



# Appendix A. Notice of Preparation and Comment Letters Received

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# Notice of Preparation

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**FILED**  
Ernest J. Dronenburg, Jr. Recorder County Clerk

**APR 06 2018**

BY **R. Carrillo**  
DEPUTY

**PUBLIC NOTICE OF PREPARATION  
AND  
PUBLIC SCOPING MEETING**



**City of Carlsbad**

**APR 12 2018**

Planning Division

**PLEASE TAKE NOTICE:**

As the lead agency, the Planning Division of the City of Carlsbad intends to prepare an Environmental Impact Report and hold a public scoping meeting for the following project:

**Project Number and Title:** CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/  
SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES

**Project Applicant:** NUWI CARLSBAD LLC

**Scoping Meeting:** A public scoping meeting will be held for this project on **Tuesday, April 17, 2018**, at 6:00 p.m. at the City of Carlsbad Faraday Center, 1635 Faraday Avenue, Carlsbad, CA 92008. A presentation of materials will be made at the scoping meeting that will include a description of the project and the purpose of the scoping meeting.

**Project Address/Location:** South of El Camino Real and east of Kelly Drive at 4901 El Camino Real, Carlsbad, San Diego County. Assessor Parcel Numbers 207-101-35 and -37.

**Project Description:** The project site is located within the Northwest Quadrant of the City of Carlsbad, south of El Camino Real, east of Kelly Drive, and generally west of Cannon Road. The site is two lots and is approximately 21 acres in size. The site is currently developed with small-scale commercial accessed from El Camino Real, and an upper mesa with an existing home, associated structures, and disturbed land that was used for agriculture in the past. The project site is zoned Residential Density-Multiple (RD-M) and General Commercial (C-2), and is located within Local Facilities Management Zone 1 and the Mello II Segment of the Local Coastal Program.

The Marja Acres Project involves the development of residential and retail/commercial uses on approximately 21 acres of land. There are no proposed land use changes, and no proposed pedestrian or vehicular connection to the existing residential neighborhood located to the south. The proposed project would construct a total of 299 residential dwelling units, comprised of 253 townhomes and 46 age-restricted affordable multi-family units. Up to 9,700 square feet (sf) of retail/commercial uses are proposed, which would include an estimated 5,700 sf of specialty retail uses and an estimated 4,000 sf restaurant. The project will include recreational amenities available for the residents and general public including a dog park and urban farm area. The project also proposes to utilize state Residential Density Bonus law and related provisions of the Carlsbad Zoning Ordinance to provide additional affordable housing for lower-income households. Access to the project site is proposed via two existing right-in/right-out driveways on El Camino Real, to an internal private loop street and drive aisles. Adjacent uses

**Community & Economic Development  
Planning Division**

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

include residential to the south and west, a mobile home park to the east, and the Robertson Ranch residential and commercial master plan development under construction to the north.

The project applicant has applied for a number of entitlement applications including a Tentative Map, Planned Development Permit, Site Development Plan, Coastal Development Permit, Hillside Development Permit, and a Special Use Permit.

**Potential Environmental Effects:** Aesthetics/Grading, Agriculture, Air Quality, Biological Resources, Cultural/Tribal/Paleontological Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/ Hazardous Materials, Hydrology/Water Quality, Land Use Planning, Noise, Population and Housing, Public Services, Transportation/Circulation, Utilities and Service Systems, Mandatory Findings of Significance.

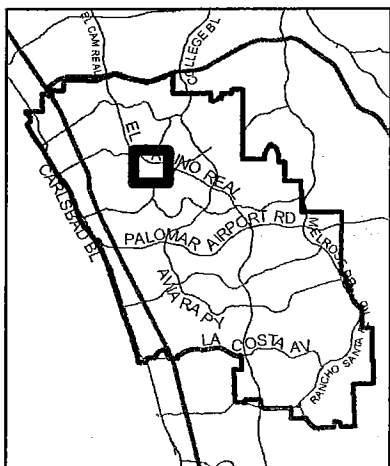
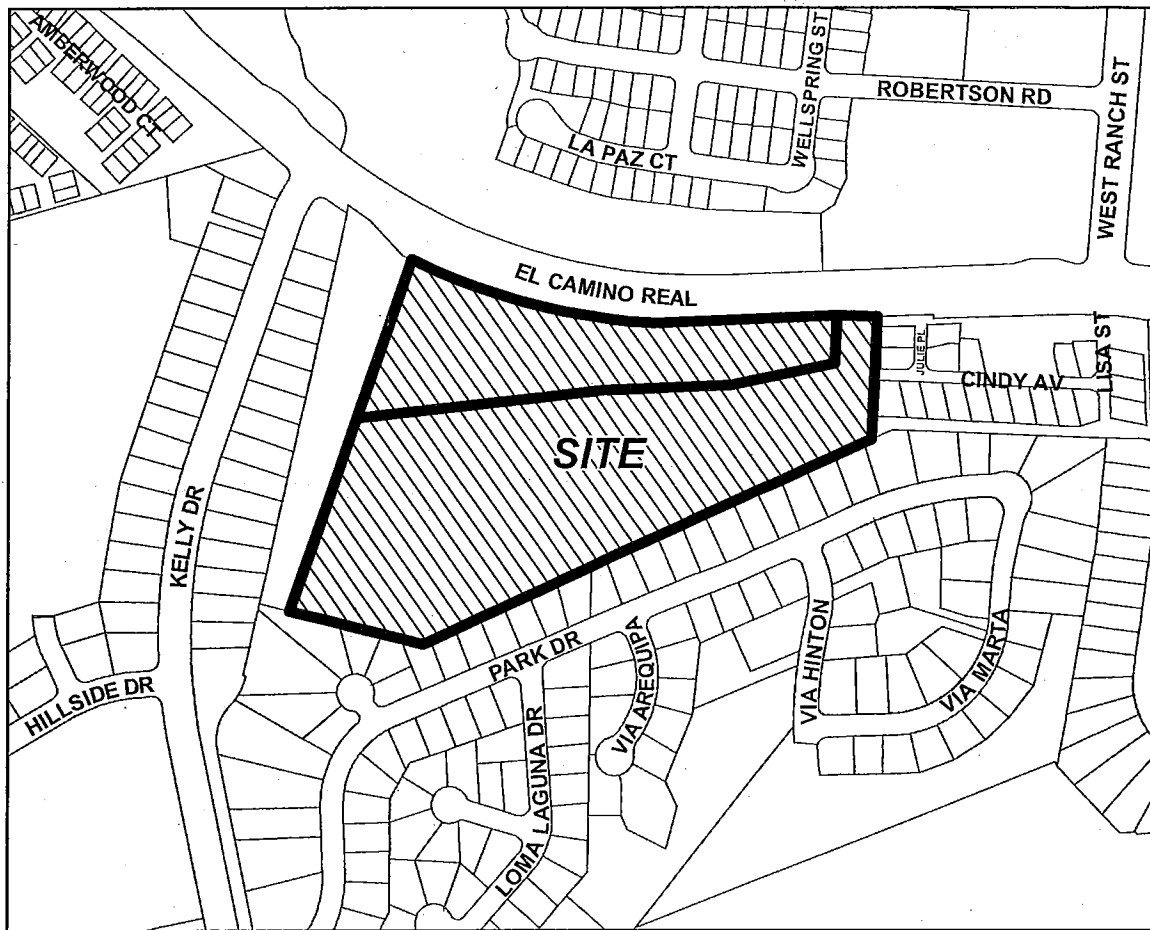
An Initial Study was not prepared for this project.

Pursuant to CEQA Section 21080.4(a) and Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and members of the public are asked to provide written comments regarding the scope and content of the EIR. Therefore, we need to know your views, or the views of your organization, regarding the effect this project might have on the environment and your suggestions for ways the project could be revised to reduce or avoid any significant environmental impacts. Your comments will help us decide what issues to analyze in the environmental review of this project.

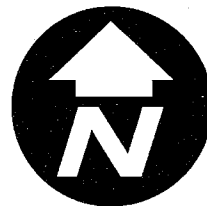
Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after the date of publication of this notice. Your comments may be submitted in writing to the City of Carlsbad Planning Division (Attn: Teri Delcamp, Principal Planner), 1635 Faraday Avenue, Carlsbad, California 92008, or via e-mail to [teri.delcamp@carlsbadca.gov](mailto:teri.delcamp@carlsbadca.gov) no later than **May 7, 2018**, 30 days from publish date. Please include in your response the name, email address, phone number and mailing address of the contact person.

**PUBLIC COMMENT PERIOD: April 6, 2018 – May 7, 2018**

FILED IN THE OFFICE OF THE COUNTY CLERK  
San Diego County on APR 06 2018  
Posted APR 06 2018 Removed  
Returned to agency on \_\_\_\_\_  
Deputy R. Carrillo



SITE MAP



NOT TO SCALE

## Marja Acres

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



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

Notice of Preparation

April 6, 2018

City of Carlsbad

APR 11 2018

To: Reviewing Agencies

Re: CT 16-07/EIR 2017-0001 (DEV16038) - Maria Acres  
SCH# 2018041022

Planning Division

Attached for your review and comment is the Notice of Preparation (NOP) for the CT 16-07/EIR 2017-0001 (DEV16038) - Maria Acres draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Teri Delcamp  
City of Carlsbad  
Planning Department  
1635 Faraday Avenue  
Carlsbad, CA 92008

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments

cc: Lead Agency

**Document Details Report**  
**State Clearinghouse Data Base**

**SCH#** 2018041022  
**Project Title** CT 16-07/EIR 2017-0001 (DEV16038) - Maria Acres  
**Lead Agency** Carlsbad, City of

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**Type** NOP Notice of Preparation  
**Description** Residential and retail/commercial development on approx. 21 acres of land. Total of 299 residential dwelling units, comprised of 253 townhomes and 46 age-restricted affordable multi-family units. Up to 9,700 sq. ft. of retail/commercial uses, including approx. 5,700 sf of specialty retail and approx. 4,000 sf restaurant.

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**Lead Agency Contact**

**Name** Teri Delcamp  
**Agency** City of Carlsbad  
**Phone** 760-602-4611 **Fax**  
**email**  
**Address** Planning Department  
1635 Faraday Avenue  
**City** Carlsbad **State** CA **Zip** 92008

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**Project Location**

**County** San Diego  
**City** Carlsbad  
**Region**  
**Cross Streets** El Camino Real and Kelly Dr.  
**Lat / Long** 33° 09' 0.66" N / 117° 18' 26.3" W  
**Parcel No.** 207-101-35-00, 207-101-37-00  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** 5  
**Airports** McClellan-Palomar  
**Railways** NCTD  
**Waterways** Agua Hedionda Lagoon/Pacific Ocean  
**Schools** Various  
**Land Use** Single Family Residential/Neighborhood Commercial; Residential Density-Multiple & General Commercial

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Coastal Zone; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 11; Air Resources Board; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Board, Region 8

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**Date Received** 04/06/2019 **Start of Review** 04/06/2019 **End of Review** 05/06/2019



**Notice of Completion & Environmental Document Transmittal**

201 804 1022

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 #

**Project Title:** CT 16-07/EIR 2017-0001 (DEV16038) - Maria AcresLead Agency: City of CarlsbadContact Person: Teri DelcampMailing Address: 1635 Faraday AvenuePhone: 760-602-4611City: CarlsbadZip: 92008-7314County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: CarlsbadCross Streets: El Camino Real and Kelly DriveZip Code: 92008Longitude/Latitude (degrees, minutes and seconds): 33 ° 9 ' 0.66 " N / 117 ° 18 ' 26.3 " W Total Acres: 20.65Assessor's Parcel No.: 207-101-35-00, 207-101-37-00

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 5Waterways: Aqua Hedionda Lagoon/Pacific OceanAirports: McClellan-PalomarRailways: NCTDSchools: 7+ elem, middle & high**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOP☐ Draft EIS☐ EA☐ Draft EIS☐ FONSI☐ Early Cons☐ Supplement/Subsequent EIR☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Mit Neg Dec

Other: \_\_\_\_\_

Governor's Office of Planning &amp; Research

☐ Final Document

APR 06 2018

STATE CLEARINGHOUSE

**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: Hillside permit**Development Type:**☒ Residential: Units 299 Acres 14☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☒ Commercial: Sq.ft. 10,000 Acres 6

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: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Single Family Residential/Neighborhood Commercial; Residential Density-Multiple & General Commercial**Project Description:** (please use a separate page if necessary)

Residential and retail/commercial development on approximately 21 acres of land. Total of 299 residential dwelling units, comprised of 253 townhomes and 46 age-restricted affordable multi-family units. Up to 9,700 square feet (sf) of retail/commercial uses, including approx. 5,700 sf of specialty retail and approx. 4,000 sf restaurant.

