

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

NOTICE IS HEREBY GIVEN THAT the City of Carlsbad has prepared a 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 project applicant, NUWI Carlsbad, LLC, is proposing a mixed-use community that will include construction of 250 townhomes, 46 age-restricted (senior) deed-restricted affordable apartments, and approximately 10,000 square feet within two buildings for commercial uses. The proposed Marja Acres Project (proposed project) is located on 20.65 acres currently made up of two parcels located in the Northwest Quadrant of the City of Carlsbad, San Diego County. The project site is 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 entire site is proposed to be developed, including the developed commercially-zoned parcel closest to El Camino Real and the residentially-zoned parcel to the south that contains a home and associated structures, and is disturbed from past agricultural use. The proposed commercial buildings, age-restricted apartments and some townhomes will be located along El Camino Real, with the balance of the townhomes to the south. The proposed project will be accessed via a private looped street that intersects El Camino Real in two locations.

The applicant has applied for a number of entitlement applications, including a Tentative Tract Map; Planned Development Permits to facilitate individual ownership of units and subdivision of the residential and commercial areas; a Site Development Plan for the affordable housing component of the project and residential uses located within the commercial area; a Coastal Development Permit for the redevelopment of a residential and commercial project within the Coastal Zone; a Hillside Development Permit; and a Special Use Permit to construct the proposed project along the El Camino Real Corridor. No General Plan, Coastal Plan or Zoning land use changes are proposed. The Draft EIR is on file with the City of Carlsbad Planning Division, located at 1635 Faraday Avenue, Carlsbad CA 92008 and copies of the Draft EIR are available at: (1) the City of Carlsbad website at: <http://www.carlsbadca.gov/services/depts/planning/agendas.asp>; (2) City Clerk's Office, 1200 Carlsbad Village Drive; (3) Carlsbad Main Library, 1775 Dove Lane; and (4) Georgina Cole Library, 1250 Carlsbad Village Drive.

The Draft EIR will be available for public review and comment from April 15 through May 29, 2019. Pursuant to Section 15204 of the California Environmental Quality Act Guidelines, in reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. Potentially significant, but mitigable, impacts have been identified in the Draft EIR for biology, cultural resources, tribal cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use and noise. All comments on the 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.

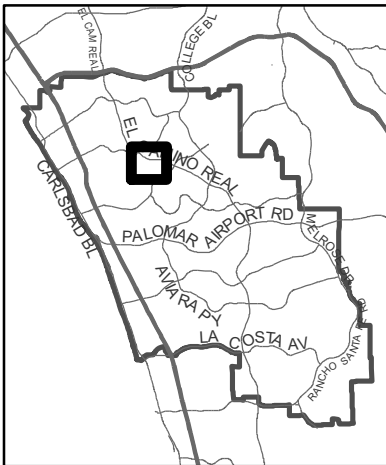
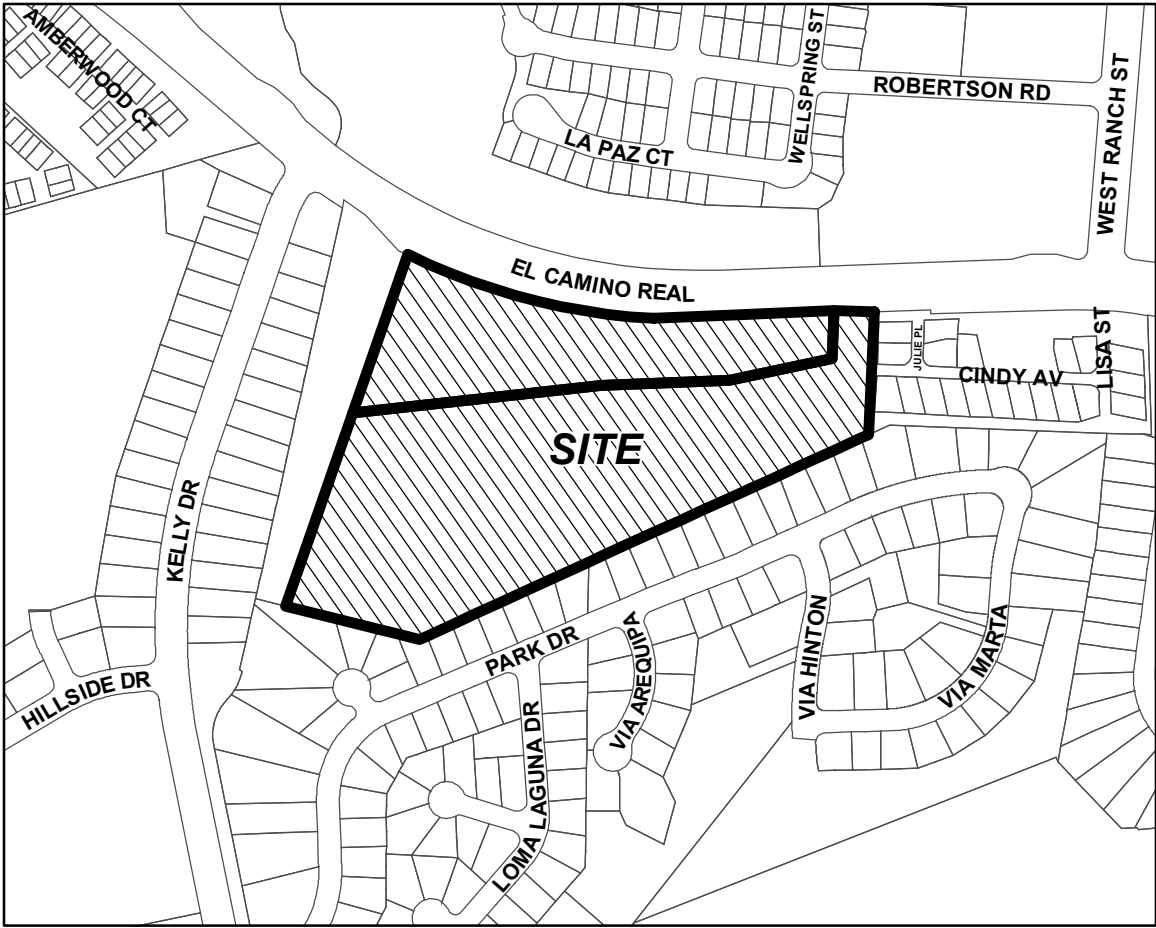
CASE NO.: CT 16-07 / PUD 16-09 / PUD 2018-0007 / SDP 2018-0001 / CDP 16-33 / HDP 16-02 / SUP 16-02 / EIR 2017-0001 – SCH#2018041022

CASE NAME: MARJA ACRES

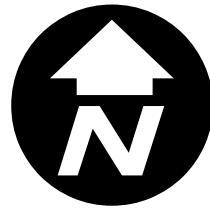
PUBLISH DATE: April 15, 2019

**Community & Economic Development
Planning Division**

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



SITE MAP



NOT TO SCALE

Marja Acres

CT 16-07 / PUD 16-09 / PUD 2018-0007 / SDP
2018-0001 / CDP 16-33 / HDP 16-02 / SUP
16-02 / EIR 2017-0001 (DEV16038)