

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 #: 2018041022

Project Title: MARJA ACRES

Lead Agency: City of Carlsbad

Contact Name: Teri Delcamp

Email: Teri.Delcamp@carlsbadca.gov Phone Number: (760) 602-4611

Project Location: Carlsbad San Diego
City *County*

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

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.

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

The Draft EIR (DEIR) was distributed for a 45-day public review and comment period beginning on April 15, 2019 and ending on May 29, 2019. Subsequent to the close of the 45-day public review period for the DEIR, additional changes and revisions have been made to the DEIR related to the evaluation of greenhouse gas emissions/climate change and transportation/circulation. Due to revisions to portions of the DEIR, recirculation of certain portions of the DEIR is required based on the criteria set forth in accordance with Section 15088.5 of the CEQA Guidelines. As presented in the Recirculated Draft EIR, greenhouse gas emissions/climate change impacts remain less than significant with no mitigation required. The transportation/circulation analysis provided in the DEIR utilized a Level of Service (LOS) threshold for the evaluation of CEQA impacts on roadway segments and intersections. The transportation/circulation analysis provided in this Recirculated DEIR utilizes a Vehicles Miles Traveled (VMT) analysis for determining CEQA impacts. As presented in the Recirculated DEIR, the proposed project would result in a potentially significant VMT impact. Mitigation Measures T-1, T-2, and T-3, along with proposed project design features, are required to reduce the project's VMT per capita to below a level of significance.

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

Areas of controversy were previously identified as part of the original Draft EIR. As it relates to the environmental issue areas addressed in the Recirculated Draft EIR, areas of controversy include air pollution from construction, increased traffic air pollution, increase in traffic due to increased population, consideration of multimodal mobility, and impacts on emergency providers as a result of congested traffic.

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

- United States Army Corps of Engineers
- Regional Water Quality Control Board
- California Department of Fish and Wildlife