



**NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY
OF RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN THAT the City of Carlsbad has prepared a Recirculated Draft Environmental Impact Report (EIR) in accordance with the City of Carlsbad Environmental Protection Ordinance (Chapter 19.04 of the Carlsbad Municipal Code) for the Marja Acres project. The 20.65-acre project site is addressed as 4901 El Camino Real, located on the south side of El Camino Real east of Kelly Drive, north of Park Drive, and west of Lisa Street, within the Mello II Segment of the Local Coastal Program and in the appealable jurisdiction of the California Coastal Commission. The project applicant, NUWI Carlsbad, LLC, is proposing a mixed-use community that will include construction of townhomes, senior deed-restricted affordable apartments, and specialty commercial uses. No significant revisions have been made to the project plans since the Draft EIR was originally circulated (April 2019), but two environmental topic areas required additional analysis, revisions to the Draft EIR and recirculation.

In accordance with Governor Newsom's Executive Order No. N-54-20 in effect during the COVID-19 public health emergency, the requirement to provide general public access to physical copies of CEQA notices and public review documents has been suspended for a period of 60 days. Instead, access to electronic versions of the CEQA notices and documents is required. The Recirculated Draft EIR with technical appendices is available for review online at the following City of Carlsbad website address: <http://www.carlsbadca.gov/services/depts/planning/agendas.asp>. If you do not have access to the internet, you may contact the project planner at the email or phone number below to request a CD with a copy of the Recirculated Draft EIR. The city has a limited number of physical copies of the EIR that are available for persons who do not have access to a computer by contacting the project planner. The planner will arrange a time that a physical copy will be provided to you for pick-up at the designated location outside the lobby of the Faraday Center, 1635 Faraday Avenue, Carlsbad, California 92008.

The Recirculated Draft EIR will be available for public review and comment from June 5, 2020, until July 20, 2020. CEQA Guidelines Section 15088.5 describes the procedures for recirculation of portions of a Draft EIR; Section 15088.5(f)(2) provides that, when a Draft EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the Draft EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated Draft EIR. **The City of Carlsbad therefore requests that reviewers limit their comments to the portions of the Draft EIR that are revised and included within the Recirculated Draft EIR.** The comments submitted during the earlier comment period for the originally-circulated Draft EIR (April 15, 2019 to May 29, 2019) that relate to chapters or portions of the document that are not being revised and recirculated will be responded to as part of the Final EIR. Therefore, comments previously submitted on the originally-circulated Draft EIR (April 2019) need not be resubmitted.

The environmental topics that are being revised in the Recirculated Draft EIR relate to greenhouse gas emissions and transportation. All comments on the Recirculated Draft EIR must be submitted in writing to the following City of Carlsbad contact: Teri Delcamp, Principal Planner, Carlsbad Planning Division; 1635 Faraday Avenue; Carlsbad, CA 92008; or via email to teri.delcamp@carlsbadca.gov. You may contact the project planner by phone at 760-602-4611.

**Community & Economic Development
Planning Division**

1635 Faraday Avenue | Carlsbad, CA 92008 | 760-602-4600 | 760-602-8560 fax

CASE NO.: CT 16-07 / PUD 16-09 / PUD 2018-0007 / SDP 2018-0001 / CDP 16-33 / HDP 16-02 / SUP 16-02 / EIR 2017-0001 – SCH#2018041022

CASE NAME: MARJA ACRES

PUBLISH DATE: June 5, 2020