

Notice of Completion & Environmental Document Transmittal

SCH#

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

Project Title: Valley View
 Lead Agency: City of Carlsbad Contact Person: Jessica Evans
 Mailing Address: 1635 Faraday Avenue Phone: 442-602-2723
 City: Carlsbad Zip: 92008 County: San Diego

Project Location: County: San Diego City/Nearest Community: Carlsbad
 Cross Streets: Palmer Way, Cougar Drive, Impala Drive Zip Code: 92010
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 8 ' 27.12 " N / 117 ° 16 ' 22.70 " W Total Acres: 6.34
 Assessor's Parcel No.: 209-040-43-00 Section: _____ Twp: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy#: _____ Waterways: _____
 Airports: McClellan-Palomar Railways: _____ Schools: Sage Creek High, Rancho Buena Vista High, Poinsettia Elementary, Pacific Ridge

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: _____ 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 _____ Acres _____
 Office: Sq. ft. 11,404 Acres _____ Employees _____ Transportation: Type _____
 Commercial Sq. ft. _____ 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: _____

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.

Present Land Use/Zoning/General Plan Designation:

General Plan: Planned Industrial, Zoning: Industrial

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

The project includes construction of an 11,404-square-foot, two-story office building on a portion of an undeveloped, approximately 6.34-acre site. The first floor of the building would consist of a parking garage with 1,067 square feet of building area (consisting of a lobby and utility rooms) and the second floor would include 10,337 square feet of office space. The proposed office floor would consist of 9,132 square feet of tenant space, two restrooms, and a lobby area. The proposed office building would reach a maximum height of 31 feet. The building is setback 12.5 feet from the Palmer Way right-of-way. In total, only 1.41 acres of the project site, which consists of the proposed office building and associated improvements, would be developed. The remaining 4.93-acre area of the project site (excluding the 1.41 acres of development) would be preserved as natural open space. The area to be preserved consists of steep slopes that would be preserved with the exception of brush management for fire suppression.

The project includes a General Plan Amendment, a Zone Change, a Site Development Plan, a Hillside Development Permit, a Habitat Management Plan Permit, and a Minor Subdivision. The project is designated for Planned Industrial (PI) in the General Plan and zoned as Industrial (M-Q). The intent of the General Plan Amendment and Zone Change would be to designate and re-zone the remaining undeveloped area (4.93-acres) of the project site to Open Space. The Minor Subdivision would separate the newly designated and zoned Open Space area from the developed area that would remain designated and zoned for industrial use.

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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<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 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 type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 11, 2022 Ending Date April 11, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Land Development LLC</u>
Address: <u>2280 Historic Decatur Road Ste 200</u>	Address: <u>PO Box 12409</u>
City/State/Zip: <u>San Diego, CA 92106</u>	City/State/Zip: <u>El Cajon, CA 92022</u>
Contact: <u>Andrew Talbert</u>	Phone: <u>619-823-5654</u>
Phone: <u>760-479-4139</u>	

Signature of Lead Agency Representative: Jessica Evans Date: 03/07/2022

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