

**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 # 2018041022**

**Project Title:** MARJA ACRES

Lead Agency: City of Carlsbad Contact Person: Teri Delcamp  
 Mailing Address: 1635 Faraday Avenue Phone: (760) 602-4611  
 City: Carlsbad Zip: 92008-7314 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: Carlsbad  
 Cross Streets: El Camino Real and Kelly Drive Zip Code: 92008

Longitude/Latitude (degrees, minutes and seconds): 33 ° 09 ' 03 " N / 117 ° 18 ' 26 " W Total Acres: 20.65

Assessor's Parcel No.: 207-101-35, -37 Section: 9 Twp.: 12S Range: 4W Base: San Luis Rey

Within 2 Miles: State Hwy #: I-5 Waterways: Agua Hedionda Lagoon  
 Airports: Palomar McClellan Railways: NCTD Schools: Carlsbad

**Document Type:**

CEQA:  NOP  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: Recirculated Draft EIR  FONSI \_\_\_\_\_

**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  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 296 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 10,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Small commercial stores & residence/General Commercial C-2 & Residential Density-Multiple/General Commercial & R-15

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

Note: Recirculation

The applicant is proposing a mixed use community of 296 residential units and 10,000 square feet of commercial uses located in the northwest quadrant of the City of Carlsbad, south of El Camino Real, east of Kelly Drive, north of Park Drive, and west of Lisa Street, in the appealable jurisdiction of the Coastal Zone. The site comprises two parcels and is approximately 20.65 acres in size. The southerly 14 acres that is higher in elevation has been disturbed in the past by agricultural practices and contains a home and outbuildings; the lower northerly 6 acres contains approximately 12,000 square feet of commercial uses. An SDG&E transmission corridor and access road crosses the westerly end of the site. No habitat exists on site.

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 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 5, 2020 Ending Date July 20, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: <u>HDR Inc.</u>	Applicant: <u>New Urban West Communities, LLC</u>
Address: <u>591 El Camino de la Reina, Suite 300</u>	Address: <u>16935 W. Bernardo Dr., Ste 260</u>
City/State/Zip: <u>San Diego, CA 92108</u>	City/State/Zip: <u>San Diego, CA 92127</u>
Contact: <u>Tim Gnibus</u>	Phone: <u>925-708-3638</u>
Phone: <u>714-730-2451</u>	

Signature of Lead Agency Representative: Teri Delcamp Digitally signed by Teri Delcamp  
Date: 2020.06.04 15:25:13 -0700 Date: 6/4/2020

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