Form F

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH #	
Lead Agency: City of Carlsbad	
West Oaks Project Title:	
Project Location: Carlsbad	San Diego
City	County

Please provide a Project Decription (Proposed Actions, location, and/or consequences).

The West Oaks Project is located on an approximately 12.53-acre site (Assessor's Parcel Numbers 212-110-01, -02, -03, -04, -05, -06, -07, -08, 212-040-26) in the City of Carlsbad. The project site is located to the south of Palomar Airport Road and to the west of Palomar Oaks Way. The proposed project consists of 192 multifamily residential units—72 one-bedroom units, 57 two-bedroom units, and 21 three-bedroom units at regular market value and 42 affordable units (24 one-bedroom units, 12 two-bedroom units, and six three-bedroom units), which are included in the total 192 units. The proposed project would also include 373 parking spaces and a leasing and recreation building, recreation areas, and a community pool. Bicycle parking amenities are also proposed. On-site pedestrian circulation to connect with the existing pedestrian sidewalks on the western side of West Oaks Way and on Palomar Airport Road at the western end of the site is also proposed.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The analysis determined that the project would result in impacts associated with the following resource categories: Biological Resources, Cultural Resources, Geology/Soils, Noise, and Tribal Cultural Resources. The analysis determined that all impacts identified in this MND would be less than significant with implementation of mitigation measures to avoid or minimize the impacts identified. Impacts to biological resources would be mitigated through preconstruction surveys, tree replacement, focused surveys. wildlife construction measures, habitat restoration, obtainment of permits, provision of a buffer, and implementation of adjacency requirements. Impacts to cultural and tribal cultural resources would be mitigated through monitoring and excavation agreements with relevant tribes. Impacts to geology/soils would be mitigated through paleontological monitoring. Impacts to noise would be mitigated through interior noise analysis, noise barriers, noise disclaimers, construction noise reduction measures, and construction worker hours.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.
Biological resources impacts
Please provide a list of the responsible or trustee agencies for the project.
California Department of Fish and Wildlife California Coastal Commission San Diego Gas & Electric