# NOP Distribution List

County: San Diego

SCH# 201 E041022

Regional Water Quality Control Board (RWQCB)

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☒ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Lisa Johansen

☒ Dept. of Conservation  
Crina Chan

☐ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herola

☐ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

☒ Dept. of Water Resources  
Nadell Gayou

## Fish and Game

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☐ Fish & Wildlife Region 4  
Julie Vance

☒ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

## Other Departments

☐ California Department of Education  
Lesley Taylor

☐ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☐ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent

## Commissions/Boards

☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☐ California Energy Commission  
Eric Knight

☒ Native American Heritage Comm.  
Debbie Treadway

☒ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☒ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

☒ Caltrans - Division of Aeronautics  
Philip Grimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Susan Zanchi - North

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☒ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

Air Resources Board

☐ Airport & Freight  
Jack Wursten

☒ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery  
Sue O'Leary

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☒ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☐ Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region

☐ RWQCB 8  
Santa Ana Region (8)

☒ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Last Updated 2/01/18



# The San Diego Union-Tribune

**Bill To:**

CITY OF CARLSBAD Planning - CU00469242  
1635 Faraday Ave  
Carlsbad, CA 92008-7314

**PUBLIC NOTICE OF PREPARATION  
AND  
PUBLIC SCOPING MEETING**

**PLEASE TAKE NOTICE:**

As the lead agency, the Planning Division of the City of Carlsbad intends to prepare an Environmental Impact Report and hold a public scoping meeting for the following project:

**Project Number and Title:** CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/SUP 16-02/EIR 2017-0001 (DEV16038) - **MARJA ACRES**

**Project Applicant:** NUWI CARLSBAD LLC

**Scoping Meeting:** A public scoping meeting will be held for this project on **Tuesday, April 17, 2018**, at 6:00 p.m. at the City of Carlsbad Faraday Center, 1635 Faraday Avenue, Carlsbad, CA 92008. A presentation of materials will be made at the scoping meeting that will include a description of the project and the purpose of the scoping meeting.

**Project Address/Location:** South of El Camino Real and east of Kelly Drive at 4901 El Camino Real, Carlsbad, San Diego County. Assessor Parcel Numbers 207-101-35 and -37.

**Project Description:** The project site is located within the Northwest Quadrant of the City of Carlsbad, south of El Camino Real, east of Kelly Drive, and generally west of Cannon Road. The site is two lots and is approximately 21 acres in size. The site is currently developed with small-scale commercial accessed from El Camino Real, and an upper mesa with an existing home, associated structures, and disturbed land that was used for agriculture in the past. The project site is zoned Residential Density-Multiple (RD-M) and General Commercial (C-2), and is located within Local Facilities Management Zone 1 and the Mello II Segment of the Local Coastal Program.

The Marja Acres Project involves the development of residential and retail/commercial uses on approximately 21 acres of land. There are no proposed land use changes, and no proposed pedestrian or vehicular connection to the existing residential neighborhood located to the south. The proposed project would construct a total of 299 residential dwelling units, comprised of 253 townhomes and 46 age-restricted affordable multi-family units. Up to 9,700 square feet (sf) of retail/commercial uses are proposed, which would include an estimated 5,700 sf of specialty retail uses and an estimated 4,000 sf restaurant. The project will include recreational amenities available for the residents and general public including a dog park and urban farm area. The project also proposes to utilize state Residential Density Bonus law and related provisions of the Carlsbad Zoning Ordinance to provide additional affordable housing for lower-income households. Access to the project site is proposed via two existing right-in/right-out driveways on El Camino Real, to an internal private loop street and drive aisles. Adjacent uses include residential to the south and west, a mobile home park to the east, and the Robertson Ranch residential and commercial master plan development under construction to the north.

The project applicant has applied for a number of entitlement applications including a Tentative Map, Planned Development Permit, Site Development Plan, Coastal Development Permit, Hillside Development Permit, and a Special Use Permit.

**Potential Environmental Effects:** Aesthetics/Grading, Agriculture, Air Quality, Biological Resources, Cultural/Tribal/Paleontological Resources, Geology/Salts, Greenhouse Gas Emissions, Hazards/ Hazardous Materials, Hydrology/Water Quality, Land Use Planning, Noise, Population and Housing, Public Services, Transportation/Circulation, Utilities and Service Systems, Mandatory Findings of Significance.

An Initial Study was not prepared for this project.

Pursuant to CEQA Section 21080.4(a) and Section 15082 of the State CEQA Guidelines, responsible and trustee agencies and members of the public are asked to provide written comments regarding the scope and content of the EIR. Therefore, we need to know your views, or the views of your organization, regarding the effect this project might have on the environment and your suggestions for ways the project could be revised to reduce or avoid any significant environmental impacts. Your comments will help us decide what issues to analyze in the environmental review of this project.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after the date of publication of this notice. Your comments may be submitted in writing to the City of Carlsbad Planning Division (Attn: Teri Delcamp, Principal Planner), 1635 Faraday Avenue, Carlsbad, California 92008, or via e-mail to [teri.delcamp@carlsbadca.gov](mailto:teri.delcamp@carlsbadca.gov) no later than **May 7, 2018**, 30 days from publish date. Please include in your response the name, email address, phone number and mailing address of the contact person.

**PUBLIC COMMENT PERIOD: April 6, 2018 – May 7, 2018**

PUBLISH DATE: April 6, 2018





## Comment Letters Received

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**From:** Hentrich, Katie <[Katie.Hentrich@sandag.org](mailto:Katie.Hentrich@sandag.org)>

**Sent:** Friday, May 4, 2018 11:17:31 AM

**To:** Teri Delcamp

**Cc:** Litchney, Seth

**Subject:** Marja Acres NOP - SANDAG Comments

Dear Ms. Delcamp,

Thank you for the opportunity to comment on the City of Carlsbad's Marja Acres NOP. The San Diego Association of Governments (SANDAG) is submitting the following comments:

- El Camino Real is identified as a future part of the regional bike network. Due to the project's proximity to El Camino Real, SANDAG encourages that any transportation analysis for the project consider multimodal mobility, including level of traffic stress for walking biking. Mitigation measures to consider include walking and biking safety improvements, including buffered bike facilities on El Camino Real.
- Please consider including safe, accessible, and secure bike parking that is placed in convenient and highly visible locations close to building entrances. It is also suggested that showers, bike lockers, and other convenience amenities for any employees of the future development are included to further encourage walking and biking.

If you have any questions or concerns, please contact myself or Seth Litchney ([seth.litchney@sandag.org](mailto:seth.litchney@sandag.org)).

Thank you,

Katie Hentrich  
Regional Energy/Climate Planner

SANDAG  
(619) 595-5609  
401 B Street, Suite 800, San Diego, CA 92101



[Facebook](#) | [Twitter](#) | [YouTube](#)

## NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department  
1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710



## City of Carlsbad

April 19, 2018

APR 23 2018

Planning Division

Teri Delcamp  
City of Carlsbad  
Planning Department  
1635 Faraday Avenue  
Carlsbad, CA 92008

Also sent by e-mail: [teri.delcamp@cityofcarlsbadca.gov](mailto:teri.delcamp@cityofcarlsbadca.gov)

RE: SCH# 2018041022; CT 16-07/ EIR 2017-0001 (DEV16038) – Marja Acres Project, City of Carlsbad; San Diego County, California

Dear Ms. Delcamp:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for Draft Environmental Impact Report for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd. (a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

**CEQA was amended significantly in 2014.** Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- Avoidance and preservation of the resources in place, including, but not limited to:
    - Planning and construction to avoid the resources and protect the cultural and natural context.
    - Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - Protecting the cultural character and integrity of the resource.
    - Protecting the traditional use of the resource.
    - Protecting the confidentiality of the resource.
  - Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).
- This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

## NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.

- b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst  
(916) 373-3714



## City of Carlsbad

APR 25 2018

Planning Division

5337 Forecastle Court  
Carlsbad, CA 92008  
April 23, 2018

Ms Teri DelCamp  
Carlsbad Planning Department  
1635 Faraday  
Carlsbad, CA 92008

Dear Ms. DelCamp,

### MARJA ACRES, CARLSBAD

When considering "what to do with Marja Acres" please think about the many residents living along El Camino and close by. Over more than three years we have endured Poseidon, the constant road works on El Camino, never ending Robertson's Ranch and now this. More houses, unbelievable!!

Yours faithfully,

A handwritten signature in cursive script that reads "L. & M. Thompson".

Linda and Mike Thompson

## Teri Delcamp

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**From:** Enchanted Seashells <enchantedseashells@gmail.com>  
**Sent:** Wednesday, April 25, 2018 12:23 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Public Comment EIR

There are so many NEGATIVE impacts of this horrible development, it's hard to choose just one reason why it should be STOPPED completely, or, if that's not feasible, try to for once at least be smart about building and the impacts on Carlsbad. For example, population and housing...there is the huge monstrosity of Robertson Ranch right across the street. Have you seen the 600 apartments that are being built? How many people will reside there (2x600, 3x600)? How many cars???

Does anyone even think about the short and long term negative impact on the environment? Animals? Habitat? I've lived here since 1985 and I have never been given notice about this development. Ask for my input, ask for my neighbors to be involved. Stop dictating the way we should live and what we have to endure.

Rosanne Bentley

## Teri Delcamp

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**From:** susan gutierrez <schneb6@gmail.com>  
**Sent:** Tuesday, April 24, 2018 11:22 AM  
**To:** Teri Delcamp  
**Subject:** Marja Acres-EIR public comment

Good morning

I would just like to raise my concern regarding the impact of additional traffic on El Camino Real with the proposed Marja Acres development.

Currently, the drive time has greatly increased in the late afternoon when driving from south Carlsbad to north Carlsbad on El Camino Real. The intersection at Tamarack and El Camino has numerous accidents and makes it dangerous for pedestrians and bicyclists. I am concerned that with the additional housing constructed at Marja Acres it will increase the drive time, and also impact the intersection.

Two suggestions to minimize these issues; widen the north bound El Camino Real between Sunny Creek and College/ Cannon from the current two lanes to three, and also reduce the speed on El Camino Real going south bound from Chestnut to Tamarack

Thank you for your time.

Susan Gutierrez

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Sue Gutierrez  
760-434-5308- home  
760-822-8035-cell

## Teri Delcamp

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**From:** Kate Battenfeld <battenfeldk@gmail.com>  
**Sent:** Sunday, April 22, 2018 12:39 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres: EIR Public Comments

Dear Teri,

I am writing to voice my concerns and questions regarding the Marja Acres project. I live in the Hidden Ridge development nearby, and I have grave concerns that this development is not in the best interest of our community.

I believe that the April 17 Scoping meeting that was organized by the developer, New Urban West, did not give the public the appropriate information regarding CEQA that is required by the law. It is difficult to understand the project when the developer itself is not forthcoming in providing the legal information that it is required to provide, such as public information on the meaning and scope of how the project will affect our community from an environmental standpoint.

I also have substantial concerns and questions regarding the following:

1. Traffic issues-how will the addition of 600 cars on El Camino Real impact an already busy intersection? What about the U-Turn that must be made at the light at Kelly Drive, when residents of Marja coming from south El Camino Real (ECR) back up on ECR? How will the traffic be impacted by the additional cars, combined with Kelly school traffic and Robertson Ranch traffic?
2. What wildlife that will be affected, such as the knatcatcher, egrets, herons, or other species or plants that are environmentally sensitive or threatened? Will there be surveys? Will you be asking for surveys?
3. Are there pesticides or other chemicals from the previous farming in the groundwater, and will all the land be tested for hazardous materials?
4. What is the estimated number of families with elementary aged children going to Kelly Elementary who will be added from Marja Acres, along with Robertson Ranch, and how will that impact the Kelly school community and the class size numbers?

I am aware that the developer must supply mitigation measures for all significant environmental issues, and I do not believe that New Urban West has made any clear attempt to do so. I respectfully request that the developer provide detailed analysis and reports of data found, concerning the topics I have listed in this letter.

Sincerely,

Kate Battenfeld  
2352 Summerwind Place  
Carlsbad, CA 92008

## Teri Delcamp

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**From:** jsgambelluri@roadrunner.com  
**Sent:** Saturday, April 21, 2018 11:55 AM  
**To:** Teri Delcamp  
**Subject:** Marja Acres

I attended the Public Scoping Meeting on 4/17/18. I live in the adjacent Mobile Home Park at 4967 Cindy Ave. Thank you for the opportunity to provide a forum for thoughts and concerns regarding the planned development next to us on the West Side of El Camino Real.

Allow me to voice a few concerns regarding New Urban West's plans for the property.

