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 2024-0009 (DEV2022-0186) – FAIRFIELD APARTMENTS AT BRESSI RANCH

Project Location - Specific: APNs 213-263-19, -20, southwest corner of Palomar Airport Road and Gateway Road

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

Description of Project: Site Development Plan for the development of a 320-unit, four-to-six story multi-family residential apartment building which will wrap around a six-level, 556-space parking garage. The four-to-six story building ranges in height from approximately 44'-2" to 67'-2". A total of 175 one-bedroom, 116 two-bedroom, and 29 three-bedroom units are proposed. Of the 320 units, 43 units will be deed restricted as affordable to lower income households. The project has a proposed density of 60 dwelling units per acre with a 50% density bonus and five waivers to the development standards per State Density Bonus Law.

Name of Public Agency Approving Project: City of Carlsbad

Name of Person or Agency Carrying Out Project: City of Carlsbad

Name of Applicant: Shon Finch, Fairfield Gateway Road LLC

Applicant's Address: 5355 Mira Sorrento Place, Ste. 100, San Diego, CA 92121

Applicant's Telephone Number: 858-626-8263

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

Exempt Status: (*Check One*)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269 (b)(c));
- ☐ Categorical Exemption
- ☒ Statutory Exemptions - Public Resources Code Section 21080.66 (Assembly Bill 130)
- ☐ Common Sense Exemption (Section 15061(b)(3))

Reasons why project is exempt: See attached Housing Development Project Exemption Evaluation Checklist.

Lead Agency Contact Person: Shannon Harker **Telephone:** (442) 339-2621

Scott Nightingale, City Planner — 10/9/2026 Date

Date received for filing at OPR: