Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Chick-fil-A

Lead Agency: City of Carlsbad

Contact Name: Shannon Harker, Associate Planner

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Project Location: 5850 Avenida Encinas, Carlsbad (*City*) County of San Diego (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The proposed project would demolish an existing two-story commercial office building and surface parking lot and construct a new Chick-fil-A restaurant. The Chick-fil-A restaurant would be a 3,945 square-foot (gross area), one-story building (up to 24 feet in height) with a surface parking lot, ornamental landscaping, and necessary utilities. The proposed project would require discretionary actions from the City of Carlsbad, including: a General Plan Amendment to change the land use designation from PI to Visitor Commercial (VC); Zone Change to change the Zoning designation from P-M to Commercial Tourist with a Qualified Development Overlay (C-T-Q); and a Local Coastal Program Amendment to change the LCP designation from PI to VC. Additional discretionary City permits required include a Site Development Plan 83-11 Amendment, Non-Residential Planned Development Permit, and a Coastal Development Permit.

The project site is located on the east side of Avenida Encinas and adjacent to the I-5 freeway to the east. The project address is 5850 Avenida Encinas.

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

The Initial Study prepared for the proposed project concluded that the following environmental topical areas would have either no impact or less than significant impacts: Aesthetics; Agriculture and Forest Resources; Air Quality; Energy; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Utilities and Service Systems; and Wildfire.

Environmental topical areas identified to have potentially significant impacts include: Biological Resources; Cultural Resources; Geology and Soils; Transportation; and Tribal Cultural Resources. However, implementation of Mitigation Measures BIO-1 (involving pre-construction activities during the bird nesting season), CUL-1 (involving discovery of unknown cultural resources), GEO-1 (involving discovery of unknown paleontological resources), TRA-1 (pertaining to implementation of a Traffic Control Plan for possible lane closures), and TCR-1 (pertaining to implementing a Pre-Excavation Agreement with California Native American Tribes) would reduce these impacts to less than significant levels. Thus, the project would have no significant and unavoidable environmental impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy are known to the Lead Agency at this time.

The City of Carlsbad invites any and all input and comments from interested agencies, persons, and organizations regarding the Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the proposed project. Commenters must submit any comments in response to the NOI beginning April 19, 2021, and ending on May 18, 2021.

Provide a list of the responsible or trustee agencies for the project.

The City of Carlsbad is the Lead Agency for the project and has discretionary authority over the project proposal, which includes the following:

- Certification of the CEQA Clearance Document;
- General Plan Amendment (GPA2019-0001);
- Zone Change (ZC2019-0001);
- Local Coastal Program Amendment (LCPA2019-0002);
- Site Development Plan 83-11 Amendment (AMEND2019-004);
- Non-residential Planned Development Permit (PUD2019-0003); and
- Coastal Development Permit (CDP2019-0007).

In addition, the following permits/approvals may be required of other agencies:

- California Coastal Commission
    - o Local Coastal Program Amendment (LCPA2019-0002); and
- San Diego Regional Water Quality Control Board Municipal Separate Storm Sewer (MS4) Permit.