On the initial notice (9/1/2016) New Urban West asked for 151 townhouses, 35 age restricted affordable apartments, and 32 detached single family homes along with 16,000 s.f of retail/restaurant space on this parcel. The 4/18 revision/proposal is calling for .....253 townhouses, 46 age restricted affordable multi-family units. Apparently the age-restricted units and the single family units were deleted and an additional 81 units added increasing the already overdevelopment of this 21 acre parcel. Having an "Organic Urban Garden" next to this volume of traffic pollution seems hardly an enticing prospect for that enterprise. (IF it can be certified organic considering the exhaust pollution). I certainly would not consider any produce there desirable. It is obvious some more work is needed to properly assess how many homes/townhomes/apartments should be permitted on the parcel. Already the density was marginal, (too dense) now a full 81 units have been added. A considerable increase for this limited space. Part of the land at the corner of Kelly and El Camino is a low lying area. Proper drainage of re-contoured land must be addressed before even higher density is permitted. If every unit - which according to the folks putting on the scoping meeting, has garages for two cars that means at the best of times an additional 600 cars joining the Eastbound Traffic (already over capacity) in addition to the extra traffic anticipated coming from the Robertson Ranch build out further East.

Ingress and egress on the property is all on the Eastbound Lanes of El Camino, not allowing for ANY crossing into Westbound Traffic except at the top of the hill at the Robertson Ranch/Lisa Street light, via a SHORT turn out/U turn lane at the light. And the corresponding access - denied from Westbound Lanes into Marja acres, causing similar problems at the Kelly/El Camino Intersection. Choked and idling traffic will be the inevitable result.

Even now, before Robertson Ranch and the Townhouse/Apartments there are completed, the traffic increase on El Camino during morning and afternoon commute has increased where often traffic stacks up from the Robertson Ranch Light up to and past Tamarack in the Eastbound Lanes. Often right across the intersections of the light at Kelly, often past the light at Robertson in all lanes. I cannot imagine adding two exits on El Camino Eastbound only - and on top of that no means of a Westbound access until the light at Robertson Ranch/Lisa when with luck one can make a U turn to go to the Westbound Lanes of El Camino. It will take some explanation how, at peak traffic times, the residents of Marja Acres can enter the traffic stream, much less how they can manage crossing three lanes of solid gridlock to reach the turn/U turn lane at the next light. (Robertson Ranch/Lisa). Obviously the problem exist at present, and with the build out of Robertson Ranch and Marja Acres will increase. No one seems to have addressed this at this time. Just a thought: How are ambulances and fire engines going to deal with servicing the community in a timely fashion at peak traffic times?

I thank you for considering the above comments, and would appreciate being kept informed of all developments regarding the subject property.

J. Sgambelluri, 4967 Cindy Ave., Carlsbad, CA 92008 Phone 760-730-3970.

## Teri Delcamp

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**From:** Henry Manzola <hmanzola@gmail.com>  
**Sent:** Friday, April 20, 2018 10:47 AM  
**To:** Teri Delcamp  
**Subject:** New Development,

Hello Teri,

I am writing about the plans for the development of the Marja site along El Camino Real near the Robertson Ranch Development. I am opposed to the type and scope of development proposed.

I am dismayed by the apparent onslaught of pressure to over develop this area. I am a longtime resident of Carlsbad, (23+ years). I have enjoyed the clean small town atmosphere. It seems that now our beautiful city is in danger of becoming an over populated, congested with traffic and less pleasant place to live. The addition of almost 300 more homes (and increased traffic) in this neighborhood will undoubtedly degrade our quality of life.

I am not against development in general. But, it needs to be thoughtful, well planned out and take into consideration the impact on the environment. Also we need to look to the future. Look at how overbuilding in other cities has converted them into urban blight. I would hate to see it happen here.

We have to be concerned about our lagoon too. It is a local environmental jewel. Building new structures so close to it will have a negative impact. More street, parking lot, and roof top runoff will allow increased pollution to contaminate our lagoon and ocean.

One last observation. It seems like the construction in this area is all about high end homes. I have noted that the homes in the Robertson Ranch area cost around \$1,000,000+ range. This puts upward pressure on all other home prices. While this is not entirely undesired, I would like to point out that if not somewhat in moderated will have extensive negative effects. Increased homelessness is top of the list. Just look at the Bay Area and Silicon Valley.

Thank you for your time,

Henry C. Manzola  
2700 Olympia Dr.  
Carlsbad, CA 92010

Sent from my iPad

## Teri Delcamp

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**From:** rl fletcher <rikkitaxes@yahoo.com>  
**Sent:** Thursday, April 19, 2018 2:15 PM  
**To:** Teri Delcamp  
**Subject:** Marja acres project

Dear Teri delCamp

I am writing this letter to express some of my opinions about the proposed development. I believe the development will have an adverse effect on the environment and the quality of living for the residents of this area of Carlsbad. The Proposal will overbuild the acreage.

There is not nearly enough parking for the residents and guests.

The development will impact the environment. Many animals will be displaced as will their predators. This will probably result in an influx of rodents for the people currently living in Loma Laguna. This development removes open space which is essential for our ecosystem.

There are only two right-turn entrances and exits to the proposed development. This means a lot of residents will be forced to make u-turns, blocking traffic at two intersections as they attempt to either leave or get home. This adds to air pollution and uses excessive gasoline. If you've ever driven on that portion of El Camino during rush hour you know that it is already impacted and I have not heard of any plans to help the situation that is currently in place much less the future damage that so many more automobiles will bring.

The elementary school is already overcrowded and I have not heard anything about a new Elementary School to serve the new developments.

Our city resources are already strained and this will strain them further.

I see no upside for anyone to this proposed development (except those who will gain financially).

This proposal needs to be scaled back.

Fewer units, more parking, more open space and commercial space that is adequate and useful.

Thank you for reading

Rikki Fletcher  
4923 Loma Way  
92008

Sent from Yahoo Mail on Android

## Teri Delcamp

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**From:** Penny Johnson <pennyofcbad@roadrunner.com>  
**Sent:** Wednesday, April 18, 2018 8:48 PM  
**To:** Teri Delcamp  
**Subject:** Maria Acres

Sent from my iPad.        So disappointed in the Maria Acres meeting . I arrived late and left soon there after when it seemed to be a promotional for MA and no CEQA info/ discussion.  
A big concern ( besides chemicals in the soil) is the increase in units equals a huge traffic increase equals more traffic congestion and pollution. What are you thinking ? Certainly not about al the different pollution elements and quality of life. How does this Carlsbad better ?  
Penny Johnson 1360 Hillview Ct. 92008



## Teri Delcamp

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**From:** Carolyn King <carolyn@halseyking.com>  
**Sent:** Wednesday, April 18, 2018 4:15 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres proposed development

I do not think this area can absorb any more homes that affect El Camino Real. The traffic is already horrible thru out the day. All of this building is changing complexion of Carlsbad. We are becoming a little LA with such dense housing, horrible traffic and environmental issues.

Sent from my iPhone

## Teri Delcamp

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**From:** jerry H. Forsch <jhforsch@gmail.com>  
**Sent:** Wednesday, April 18, 2018 7:45 AM  
**To:** Teri Delcamp  
**Subject:** Proposed new development on El Camino Real opposite Robertson Ranch

Considering the present traffic on El Camino Real during rush hours, the additional congestion that will be caused when Robertson Ranch is completely built and occupied, the proposed development would make El Camino Real a traffic nightmare.

Carlsbad citizens last year rejected development of a much needed mall that would have benefited all the residents of our city, created revenue for our city, and provided jobs, because of concern about increased traffic and because of a desire to maintain open space. Is this proposed development needed so much more than the mall that was rejected, to override those same concerns that denied our residents and our city the benefits of that mall?

Jerry Forsch

## Teri Delcamp

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**From:** Lydia <lydiadobbs@sbcglobal.net>  
**Sent:** Tuesday, April 17, 2018 10:04 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres

I was unable to attend tonight's meeting, but wanted to express my concerns about taking Marja Acres from retail to 100% residential via 299 townhomes. I moved to Carlsbad a decade ago for many reasons – mostly to avoid the congestion, homegenization and traffic of OC. For my love of open spaces, I chose Calavera Hills, because it was close to the ecological reserve trails and was a peaceful spot with no traffic congestion.

In the past couple years, this area has changed dramatically for the worse. The traffic congestion from the Robertson Ranch and the homes off of Marron and College is already too much for this small area. And these subdivisions are not even complete yet. The noise and congestion backs up early in the morning to start rush hour and goes on into the evening. That's coupled with the Sage high school drop off and pick up clustering. The sound of cars speeding up and down College and Tamarack is nearly constant now. Not to mention, the ecological impact to the Lagoon and the Reserve.

Please help preserve the natural beauty of Carlsbad and the unique personality of this charming community before it turn into another OC. Please stick with retail at Marja Acres.

Thank you,

Lydia Dobbs  
Carlsbad Resident



Virus-free. [www.avast.com](http://www.avast.com)

## Teri Delcamp

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**From:** Annette McCulley <amcculley38@gmail.com>  
**Sent:** Monday, April 16, 2018 8:07 PM  
**To:** Teri Delcamp  
**Subject:** Requesting Environmental Impact Report Results Please, When Available

04/16/2018

To City of Carlsbad Planning Division  
cc: Attn.Teri Delcamp,Principal Planner

Our Family did receive your Letter /Public Notice of Preparation and Public Scoping Meeting in reference to the Marja Acres Project located close to our neighborhood.

I don't have direct contact information with the Developer to explain my concerns regarding the Air Pollution directed to our Family and Neighbors who live Geographically close to the Constructions site Marja Acres Project when construction Begins?

Will consideration be taken in to account and reviewed for myself,elderly,neighbors and children that have Medical Conditions?

In am addressing Potential Environmental Effects stated in your Letter sent this month. Which states this is the time for Public Comment Period: April 6-May 7,2018

Thank You  
Annette A. McCulley  
Jennifer R. McCulley  
4909 Park Dr.  
Carlsbad,Ca 92008  
[amcculley38@gmail.com](mailto:amcculley38@gmail.com)

## Teri Delcamp

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**From:** Margaret L. Gibson <margaretlgibson@gmail.com>  
**Sent:** Tuesday, April 17, 2018 3:10 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres

Hello,

My name is Margaret Gibson and I live down the street (Evans Point) from the proposed residential development at Marja Acres. I am against further development in this area because since we have moved here 7 years ago, more and more neighborhoods are being built. Prior to moving in, we called the City of Carlsbad and was told that Carlsbad was at build out and no more homes would be built. Yet, Robertson Ranch is almost done and now almost 300 more townhomes are going to be built right across the street? I don't understand? Please help explain.

Thank you,  
Margaret Gibson

## Teri Delcamp

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**From:** Mellissa Yardley <mellissamurphy@yahoo.com>  
**Sent:** Thursday, April 26, 2018 8:51 AM  
**To:** Teri Delcamp  
**Subject:** Marja Acres-EIR public comment

Teri Delcamp  
Principal Planner  
City of Carlsbad  
1635 Faraday  
Carlsbad, CA 92008

RE: Marja Acres-EIR Public Comment

Dear Teri,

My husband and I live at 4918 Park Court in a cul-de-sac that backs the townhome section of the new development. We continue to have a multitude of concerns both personal and environmental about the impact to ourselves and our beloved neighborhood.

One of our top concerns is the impact of the increased traffic we will experience with the new construction on El Camino, Park Dr. and Kelly Dr. We walk our dog every day from our house to the lagoon. Park has already suffered from an enormous increase in traffic just since Robertson's Ranch opened up and their residents started using Park to get to the freeway. There has also been an increase in the number of people speeding on Park; it never used to be this bad. When the new development opens up our once quiet and peaceful walk will become what seems like a stroll along a busy highway. This will be especially true to those Marja residents who decide to also take Park to get to the freeway. The traffic on El Camino is consistently backed up from Kelly it is often bumper to bumper to Cannon. Worse still, what about the Marja residents making a u-turn on El Camino Real to come and go? All those additional vehicles are sure to back up the already stressed flow of traffic. My husband and I frequent the Marja Market and always have a hard time getting out with the traffic on El Camino as it is now. It's a death defying feat at times and that is no exaggeration. With the additional traffic to come the congestion will be out of control. Traffic, especially motor vehicle traffic can cause many kinds of detrimental impacts on the environment and health. The main hazards are climate change, the deterioration of air quality and noise. The areas with the largest number of cars on the road see higher levels of air pollution on average. Motor vehicles are one of the largest sources of pollution

worldwide. Slower moving traffic emits more pollution than when cars move at freeway speeds. Traffic jams are bad for our air. What is being done to lessen the gravity of this situation? How did they come to the conclusion that our roads can handle the exorbitant amount of homes that are planned? What studies were done?

