

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019011034

Project Title: Aviara Apartments

Lead Agency: City of Carlsbad Contact Person: Chris Garcia
Mailing Address: 1635 Faraday Avenue Phone: 760-602-4622
City: Carlsbad Zip: 92008-7314 County: San Diego

Project Location: County: San Diego City/Nearest Community: Carlsbad
Cross Streets: Aviara Parkway and Laurel Tree Lane Zip Code: 92011
Longitude/Latitude (degrees, minutes and seconds): 33 ° 7 ' 18.8 " N / 117 ° 18 ' 9.98 " W Total Acres: 9.5
Assessor's Parcel No.: 212-040-56-00 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-5; S12 Waterways: Pacific Ocean, Agua Hedionda Lagoon
Airports: McClellan-Palomar Airport Railways: North County Transit Schools: Aviara Oaks MS

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [x] Coastal Permit
[] Community Plan [x] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: HDP, HMP

Development Type:

[x] Residential: Units 329 Acres 9.5
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[x] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

Zoning: Residential Density - Multiple (RD-M); General Plan: R-30 (Residential)

Project Description: (please use a separate page if necessary)

The proposed 329-unit apartment project is located on a 9.5-acre project site bisected by Aviara Pkwy resulting in a 7.19-acre "West Parcel" and a 2.31-acre "East Parcel". The West Parcel currently contains a 38,000 sf warehouse, a shed, loading dock, and paved and gravel parking areas which will be removed with project implementation. The East Parcel was previously graded but is undeveloped. Development on the West Parcel would include an approximately 477,000 sf residential structure with 259 dwelling units, including an incorporated parking structure. The East Parcel would contain 70 affordable rental units in an approximately 83,123 sf structure with parking provided at ground level in individual garages and at surface level.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 17, 2020 Ending Date July 31, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>SummerHill Apartments Communities, LLC.</u>
Address: <u>550 West C Street, Suite 750</u>	Address: <u>2 Venture, Suite 360</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Bobbette Biddulph</u>	Phone: <u>949-537-3834</u>
Phone: <u>619-719-4181</u>	

Signature of Lead Agency Representative: Chris Garcia Date: 6/9/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.