PREPARERS

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Samantha Martinez, Biologist
Connor Lance, GIS Specialist
Ana Cotham, Technical Editor

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