Our other concern is the noise. There will be noise from the construction itself. There will be noise from the new traffic. There will be noise from the new Marja residents. Unwanted noise (Noise Pollution) can damage psychological and physiological health. Noise pollution can cause hypertension, high stress levels, sleep disturbances and other harmful effects. Noise pollution is an underrated environmental issue. I am not a well woman, and our home backs up to the driveways of the new townhomes. It will be a tunnel of sound pouring into our living room, a living room which will also probably be visible to them as far as we can tell. I'm worried about how this will affect my sleep, my day, my health. I would like to know what is being done to ensure that we all keep our current quiet living. Will there be a noise ordinance for the HOA in Marja Acres pertaining to quiet hours? As far as the noise of construction, what is the starting time of the day? What is the ending time? I believe there should be penalties should they start before or stay later than agreed upon. Noise should be mitigated from power equipment or other noise producing activities with sound barriers, muffling devices, lower settings and shortened work periods with louder equipment. Preliminary noise readings should be taken to ensure that they are not in violation of the City of Carlsbad noise ordinance. These readings should be taken at the closest adjacent property line from the noise source. Appropriate mitigation and/or conditions of approval should be incorporated in the project to ensure the codes are enforced.

Air pollution is an enormous concern for us all. The quality of air during the construction process is a serious issue. I've been informed that the dust from the farm contains an insecticide called Toxaphene. Hosing down the dirt alone is not going to completely eliminate the risk to the quality of air. More things need to be done in conjunction with hosing the dirt, especially in a drought. What about the use of vacuum sweepers or non-toxic chemical dust suppressants to stabilize soils? There should be physical/mechanical barriers to contain or limit transport of fugitive dust. What studies were done to decide that water was the best and the only way. Will there be congruent air quality studies throughout the project to protect us all and our pets from this deadly toxin?

Please provide any reports and studies of data found on the above issues and any details on how said issues were addressed in order to lessen the impact to our community.

Thank you kindly for your time and consideration.

Missy & Jake Yardley  
4918 Park Court





## Teri Delcamp

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**From:** Dorothy Indrieri <dortindy@roadrunner.com>  
**Sent:** Wednesday, April 25, 2018 11:23 PM  
**To:** Teri.delcamp@carlsbadca.gov  
**Subject:** Marja Acres-EIR Public Comment

April 25, 2018

Dorothy Indrieri  
4992 Via Marta  
Carlsbad, CA 92008

Teri Del Camp  
1635 Faraday  
Carlsbad CA 92008  
[Teri.delcamp@carlsbadca.gov](mailto:Teri.delcamp@carlsbadca.gov)

Subject: Marja Acres-EIR Public Comment

Dear Ms. Del Camp:

I am writing regarding the traffic and safety impact of the housing developments along El Camino Real near the intersection with Kelly Drive. I have lived in my home on Via Marta since the homes were built in 1976-77 and worked twenty five year of those years for CUSD. My children and I opened Kelly School. What we loved, when we bought our home, was the natural habitat and the almost remote peacefulness of the area. It was quiet and all we saw behind our home was the natural beauty of the Agua Hedionda Lagoon and beautiful wetlands. My parents followed us to Carlsbad to be nearby, purchasing a home in Rancho Carlsbad with just a **safe** two mile drive between us... safe then, but not so now!

With Cannon Road cut through from the I-5 freeway, Sage Creek High School traffic and the Robertson Ranch megalopolis, El Camino Real has become a nightmare. And now, with 299 dwelling units (and probably a minimum of 600 cars) proposed for Marja Acres congestion promises to be even worse!

The two specific things that concern me most about all the new cars on the road are the single direction entrance and exit to Marja Acres off El Camino Real and the school drop off traffic on Kelly Drive. Residents in the Marja development coming home, traveling north from Carlsbad's many business opportunities to the south, will have to make a U-turn at Kelly and wait for the traffic light to do so. I wonder if the left turn lane will accommodate them all. It appears to be only about 10 car lengths long. It is very narrow and already a "rocking experience" as through traffic whizzes by at 50+ mph. I see accidents waiting to happen!

As for Kelly Drive, clearly the Robertson Ranch homes, with five and six bedrooms, and now apartments as well, will be driving their children to Kelly School. At 7:45 AM on Tuesday, as I made my way to my volunteer job at Tri City hospital, I saw cars in line all the way back to El Camino for school drop off ! Frustrated, late to work parents were making dangerous maneuvers in attempt to deal with that bottleneck.

Too many homes, too many people, too many cars! Our environment, my neighborhood, is no longer peaceful, nor are our streets safe. I am asking the City and the developer to reconsider the density of the Marja Development because of the traffic safety impact on our community. I would like the developer to provide details as to how these concerns can be mitigated.

Thank you.

Sincerely,  
Dorothy Indrieri

## Teri Delcamp

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**From:** J Cannon <blancofelis@EarthLink.net>  
**Sent:** Tuesday, April 24, 2018 11:19 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Squashes Citizens' Core Values

Dear Teri—

The City of Carlsbad has spent hundreds of thousands of dollars hiring consulting firms who repeatedly poll its citizens about their most important priorities for the community. The answers are *always the same*—which resulted in the Core Values list on the City of Carlsbad website, as follows:

### **Small town feel, beach community character and connectedness**

Enhance Carlsbad's defining attributes - its small town feel and beach community character. Build on the city's culture of civic engagement, volunteerism and philanthropy.

Marja Acres is going to cram 253 townhomes and 46 low income senior apartments onto what is now mostly agricultural land. Across the street, Robertson Ranch is adding a further 308 homes and 360 apartments for a total of 668 units. This adds to a total of 967 units in a very tight section of El Camino Real.

Assuming that most units house more than one person and usually each has a job and a car, a conservative estimate of 2 cars per household means 1,934 additional cars will be winding their way from work and back, to stores, to schools...I'd say this goes against **Small town feel, beach community character and connectedness**

### **Open space and the natural environment**

Prioritize protection and enhancement of open space and the natural environment. Support and protect Carlsbad's unique open space and agricultural heritage.

The 400-acre Robertson Ranch is now a combination of high density suburban homes and apartments and Marja Acres' 20 acres of even more suburban subdivision and senior apartments has consumed another massive chunk of what used to be a rural corridor in Carlsbad. I'd say this counts against **Open space and the natural environment**

### **Access to recreation & active, healthy lifestyles**

Promote active lifestyles and community health by furthering access to trails, parks, beaches and other recreation opportunities.

The only somewhat safe way to get around in the El Camino Real corridor is in a car. Bike lanes are wider than in the past, but a couple feet won't make much difference when a distracted speeding driver drifts out of their lane. Riding a bike in Carlsbad is somewhat suicidal IMHO—speaking as a former 10-year bike commuter. Marja Acres development does not contribute any real connection to anything. and creates a higher population who has no access to anything other than in a car.

### **The local economy, business diversity & tourism**

Strengthen the city's strong and diverse economy and its position as an employment hub in north San Diego County. Promote business diversity, increased specialty retail and dining opportunities, and Carlsbad's tourism. [Read more.](#)

Am focusing on diversity on this one. I'd say that the lack of diversity that Marja Acres/Robertson Ranch creates centers on economic. The newest homes at Robertson are being offered at starting prices of 1.5 million. I don't know what Marja Acres homes will go for, but I imagine they will be spendy. Am skeptical that the "affordable" senior apartments will be in the range of very many seniors unless they are governmentally subsidized, which doesn't really mean they are affordable. It means that the taxpayers end up footing the bill for paying landlords' large investment in overpriced housing.

#### **Walking, biking, public transportation & connectivity**

Increase travel options through enhanced walking, bicycling and public transportation systems. Enhance mobility through increased connectivity and intelligent transportation management.

Again, it's cars, cars, cars in this neck of the woods—er—burbs. I don't see any of these folks wandering down to the bus stops on El Cam. Biking is for the intrepid or carless desperate, and walking routes to any particular or practical destination is still theoretical.

#### **Sustainability**

Build on the city's sustainability initiatives to emerge as a leader in green development and sustainability. Pursue public/private partnerships, particularly on sustainable water, energy, recycling and foods.

Will Maria Acres homes have drought friendly landscaping? Will the roofs have solar? From what I see in early plans, there is a big lawn in its center.

#### **History, the arts & cultural resources**

Emphasize the arts by promoting a multitude of events and productions year-round, cutting-edge venues to host world class performances, and celebrate Carlsbad's cultural heritage in dedicated facilities and programs.

All of the promo for Robertson Ranch, and I assume Marja Acres, focuses on the proximities of retail shopping centers, golf courses and beaches. These developers are not mentioning a thing about cultural arts or historic aspects of Carlsbad.

#### **High quality education & community services**

Support quality, comprehensive education and life-long learning opportunities, provide housing and community services for a changing population, and maintain a high standard for citywide public safety.

Focusing on citywide public safety, the crowding of this corridor of El Camino will cause further aggressive driving and dangerous pullouts from Marja.

High quality education will be compromised by the new high density subdivisions, crowding schools resulting in larger classroom sizes, compromising teachers' ability to provide optimal attention to their students.

#### **Neighborhood revitalization, community design & livability**

Revitalize neighborhoods and enhance citywide community design and livability. Promote a greater mix of uses citywide, more activities along the coastline and link density to public transportation. Revitalize the downtown Village as a community focal point and a unique and memorable center for visitors, and rejuvenate the historic Barrio neighborhood.

The residents of these crowded, expensive subdivisions won't likely be taking the bus, which is the only mass transit available along El Camino. 100% will require a car to come and go, even if many are heading to the Village to catch a

train to work. The nearly 2,000 more cars from Robertson and Marja will permanently affect traffic patterns from El Camino to 78 and I-5, creating twice daily back ups as people commute. Long gridlocked commutes do not lend much revitalization or livability to residents' daily existence.

The long term pattern of Carlsbad has been to grant developers whatever they want, with only the revenue generation the projects generate in mind. Little thought has been given for all of the above considerations, as they are expensive to implement if done correctly. Because infrastructure for connectivity, livability and sustainability has not been addressed, catching up is going to be problematic and much more expensive than if these things were considered in early planning of Carlsbad.

Marja Acres is one more development in the city that defies the majority of citizens wishes and is contrary to the nine core values developed by the city itself. This is very contradictory. My recommendation is either to stop spending hundreds of thousands on consultants to ask what Carlsbad citizens want, or to actually implement these Core Values.

Thank you,

Janeil Cannon  
92008



## Teri Delcamp

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**From:** Patricia Parsons <pat@parsons.org>  
**Sent:** Saturday, April 21, 2018 3:07 PM  
**To:** Teri Delcamp  
**Subject:** A Concerned Resident  
**Attachments:** Community Newsletter #1.docx; Marja Acres.pdf

My husband and I live right off El Camino Real on Forecastle Court ... The traffic that is increasing related to the huge Robinson Ranch buildout ... now including apartments ... is affecting all of us very negatively who live in this area. We do not need any additional buildout, namely: the one that is being considered at Maja Acres area.

We need the Carlsbad Counsel to start protecting our once beautiful area on the El Camino Real from extensive traffic. Please vote this down. Also there is concern about the open space on the East corner of El Camino and College Road at the light. Wonder what is going to be going in there.

Terry & Pat Parsons.



*Marja Acres*





Last Tuesday evening was a Scoping meeting that was put on by the developer, New Urban West, the consultant HDR Inc, based out of Irvine, who is performing the CEQA and the City of Carlsbad.

I have taken two courses in how the Scoping meeting was supposed to be done, and I felt this meeting was informational advertising from the developer on his particular project rather than how we as the public were supposed to learn about CEQA (California Environmental Quality Act, 1980). It is important to understand that the "California legislature has tried (through CEQA) to recognize the public's desire for long-term protection of California's extraordinary natural beauty, unique landscapes and irreplaceable natural resources, to involve the public and to create suitable living environments for residents to create and maintain conditions which man and nature live in harmony."

I was very disappointed, since the purpose of the Scoping meeting is to explain to the public how to write letters which will tell the developer how to mitigate the effects of his development on our lives and the environment. THIS WAS NOT DONE! An email I received last night from a neighbor showed me that there was a clear misunderstanding of the purpose and to me, the Developer pulled a fast one. According to The California Dept. of Fish and Wildlife <https://www.wildlife.ca.gov/Conservation/CEQA/Purpose>

*The purpose of CEQA is to:*

- *Disclose to the public the significant environmental effects of a proposed discretionary project, through the preparation of an Initial Study (IS), Negative Declaration (ND), or Environmental Impact Report (EIR).*
- *Prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring.*
- *Disclose to the public the agency decision making process utilized to approve discretionary projects through findings and statements of overriding consideration.*
- *Enhance public participation in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process.*
- *Improve interagency coordination through early consultations, scoping meetings, and notices of preparation.*

This is why I believe that the Scoping meeting was a conflict of what our rights as a public should be. The meeting was not organized but only a series of posters and renderings that showed the development, potential designs and only one poster showed the linear sequence of the process. It was not a formal meeting to instruct the public.

So, I guess it is up to me to explain. I hope to do this in two pages, but in reality it is very difficult to do.

First, we were sent a Notice of Preparation and Notice of a Scoping Meeting. This is the first in the process of the CEQA and an EIR (Environmental Impact Report). This notice was sent to everyone in our development who either wrote a letter to the city (commenting about the house being torn down in our neighborhood) or any residences who live within 600ft. of Marja Acres. The EIR is described as follows:

*It identifies and examines the likely **environmental** effects of the continuing operations of an existing facility or those of a proposed project, and proposes measures to avoid, mitigate, or offset them. An EIS is only a part of EIA process and not its definitive product. Also called **environmental impact statement**.*

We as the public have a RIGHT to comment how a project will affect us environmentally. The developer doesn't want to have to mitigate ANYTHING, so if we are misled then good for the developer. According to a former Planning Commissioner and good friend, she says this happens all the time, where the developer doesn't explain the meaning and scope of how the project will affect us environmentally.

So, what do we do now?

We have until May 7<sup>th</sup> to write a comment letter to [Teri.Delcamp@carlsbadca.gov](mailto:Teri.Delcamp@carlsbadca.gov) explaining how the project will affect us. You may write MORE THAN ONE LETTER. I am writing a letter that currently is 4 pages long and plan to write another! The idea is to NOT HAVE ALL OF US WRITE THE SAME THING, but sometimes there is one small detail that will really affect the project to the good of the community. I cannot think of everything which is why it is important for your comments. The next page will be my attempt to explain how this is done. We will also be able to comment later in the process. Please continue to monitor our Facebook page [Carlsbad Neighbors Concerned About Marja Acres](#) if you can.

Within the EIR, the City will determine the significant ADVERSE environmental effects with ways to minimize the effects or correct them by proposing alternatives and restraints. The City and consultant won't know the negative effects since WE live near the project. Some of the effects are mentioned below, but they are EXAMPLES, and the more detail that you write in your letter, the better we as a community will be. I will present TOPICS but you will need to give your own experience and opinions. Details...details...details are needed!

1. Time of operation of the development. When the development is going on, which hours will they operate? Will they be working on weekends? At 5am???
2. Traffic issues-how will the addition of 600 cars on El Camino Real add to your day? What about the U-Turn that must be made when residents of Marja coming from the south El Camino Real (ECR) will back up on those cars wishing to proceed north and will be backed up? What about the cars turning left onto ECR from their homes with no way to pick up speed when oncoming cars will be driving at 55+ MPH?
3. How will Marja Acres have their lighting? Will it spill over into the back yards of the homes along Park Drive and El Camino Estates or will there be low beams?
4. Noise-since the driveways will back up to the south end of the property, will cars or motorcycles gunning their engines affect your quiet living? Can you ask that the terms of the HOA in Marja Acres have quiet hours? What about noise of construction? Can you ask for certain operating hours and penalties?
5. Air-during the development process, will the bulldozers be creating dust that we could be breathing. What is in that dust since the area used to be a farm. DDT? Toxaphene, an insecticide found at Robertson Ranch was "mitigated" by hosing down the area and bulldozing it under the street. Is that how you want mitigation?
6. Water-when the property is being hosed for development, where will that water go? Will chemicals from farming leach down to the culvert behind the homes on Kelly Drive and wash out to Agua Hedionda Lagoon?
7. Schools: what are the impacts of more children from Marja Acres? Will they affect your child's education with overcrowding, especially since Robertson Ranch kids will be attending Kelly Elementary along with Marja kids.
8. Exposure of the leaching chemicals from the development process (water with chemicals) through the culvert will that become airborne (once the water dries and chemicals are deposited in the culvert) and will the children and nearby residents be exposed?
9. Are there any wildlife that will be affected, such as the knatcatcher, or other species or plants that are environmentally sensitive or threatened? Will there be surveys? Can you ask?
10. How will the developer continue to monitor the culvert behind the homes during construction and afterwards?
11. Traffic-how will the number of cars on Kelly affect your ability to leave your home?
12. Construction equipment: can you ask that the bulldozers used be environmentally safe (not spewing out pollution that can drift into our homes? Ask for air monitoring for nitrous oxides, carbon monoxides sulfur dioxides.
13. Soil analysis: ask for the entire property to be monitored for agricultural chemicals and breakdown products. Have the soil tested every couple of yards (not just one soil location). Have them publish the exact levels found and tables as to what are allowed by law for exposure and where they found the exposure.
14. Buried storage tanks-are there any buried tanks that may have contained gasoline, used pesticides and are the tanks in good condition or have they rusted and the chemicals leached out to the soil?
15. Future water sources-given the drought, how will this development impact our future water sources?

These are examples of topics that you can address your letters. The developer must supply mitigation measures for each "significant" environmental issue. Of course, the developer didn't want to tell us that...more work and money for them! We want our lives to remain as undisturbed as possible during the process of development and afterward. Please ask the developer to provide details of how something is mitigated and reports of data found. General topic letters is what they want so they don't have to do anything! This is work for all of us. Pick a topic. Research. Thank you!

Emails: [Teri.delcamp@carlsbadca.gov](mailto:Teri.delcamp@carlsbadca.gov) Letters can be mailed to Teri DelCamp @ 1635 Faraday. 92008 Please mention Marja Acres-EIR public comment in the title.

**Disclaimer: If you do not want future newsletters please contact Kris ([kriswrt222@gmail.com](mailto:kriswrt222@gmail.com))**

## Teri Delcamp

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**From:** Tom Dana <tdana@roadrunner.com>  
**Sent:** Saturday, April 21, 2018 2:03 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Project EIR

Office of the City  
Clerk  
122, 2018  
City of Carlsbad  
1200 Carlsbad Village Drive, Carlsbad, Ca 92008

Apri

ATTENTION: Teri Delcamp, Planning Department

RE: EIR for City of Carlsbad Planning Permit number, GPA 16-05/ZC 16-04/SP16-03/LCPA 16-05/CT 16-07/PUD 16-09/CDP 16-33/HDP 16-02/SUP 16-02 (Marja Acres).

My family and I have resided in Carlsbad at 4917 Park Drive since 1977.

Our development is a quiet and mature neighborhood that comprises of 130 single family homes. The proposed development backs up to many homes on Park Drive and will impact our entire neighborhood. The proposed development would allow a small piece of farmland and existing commercial property to be developed.

This project is ill planned because of the extremely high residential density levels that are grossly excessive for such a small parcel.

We understand that some development will occur on this property but please let it be as environmentally friendly and safe as possible for this development and our community.

This property has been farmed for many years and we have detected the odor of farm chemicals and fertilizers over a lengthy period. It would be prudent to do a proper soil report for chemicals and petroleum products.

Another concern is water runoff that runs into the drainage canal along Kelly Drive. This ditch fills up with water and sediment that allows plants to grow and restricts water flow. It then becomes a mosquito breeding ground that exposes the school and our community to the diseases that are associated with them.

It is essential that the canal is cleared on a regular schedule and remains flowing and treated for mosquitos because it is a serious health hazard to the area.

I respectfully request that you give our concerns the serious consideration and attention that it deserves.

Respectfully,

Mr. & Mrs. Tom Dana  
4917 Park Drive, Carlsbad, Ca 92008  
760-434-1370

## Teri Delcamp

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**From:** Sue Bloesch <suepr56@sbcglobal.net>  
**Sent:** Friday, April 20, 2018 3:31 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Project

Dear Ms. Delcamp,

I am writing today to share my concerns over the proposed development at Marja Acres. My family and I live on Kelly Drive and have for 30 years. We love living in Carlsbad. Our four daughters have all been students at Kelly Elementary, Valley Middle School and Carlsbad High School. My husband graduated from Carlsbad High School.

I just can't sit idly by and watch our neighborhood be devastated by another huge, high density development. At this time, our street is heavily traveled by people who seem to want to avoid the traffic congestion on El Camino Real. The massive Toll Brothers development has created an even busier commuter traffic than has ever existed before and it seems like Kelly Drive is now a short cut to Tamarack and I-5. If the proposed 253 town homes plus 46 other residences go in, as planned, traffic will be unbearable. Our streets will never be able to handle it all. I wonder about the parking accommodations the developer has in mind for the residents of MA. How will residents of Marja Acres be entering El Camino Real? The traffic flow is already going 55 miles per hour, how will folks exit MA with no real ability to flow onto ECR? Will another traffic signal be added? At this time there is no left hand turn into Marja Acres so people must wait at Kelly Drive to make a U-turn to get to the shopping center...what will happen with potentially 299 more vehicles? How many signal changes will I have to sit through to turn onto my own street?

The original plans called for 233 units, 32 detached single family homes with 15 of those homes having attached accessory dwelling units (potential low income housing), 35 senior apartments and 151 townhome units. All contained two car garages except the senior housing. The City required New Urban West to eliminate the 15 accessory dwelling units and add them to the senior apartments making the total 50 senior apartments. THE NEW PLANS have a total of 299 units, NO SINGLE FAMILY HOMES, with LESS low income homes than the City required (46) and ALL TOWNHOMES....neighbors that is a total of 253 townhomes (102 MORE TOWNHOMES than the first plan and 66 MORE residential units than the first plan submitted in Sept. 2016!!!

In addition, how will this affect parents taking their children to school or picking them up after school. Kelly Elementary School will be impacted **heavily** by the added number of children from MA. Toll Brothers' children also attend Kelly Elementary. The school traffic congestion on Kelly Drive and the speed with which parents travel Kelly Drive is already dangerous. I have personally called the Carlsbad Police Dept. on several occasions to ask for a heavier police presence. We have a very hazardous traffic problem already!

How long will this project take from start to finish? How will the developer handle the potential dust and noise pollution during the construction phase? How will the developer handle the toxins that will potentially be released into our air and lagoon during (and after) the construction phase? Considering the history of pesticide use on this property for decades, is this property even safe for humans to live on once all of the residue is exposed? How will this potential toxic environment be monitored in the future?

How will the homes along the rear of the development...along Park Drive and also El Camino Estates...be lit? Will the existing homeowners be burdened by excessive lighting from the new residents?

As a long time resident of Kelly Drive, our lives will forever be changed for the worse by this massive, high density project! I respectfully request that the Environmental Impact Report address these issues.

Please respect our way of life here and the concerns we have with regard to this proposed development.

Sincerely,  
Susan M. Blosch  
4811 Kelly Drive  
Carlsbad 92008

## Teri Delcamp

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**From:** Paige White <paige@paigewhite.net>  
**Sent:** Thursday, April 19, 2018 11:51 AM  
**To:** Teri Delcamp  
**Subject:** Marja Acres EIR Public Comment

Hi Teri,

I've seen a couple of messages on NextDoor and also spoke with the Developer, or someone with the project, and have some questions and/or concerns.

This gal who posted info today has stated the proper procedures have not been followed? Have you seen her letter? Her name is Ty Droe as listed on NextDoor.

I received a post card about the potential urban farm and invite for feedback and had a minor question about the event and spoke with who I think was one of the developers. We had a nice chat and he mentioned that the 'local majority' (I can not recall his exact words, but this was the gist) did not want big and/or more retail, so it was smaller than I think the 130K sf allowed. I was then told by someone else on NextDoor that the developer then reduced the retail, but added more housing units. This would imply they added more based on feedback that people wanted less retail? If this is so, then the question would need to be posed to those within 600ft if they would rather have more retail vs more units vs how much retail? I would also want to know if this local preference for less retail is documented? I live within 600ft and wasn't asked.

I also finally saw a drawing of the proposed site and had the impression the actual housing would be high up on the hill behind the current retail and not right next to and around creating a view of buildings vs the current palms and greenery in view our rear yards and will the excess noise of construction and/or finished home sites affect us?

The old bus stop is closer to Kelly Dr. Will the new site have its' own bus stop or how will a ton of new residents using public transportation will affect this current bus stop? I'd assume more will be using public transportation since there will be units designated for seniors who no longer drive.

I wasn't initially opposed to the site, but I had heard of 75 units and now there are more and I didn't know the units would be so close to the street and affecting views.

Will lighting affect homes on Kelly Dr or other areas associated with the site?

Will all kids go to Kelly? I know now Kelly gets backed up at drop off and pick and cars just driving thru get backed up at the round about.

I've multiple Pest Control companies share that the nursery and water are rat attractants and that a ton of rats came to the area when displaced by the Robertson's Ranch construction. How will this be addressed to avoid our homes being over run with displaced rats who carry deadly diseases?

How do they safely construct to make sure to avoid air pollution and unhealthy air and chemicals from getting into the air, water and soil? I know a lot of new construction materials are known to be cancer causing. Is there a special way they need to contain the air and these items for disposal and while on the site to keep the area contained?

I am not an expert on these processes, so please forgive my lack of experience, but I did want to share my concerns.



Thank you,

Paige White

## Teri Delcamp

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**From:** Carlton, David C CIV SPAWARSSYSCEN-PACIFIC, 56270 <david.carlton@navy.mil>  
**Sent:** Monday, April 16, 2018 7:08 AM  
**To:** DAVID CARLTON; Teri Delcamp  
**Subject:** RE: [Non-DoD Source] Re: 207-101-35 MARJA ACRES COMMENT

By the way, Mrs. Delcamp, I forgot to mention one other thing to consider when processing the environmental impact documentation. There are numerous hawks (Redtailed, Coopers, and Sharp Shinned) that live in the open area between Kelly Drive and El Camino Drive. We hear and see them often soaring East of Kelly Drive. At times, we will see them in the large pine tree in our backyard. The Marja Acres development area has been their habitat as long as we've lived on Kelly Drive.

-----Original Message-----

**From:** DAVID CARLTON [mailto:david.carlton@sbcglobal.net]  
**Sent:** Sunday, April 15, 2018 7:52 PM  
**To:** teri.delcamp@carlsbadca.gov  
**Cc:** Carlton, David C CIV SPAWARSSYSCEN-PACIFIC, 56270  
**Subject:** [Non-DoD Source] Re: 207-101-35 MARJA ACRES COMMENT

corrected.

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**From:** DAVID CARLTON <david.carlton@sbcglobal.net>  
**To:** "teri.delcamp@carlsbadca.gov" <teri.delcamp@carlsbadca.gov>  
**Cc:** "david.carlton@navy.mil" <david.carlton@navy.mil>  
**Sent:** Sunday, April 15, 2018 7:49 PM  
**Subject:** 207-101-35 MARJA ACRES COMMENT

Mrs. Delcamp:

My wife and I have lived on Kelly Drive in Carlsbad since 1993. We've enjoyed the location and the larger more private lots of our older Carlsbad home. We've remodeled extensively and hope to stay. Over the years, we've supported the Country Store, the Liquor Store, Bobbies Hideaway Cafe, the Flower Stand, and the Guitar repair shop. Naturally we've enjoyed the open spaces and driving by the tomato fields (now Robertson Ranch) along El Camino Real. We've always said we would stay in our home as long as no one develops the hillside behind us. We cringe every time we see someone surveying but we realize some development is inevitable.

Now we turn from Kelly Drive down El Camino Real and see a massive man made block retaining wall, with towering multi-story homes and a sea of unfinished condos jammed within a few feet of each other. You can no longer make an easy left turn from the North bound lane on El Camino into the country store area. U turns are required to get there; U turns are required to get home. They've even installed a poorly designed and implemented round-about on Kelly Drive near the school to better control the constant high speed flow of traffic on Kelly. To us, all of this represents a decline in our quality of living and in the quality of our Carlsbad experience.

Now you propose more high density housing (299 dwellings) across the street from an area already saturated with unfinished condos. Frankly, it feels like you are sacrificing this area of Carlsbad to meet a high density housing quota, in

order to preserve other areas of Carlsbad. 299 homes forced into 21 acres does not represent my idea of a quality development or a desirable place to live. I do not support the proposed high density Marja Acres development.

David C Carlton  
4869 Kelly Drive  
Carlsbad, CA 92008  
760-889-5265

## Teri Delcamp

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**From:** Jennifer Bray <jenbray08@yahoo.com>  
**Sent:** Saturday, April 28, 2018 2:59 PM  
**To:** Teri Delcamp  
**Subject:** Marja acres public comment

Heard about this development from next door and it was recommended we comment to you on any concerns. Sounds like we could see potentially 500 more cars and traffic on EL Camino real which is already so congested with Robertson Ranch Homes. I think this congestion can have a negative impact and have concerns for traffic and safety in that area should more sense projects come to the area. Hope you will pass these concerns along and the appropriate folks will be considerate of surrounding neighbors.

Thanks so much,

Jen Bray

Sent from my iPhone

## Teri Delcamp

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**From:** Ziv Ran <ziv.ran@gmail.com>  
**Sent:** Saturday, April 28, 2018 5:34 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres PUBLIC COMMENT

I am opposed to the current development plan because it has far too many DUs which will adversely impact traffic especially on ECR and exacerbate noise and air pollution problems. The site is far from any Coaster station and bus service along ECR is slow, infrequent and inconvenient so most ingress/egress would be by private vehicles.

Sincerely,

Ziv Ran  
Forest Ave  
Carlsbad

## Teri Delcamp

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**From:** Barb Levi <barblevi@barblevi.com>  
**Sent:** Saturday, April 28, 2018 7:16 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Public Comment

I am writing to voice my concerns about the development of Marja Acres, off E-Camino Real.

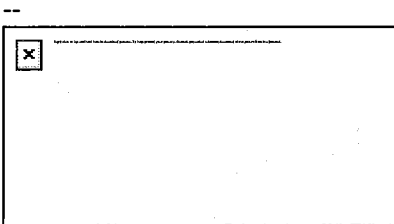
This area has seen tremendous growth with the development (and ongoing development) of Robertson Ranch, which is already straining local resources.

Traffic on El Camino Real has increased, resulting in longer commute/travel times for residents. With the additional development of Robertson ranch AND Marja Acres, the air quality will be impacted by additional vehicles plus the increased idling time for current residents going about their daily lives.

Where will these residents send their children to school? Kelly Elementary, Valley/Calavera Hills Middle, and Carlsbad/Sage Creek High cannot accommodate hundreds more students. None of the schools offer bus services, so this will add more vehicles to the roads during peak drive times, resulting in extreme traffic congestion.

Given the strain on utilities, traffic, and our Carlsbad school system, this development should not go forward at the planned 15.7 dwelling units per acre, which exceeds the recommended growth management rate of 12 dwelling units per acre. It must be scaled back or scrapped altogether. Carlsbad cannot support this.

Barb Levi



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**760-889-0804**

[www.barblevi.com](http://www.barblevi.com)

## Teri Delcamp

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**From:** Brian McInerny <beyondthemack@yahoo.com>  
**Sent:** Saturday, April 28, 2018 7:34 PM  
**To:** Teri Delcamp  
**Subject:** destruction

Hi Teri, I was told you are the person to contact if I as a citizen would like to express my opinions on a current development. If you live in Carlsbad then you are probably aware of the large projects nearing completion in our city. I am referring to Robertson Ranch and Quarry Creek. These projects have a direct bearing on the proposed Marja Acres project. While there are many arguments involving property rights, no one in Carlsbad government and planning seems to be considering citizen rights. We as citizens deserve to be represented and our community defended against the kind of traffic snarling, quality of life destroying developments that the City is so keen to approve. I have lived here for 63 years. I have seen the periods of rampant growth and the sad loss of a wonderful community. I am wondering if the goal here is to provide income from apartments hotels and home rentals for some out of town developers and investors. A community is about the people that live here. I know I am wasting my breath but I will say it anyway. We have to start considering what will become of our community. I want to go on record as opposing this Marja Acres development plan. How is it that they have come back with a second plan that is substantially more dense and under parked than the previous one? Do the people who make these decisions actually drive on 78 I-5 and El Camino Real? What is happening might be legal but it is a sin against the community. Thanks for listening, Best regards, Brian G. McInerny

## Teri Delcamp

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**From:** jrspobrien <jrspobrien@sbcglobal.net>  
**Sent:** Saturday, April 28, 2018 8:16 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Public Comment

Dear Ms. Delcamp,

As a resident in the Capri community for many years, we have seen both positive and negative growth along and around ECR. The Robertson Ranch project has impacted our roads, traffic, and has removed much of the Olde Carlsbad "flavor". We understand that progress cannot stand still, yet this specific area around Kelly school is being proposed beyond the recommended growth point. With dense housing comes air pollution (to say nothing of living next to high tension wires), noise pollution, and will statistically show an increase in crime.

We are strongly suggesting that you re-evaluate this proposal of 299 housing units, far too many for the acreage allotted. If the children from Robertson Ranch and Marja Acres will be attending Kelly Elementary School, how does this affect the teacher to student ratio? Hopefully one of our main goals for Carlsbad is to maintain schools with strong academics and safety, not just a.d.a.

Thank you for considering the interests and concerns for the population around this last little bit of acreage in Carlsbad.

John O'Brien  
Jrspobrien@sbcglobal.net

Sent from my Verizon, Samsung Galaxy Tablet



## Teri Delcamp

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**From:** Amy Brown <amytbrown44@gmail.com>  
**Sent:** Saturday, April 28, 2018 8:32 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres-EIR public comment

Hello

I'm a Carlsbad resident and very concerned about the proposed development at Marja Acres, especially the environmental impact.

I live at 4550 Trieste Dr. and work in Carlsbad. I take El Camino Real every day to work. What used to be an 8 to 9 minute commute is now 15 to 20 minutes since Robertson Ranch homes have been stood up, and that's before they have completed the MDUs. With the addition of the proposed Marja Acres development, I am greatly concerned with how El Camino Real infrastructure and residents will handle the additional stress. I have personally noticed an increase in accidents and road rage since Robertson Ranch opened.

Also, what are proposed plans in case of an emergency evacuation? That 8 to 9 minute commute I've mentioned earlier, was over an hour when we had the Carlsbad fires a couple years back! What was most concerning, was that on several parts that commute, there were no alternate routes or ways to turn around. If the fire had continued down El Camino Real, many of us in cars would have been trapped. How is Carlsbad going to prevent a situation like this, with all the added traffic and population to this part of Carlsbad? This seems extremely dangerous for our community and not well thought through.

Green space used to be a priority for Carlsbad, how has this recently become de-prioritized? Where will the local wildlife currently living in Marja Acres go? Since Robertson Ranch has been put up, I've noticed coyotes and other wildlife roaming the asphalt streets of El Camino Real and surrounding neighborhood yards.

My biggest concern with the proposed Marja Acres development is the number of units and inhabitants that will be living there. I understand this property will eventually be developed, but I strongly ask that the community of Carlsbad address what the appropriate number of units and residents is to properly address the above concerns.

Sincerely,

Amy Brown  
amytbrown44@gmail.com

## Teri Delcamp

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**From:** Penny Johnson <pennyofcbad@roadrunner.com>  
**Sent:** Saturday, April 28, 2018 9:31 PM  
**To:** Teri Delcamp  
**Subject:** Maria Acres

Sent from my iPad. I oppose the land use and zoning change that was given to Maria Acres. It was done illegally because there was NO notification given to the residents in that area within 600 ft. The CEQA meeting held a couple of weeks ago was a sham !!!!

The density change was also done in an underhanded way without notification to the public. This change will cause more environmental chaos in traffic congestion and air quality that is already effecting ECR because of the Robertson Ranch Over Development. To now add an OVER DEVELOPED Marja Acres is an insult to the environment and the citizens. The 2015 city council railroaded this thru in their quest for \$\$\$\$ and disregard for the environment and its citizens. Stop the madness !!!

Penny Johnson 43 year citizen in 92008

## Teri Delcamp

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**From:** Ronald Goerke <ronald.goerke@gmail.com>  
**Sent:** Sunday, April 29, 2018 6:49 AM  
**To:** Teri Delcamp  
**Subject:** Marja Acres PUBLIC COMMENT

To whom it may concern,

I am opposed to the current development plan for Marja Acres because it has far too many dwelling units which will impact traffic especially on El Camino Real and increase noise and air pollution in our area. The site is far from any Coaster station and restaurants and shopping centers are mostly northbound on El Camino Real which will make traffic worse.

Best regards,  
Ronald Goerke  
4475 Salisbury Drive  
Carlsbad, CA 92010

## Teri Delcamp

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**From:** keith@selectormedia.com  
**Sent:** Sunday, April 29, 2018 11:01 AM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Public Comment

Dear Teri,

I'm writing you to express my opposition to the 299 residences currently proposed for Marja Acres. This, coupled with the already overly dense Robertson Ranch property directly across El Camino Real is over the recommended Growth Management Point of 12du/acre.

When will the City of Carlsbad TAKE RESPONSIBILITY and stop rubber stamping developments that will cause traffic bottlenecks, congestion, pollution and other quality of life issues that negatively affect its citizens? It seems this is another instance of city leadership and developers making deals outside of public view and behind our backs. Frankly, It is shameful.

Please do the right thing and reject this EIR, adhere to proper growth management and adhere to leaving 40% of Carlsbad as open space, as promised.

I would like this included in public comment and request a response.

Thank you,

Keith

=====  
Keith Hunter  
keith@selectormedia.com  
949-244-3943  
=====

## Teri Delcamp

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**From:** Council Internet Email  
**Sent:** Monday, April 30, 2018 11:34 AM  
**Subject:** FW: Marja Acres Public Comment EIR

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**From:** Catherine Clancy [mailto:cclancy33@yahoo.com]  
**Sent:** Thursday, April 26, 2018 9:07 PM  
**To:** Council Internet Email <CityCouncil@carlsbadca.gov>  
**Subject:** Marja Acres Public Comment EIR

Hi. My name is Catherine Clancy and I'm a resident at 4819 Kelly Drive. I'm writing to you to express my concern about the Marja Acres development. I have lived at this address for six years, and not once have I received any information from the city about this proposed development.

Given the recent development of homes at Robertson Ranch as well as the 600 apartments currently being developed, we are already experiencing more traffic jams and higher traffic density along El Camino Real, Canon and College. Once the apartments are built, we can expect anywhere from 600-2400 new residents, which will cause even more traffic density and longer traffic jams along El Camino and surrounding streets like Canon and College, more pollution, and a bigger toll on our utilities.

Now you're considering building 230 homes just across the street from Robertson Ranch. I cannot even imagine how this will impact our community on top of all we are currently experiencing with Robertson Ranch. In addition to the environmental impact already mentioned above, this would put an undue burden on our schools and will increase noise pollution and hazardous runoff.

Also, this development will come at the expense of the wildlife in the area. Just this week alone, we have had a great white egret, roadrunner, and hawk in our backyard. We also have coyotes and I am sure they were displaced by the Robertson Ranch development. Threats to roadrunners that decrease their number are habitat loss and traffic accidents. Great white egrets are migratory birds and are protected under the Migratory Bird Treaty Act of 1918. If migratory birds seek respite within trees, buildings, and land considered private property, this treaty prohibits the removal of all listed species or their parts (feathers, eggs, nests, etc) from such property. If Marja Acres is developed, what protection would you offer to these birds? And where are all the coyotes going to go if they keep getting displaced?

I find it disgraceful that the city is considering yet another big development in an already overcrowded residential area and I have heard absolutely nothing from the city about this. How is the public supposed to comment if we've not received any information about it? The city council seems

determined to develop every square inch of green space in Carlsbad. Every time you develop in what once was green land, you destroy the quality of life and the environment is forever altered to the detriment of nature herself and the well-being of all the people who live here.

From what I understand, this is not a part of the city development plan, unlike Robertson Ranch, and should not proceed. I hope you reconsider this development. It is a bad idea for the residents of this city.

Thank you for your time and consideration.

Catherine

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## Teri Delcamp

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**From:** Ziv Ran <ziv.ran@gmail.com>  
**Sent:** Friday, May 04, 2018 9:02 AM  
**To:** Teri Delcamp  
**Subject:** Re: Marja Acres PUBLIC COMMENT

Thank you for your response.  
Please add the following.

Currently a large number of apartments are under construction right across the street at Robertson Ranch.

It would make no sense to approve construction at Marja Acres until well after these dwellings had been occupied so their actual environmental impact (traffic, noise, air pollution) could be known.

On Fri, May 4, 2018 at 8:25 AM, Teri Delcamp <[Teri.Delcamp@carlsbadca.gov](mailto:Teri.Delcamp@carlsbadca.gov)> wrote:

Thank you for your comments and concerns about traffic, noise and air quality impacts.

The Environmental Impact Report (EIR) will be analyzing these topics, so your comments are very pertinent. I will be sending all comments I receive during this period to the city's EIR consultant to take into consideration.

Thank you again,

Teri



Teri Delcamp

Principal Planner

Community & Economic Development Department

City of Carlsbad

## Teri Delcamp

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**From:** Jo Ann Sweeney <j.ocean92008@yahoo.com>  
**Sent:** Monday, April 30, 2018 4:12 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres

I have been a resident of Carlsbad for 20 years. I have attended a multitude of city council meetings and informational meetings regarding The General Plan for Carlsbad. Consistently the residents of Carlsbad emphasize that they want the "small town feel" and 40% Open Space of Carlsbad be maintained. I am now concerned to learn that the original plans for the Marja Acres development is to change from an original maximum of 56 units residential on 14 acres with commercial on 6 acres to a proposed 253 townhomes and 46 low income senior apartments.

El Camino Real is already impacted by continual traffic with gridlock during heavy usage times of the day. The increased traffic impact from the apartments of Robertson Ranch that are still being built, is still not known. The increased traffic from the proposed Marja Acres development will further increase the traffic congestion and gridlock already present on El Camino Real. Increased traffic causes not only increased pollution, an increase cost for road maintenance, increased costs and slower response times for fire and police protection, accidents, and medical emergency calls and an increase in city services.

I have always been a proponent for well planned, balanced and judicious growth for our city, however we must maintain a quality of life for all residents. Please consider the original plans for Marja Acres, rather than the now proposed increased density to 253 townhomes and 46 senior apartments.

Respectfully,  
JoAnn Sweeney  
5342 Forecastle Court  
Carlsbad, Ca. 92008



## Teri Delcamp

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**From:** Tracy Seemann <tracylingaas@sbcglobal.net>  
**Sent:** Tuesday, May 01, 2018 10:33 PM  
**To:** Teri Delcamp  
**Subject:** RE: MARJA ACRES CEQA - CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES

Attn: Teri Delcamp, Principal Planner

Below is a list of my environmental concerns regarding the development of Marja Acres. I would like to see them addressed as part of the CEQA process and EIR.

**TRAFFIC IMPACT ON EL CAMINO REAL (ECR):** I talked with Craig Williams (Traffic & Mobility) at the Carlsbad Citizen's Academy. He indicated that according to SANDAG each house generates an average of 8 daily trips and an apartment generates 6.

Given that NUW proposes to build 299 dwellings (46 apartments and 253 town homes), this will generate an additional 2,300 ADT's on to A ONE BLOCK SECTION OF ECR each day. All of these trips will occur on the Southbound lanes of ECR. Many drivers will need to make U-Turns at Kelly Drive and Lisa Streets in order to leave or access the property.

How will these cars merge safely onto and off of ECR when the traffic flows at 35-50 MPH? Should the developer include a merge lane as part of their property design in order to assist with traffic flow on and off the property?

The left turn lanes at Kelly and Lisa Streets are not long enough to accommodate the U-Turns safely and efficiently. (The Kelly Drive intersection is already adversely impacted at school drop off and pick up times.) Additional cars waiting in the left turn lanes will back-up into the north and southbound lanes of ECR causing further traffic congestion and pollution from idling cars. In addition, there are apartments (400+) in Robertson Ranch are not yet occupied. These apartments will generate 2,400 additional ADT's at the same intersections and this number does not even include all the ADT's that will result once the Robertson Ranch Commercial property is built. (Nor does it include the ADT's from the Marja Acres Commercial property.) How can this one, six lane, section of ECR handle all these additional cars safely, without negatively impacting us environmentally? Given that Robertson Ranch is already approved, perhaps the density and number of dwellings on the Marja property should be reduced.

**PLACEMENT OF SOLAR PANELS** to avoid creating glare and throwing heat on to existing neighbors homes and yards.

**FARMING CHEMICALS.** The upper level of the Marja Acres property (that borders my Loma Laguna neighborhood) WAS ACTIVELY FARMED. If you have any doubt, please look at the historical pictures of the property that you can pull up on GOOGLE EARTH. Based on these pictures, the property was farmed through 2008. Soils testing needs to be done in several areas on this portion of the property (if not all of it, since rain would have pulled the chemicals downhill) to insure that no hazardous substances are present, and if they are, that measures are taken to insure their safe removal and that hazardous particulates do not go airborne when the property is graded.

**NOISE.** The portion of the proposed Marja plan that directly borders my neighbors along Park Drive, includes 21 structures! Most have four town homes per structure, two have three, and one has six). What measures will be taken to insure that existing neighbors are not negatively impacted by noise.

If you have any questions regarding my concerns or would like me to provide you with the farming pictures, please let me know.

Sincerely,

Tracy Seemann  
4907 Via Arequipa  
Carlsbad, CA 92008  
(760) 889-3028  
tracylingaas@sbcglobal.net

## City of Carlsbad

MAY 02 2018

Steven Ahlquist  
4989 Via Marta  
Carlsbad, CA 92008

April 29, 2018

Planning Division

Teri DelCamp  
1635 Faraday  
Carlsbad, CA 92008.

Subject: Marja Acres PUBLIC COMMENT

I understand the Marja Acres project will be required to do an Environmental Impact Report regarding their development of nineteen acres of land on El Camino Real at Kelly Drive.

I am writing in support of this project. I understand that the occupants of these new homes will negatively impact existing infrastructure, such as roads, schools, libraries, and other Public Services, etc. However, we have a housing crisis, and there are simply not enough homes to meet the demand, causing prices to increase significantly, preventing families of all types; singles, young married, DINKs, and empty-nesters and seniors, from purchasing homes. Even those who have resources to purchase have a difficult time purchasing homes, due to lack of inventory. Additionally, I believe the City of Carlsbad has properly and adequately planned for growth to support the impact of this development.

I believe the developer has listened to concerns of those in my neighborhood, including me, who objected to the removal of the home on Kelly Drive giving access to the new residents potentially creating a parking crisis of the new residents parked vehicles into our neighborhood.

I have lived in Carlsbad since 1965 and have seen managed growth in the city due to tremendous planning of our early city leaders and those now elected and hired to manage our city. Most residents of Carlsbad have a positive image of the city and the management of city leaders. However, there are many naysayers who would like to shut the gate now that they are here, preventing others from also enjoying all that our city has to offer.

I encourage the city staff and elected leaders to move forward with this developer and allow them to build the much-needed housing.



Steven Ahlquist

cc: Jonathan Frankel  
New Urban West Inc  
16935 West Bernardo Dr, Suite 260  
San Diego, CA 92127

## Teri Delcamp

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**From:** gregcorso@roadrunner.com  
**Sent:** Sunday, May 06, 2018 9:25 PM  
**To:** Teri Delcamp  
**Cc:** Jennifercorso  
**Subject:** CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/ SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES

Below are impacts from the Marja Acres project:

**CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/ SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES:**

1. Direct light from building and site light fixtures ( no cutoff on lights) and motor vehicle lights.
2. Ambient light reflecting off of marine layer.
3. Increased traffic on El Camino Real and adjacent residential streets. Is there a dedicated bus turn out on El Camino Real South?
4. Glare from building windows and other building materials.
5. Glare from roofing and solar panels.
6. Increased noise from new homes and businesses homes including; recreation areas, cars, people, landscape, and maintenance activities.
7. The design does not offer a significant buffer from the existing neighborhoods, I'm concerned about the visual bright and loss of privacy from having the new development tower over the existing neighborhood on Park Court and Park Drive neighborhood.
8. The developer is proposing wood fences to separate the development from the existing neighborhoods, a 6 foot tall block wall should be installed to minimize noise coming from the site toward the homes on Park Drive and Park Court.
9. Dust from development. This is old farm land, what is the plan to contain all of the chemicals that have been used on this site? What keeps them from entering my home on Park Drive, or the lagoon?

Jennifer Corso

## Teri Delcamp

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**From:** Greg Corso <gregcorso@roadrunner.com>  
**Sent:** Sunday, May 06, 2018 9:24 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/ SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES

Below are impacts from the Marja Acres project:

**CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/ SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES:**

1. Direct light from building and site light fixtures ( no cutoff on lights) and motor vehicle lights.
2. Ambient light reflecting off of marine layer.
3. Increased traffic on El Camino Real and adjacent residential streets. Is there a dedicated bus turn out on El Camino Real South?
4. Glare from building windows and other building materials.
5. Glare from roofing and solar panels.
6. Increased noise from new homes and businesses homes including; recreation areas, cars, people, landscape, and maintenance activities.
7. The design does not offer a significant buffer from the existing neighborhoods, I'm concerned about the visual bright and loss of privacy from having the new development tower over the existing neighborhood on Park Court and Park Drive neighborhood.
8. The developer is proposing wood fences to separate the development from the existing neighborhoods, a 6 foot tall block wall should be installed to minimize noise coming from the site toward the homes on Park Drive and Park Court.
9. Dust from development. This is old farm land, what is the plan to contain all of the chemicals that have been used on this site? What keeps them from entering my home on Park Drive, or the lagoon?

Gregory J. Corso  
[gregcorso@roadrunner.com](mailto:gregcorso@roadrunner.com)  
[www.linkedin.com/in/gregorycorso](http://www.linkedin.com/in/gregorycorso)  
760.434.9710

## Teri Delcamp

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**From:** Madeleine Szabo <mbszabo@snet.net>  
**Sent:** Sunday, May 06, 2018 7:50 PM  
**To:** Council Internet Email; Andrea Dykes; Don Neu; Planning; Teri Delcamp; Planning  
**Subject:** MARJA ACRES

Dear City of Carlsbad Elected and Appointed Representatives and Planning Staff Members,

Carlsbad residents are concerned about the departure from the Envision Carlsbad defining attributes.

Case in point, Robertson Ranch developers were awarded amendments to the land use management standards that permitted increased height of the houses and smaller setbacks. Consequently, Robertson Ranch has become an urban sprawl of concrete, rooftops, and macadam. It is the antithesis of the Envision Carlsbad's "small town community feel". It is an unfortunate blemish in the lovely residential countryside that surrounds it. It is a blight on the landscape from every angle.

Because of Robertson Ranch, the traffic congestion and car pollution plagues the residents daily. The best traffic signal technology in the world is virtually ineffective to move the overwhelming volume of cars through the area. Don't exacerbate the problem with more Marja over-development on 21 acres.

Please don't make the same mistake with the Marja Acres development. Please don't turn more of Carlsbad's beautiful trees and country feel into urban sprawl. Robertson Ranch is an example of the Planning Department's and City Council's proclivity to chip away at our community distinctiveness and individuality.

Most importantly, stop destroying our wildlife habitat and quality of life with excessive density of dwelling units.

Uphold our land use management guidelines that restrict the closeness and the height of the dwelling units.

Preserve today's Carlsbad, our Envision Carlsbad, and protect us from more urban sprawl.

Respectfully yours,

Madeleine Szabo  
5338 Forecastle Court  
Carlsbad, CA 92008  
760-814-2550

bcc:  
Concerned Carlsbad Residents  
Friends of Carlsbad Scenic Corridor  
Friends of Sunny Creek

## Teri Delcamp

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**From:** Kris Wright <kriswrt222@gmail.com>  
**Sent:** Saturday, May 05, 2018 6:54 PM  
**To:** Teri Delcamp; Tracy Seemann  
**Subject:** Re: Marja Acres EIR Public Comment letter

I did not attach my letter. I will forward my letter at a later time. Sorry for the omission.

Kris

On Sat, May 5, 2018 at 6:01 PM, Kris Wright <kriswrt222@gmail.com> wrote:

Hi Teri,

Please see attached documents regarding my letter (also attached). If you are unable to read any of the documents, please contact me. I've attached some Google Earth maps, starting at the earliest photos that they have (May 1994) to prove there was farming but in actuality, farming started in the early 1970's soon after the egg production on the farm stopped. I've also attached a photo of Marja Acres farming in 2002, and December 2014

The California Coastal Commission pulled Marja Acres in fall 2015 due to the fact that Marja was farmland. I've attached that as well as a photo of Marja Acres as farmland in Dec. 2014. By the time Mrs. Hoffman died, the land was sectioned out to other farming businesses who farmed only a section of the property.

I can personally attest and swear that I saw farming during the time that I have lived in my home (1979 until approx. 2015) with farm equipment (tractors) tilling the soil. I still live in the same location.

Kris Wright

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Kris Wright  
[kriswrt222@gmail.com](mailto:kriswrt222@gmail.com)

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Kris Wright  
[kriswrt222@gmail.com](mailto:kriswrt222@gmail.com)

## Teri Delcamp

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**From:** Kris Wright <kriswrt222@gmail.com>  
**Sent:** Sunday, May 06, 2018 1:19 AM  
**To:** Teri Delcamp  
**Subject:** Public Comment Marja Acres EIR CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES  
**Attachments:** Toll Brothers Pesticide Letter.jpeg; Water Resources board for Encinitas (re Marja Acres public comment EIR).pdf; Water Resources Board appendix\_k\_nov\_r9\_2013\_0008 (1).pdf; Google Earth Marja Acres.jpg; Google Earth Marja Acres May 1994.jpg; Google Earth Marja Acres May 2002.jpg; Google Earth Marja Acres June 2009.jpg; Google Earth Marja Acres December 2014.jpg; Obit Maryon Hoffman.jpg; Public Comment Marja Acres EIR May 5 2018.docx

Hi Teri,

This email contains my letter for the CEQA, EIR public comment for Marja Acres. I have attached significant documents with regard to that letter which need to be considered and used as per California EPA regulations. I want to point out that one document, labeled "Public Notification" concerning the Robertson Ranch West Village project (APN 208-010-40) which states that "pesticides were legally applied to the vegetable crops... Pesticide residues are known to be present in the property soils based on environmental investigations performed from 2006-2014. One organochlorine pesticide (toxiphene) is present in some of the near-surface soils at concentrations that exceed California Human Health screening levels." It occurs as a residue attached to soil particles.

It further states that "No pesticide-impacted soil is planned to be removed from the site." and "during the remedial grading process, the pesticide impacted soil will be handled in a wet condition to minimize generation of dust.." The process used to mitigate toxiphene at Robertson Ranch is UNACCEPTABLE! Best practices are to remove soil to where there is baseline levels or no contamination. Runoff from contaminated soil at Marja Acres will ultimately end up in the Agua Hedionda Lagoon.

Since we know Marja Acres was farmed from approximately 1970 to 2015, the soil needs to be tested for various pesticides, insecticides, fungicides, gasoline products, underground chemical or gasoline storage tanks that may have lost integrity and the soil tested in multiple areas according to:

The GeoTracker database is the State Water Resources Control Board (SWRCB; 2015) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (leaking underground storage tanks [LUSTs], Department of Defense, Site Cleanup Program) as well as permitted facilities such as operating underground storage tanks (USTs) and land disposal sites. LUSTs are a significant source of petroleum impacts to groundwater and can also result in potential threats to health and safety. The SWRCB records soil and/or groundwater contamination caused by LUSTs in its GeoTracker database.

Soil testing would be one of the most important issues to effect a proper assessment of the property. Since the proposed project involves excessive grading, soil analysis should include both near-surface testing and testing at various depths during the grading process. A detailed report for exact areas tested according to the California Hazardous Waste and Hazardous Substances Act (DTSC 2014), County of San Diego Dept. of Environmental Health, and the Site Assessment and Mitigation Program. To underline what is NOT done is a single soil testing at a remote area, far from the area where farming occurred.

<http://www.ci.encinitas.ca.us/Portals/0/City%20Documents/Documents/Development%20Services/Planning/Advanced%20Planning/Housing%20Plan%20Update/Final%20EIR%20-%20May%202016/Ch%204.7%20Hazards.pdf>

I would like documentation of the SOP/SAP used for soil testing and mitigation of all insecticides, chemicals, pesticides, fungicides, gasoline products. Also I would like copies of the Stormwater permitting forms to insure that no further contaminants enter the lagoon. Finally I would like to be informed of any clean up action for remediation involving all OCPs in the soil and a list of contaminants found during soil analysis (please see table in my public comment letter).

--

Kris Wright  
44902 Via Arequipa  
Carlsbad, CA 92008



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

Teri DelCamp, Principal Planner  
1635 Faraday  
Carlsbad, CA 92008

To whom it may concern:

As a resident of Loma Laguna for approximately 39 years and living within 600 ft of Marja Acres within the Coastal Zone, I have witnessed first hand that the property has been farmed extensively. In addition, I am providing documentation that Marja Acres was farmed from approximately 1970 until early 2015 (see obit Maryon Hoffman and attached photos).

Therefore my letter will contain information that respects to Marja Acres having been farmed since the early 1970's the potential for the discovery of insecticides, pesticides, herbicides, fungicides and chemicals used on crops during that era. What comes to mind is DDT (dichlordiphenyltrichloroethane), toxiphen (found across El Camino Real and banned in the US in 1990) at Robertson Ranch in significant amounts, and gasoline products which may have been dumped into underground holding tanks (which may have deteriorated). We know that farm machinery has been stored on Marja Acres to date, so the deposit of gasoline products and oils are likely to be found in the soils.

Pesticide/herbicide/fungicide	Concentration found	Acceptable levels*	Source used	Method of remediation	Location of test site
DDT					
Toxiphen					
Gasoline/oils/gas products					
Chlorpyrifos					
Bio pesticides					
chlorocamphenes					
arsenic					

*List can be continued to contain more chemicals*

Each chemical mitigated must be analyzed for surface and ground water monitoring programs with runoff potential into nearby Agua Hedionda Lagoon via the culvert west of the property, east of Kelly Drive.

<http://www.cdpr.ca.gov/docs/pur/pur15rep/15sum.htm#eval>

San Diego County has a Dept. of Pesticide Regulation, which determined the commodity chemical per crop. An investigation of crops used must be investigated (such as tomato, also grown also on Robertson Ranch) and listed in the EIR.

[http://www.cdpr.ca.gov/docs/pur/pur15rep/comcnty/sandie15\\_site.pdf](http://www.cdpr.ca.gov/docs/pur/pur15rep/comcnty/sandie15_site.pdf) and

[https://utz.org/wp-content/uploads/2015/12/EN\\_UTZ\\_List-of-Banned-PesticidesWatchlist\\_v1.0\\_2015.pdf](https://utz.org/wp-content/uploads/2015/12/EN_UTZ_List-of-Banned-PesticidesWatchlist_v1.0_2015.pdf)

In addition, it was found that toxiphen was found on the premises of Robertson Ranch, and mitigation for that chemical was below the standards of the California EPA. It has a half-life of up to 12 years in the soil and exists in the air, soil and water. See attached document.

For detection of underground storage tanks that may be compromised: The GeoTracker database is the State Water Resources Control Board (SWRCB; 2015) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (leaking underground storage tanks [LUSTs], Department of Defense, Site Cleanup Program) as well as permitted facilities such as operating underground storage tanks (USTs) and land disposal sites. LUSTs are a significant source of petroleum impacts to groundwater and can also result in potential threats to health and safety. The SWRCB records soil and/or groundwater contamination caused by LUSTs in its GeoTracker database.

My concern is for the legal mitigation/remediation of these contaminants as per the California Health and Safety Code via the County of San Diego Dept of Environmental Health which mitigates clean ups in accordance with the California Health and Safety Code & the CCR utilizing the Site assessment and Mitigation Program. (Please see page 2).



Proper soil testing must therefore be performed by an independent source according to the California Health and Safety Code, County of San Diego Dept. of Environmental Health and the Site Assessment and Mitigation Program. Attached is a copy of a Civil Lawsuit from the California Regional Quality Control Board, San Diego Region concerning a similar violation from improper mitigation by the City of Encinitas.

In addition, I would like further clarification of Stormwater permitting and expect that SWPPP be in effect before construction. My concern is as follows.

1. Current runoff from Marja Acres into the culvert to the west of the property (east of Kelly Drive) have never been measured. Currently all water and chemical runoff has directly flowed into the Agua Hedionda Lagoon without mitigation.
2. Run on protection-drain pipes from neighboring properties can result in run-on carrying sediment from unprotected areas directly onto Marja Acres down into culvert and into the Agua Hedionda Lagoon. This issue must be checked and mitigated if observed.
3. Lack of erosion controls BMPs on graded slopes from Marja Acres. Similar to #1 but if water is used in the construction process, the runoff will enter the Lagoon.
4. Sedimentation residue tests within the culvert at various locations must occur to determine the level of contamination of the Agua Hedionda Lagoon.

During the construction, the potential for dust with pesticide residue attached to soil is a critical concern. It is very common for the breakdown products of pesticides and other chemicals to bind irreversibly to soil particles. This is why the soil testing **MUST BE DONE PRIOR TO CONSTRUCTION**, since grading will occur just feet from the property owners along Park Drive in the Loma Laguna development. Test results must be tabulated and given to residents along Kelly Drive and in the Loma Laguna development prior to construction. LOCATION of test sites must be shown, not just the results. (see example table on page 1). Plus, proper mitigation of found contaminants must be shown to the residents.

Typical remediation if high levels of pesticide residue is to remove the soil down to a level where no contamination is noted (or acceptable levels as per the California Hazardous Waste and Hazardous Substances Act (DTSC 2014).

Residents must be notified in advance that dust and soil contaminants will be airborne and residents must be notified of a timetable as to when to expect the high level of dust (whether the soil is contaminated or not). Inhalation of toxins such as toxaphene has a very negative health effect to humans, causing damage to the lungs, nervous system and kidneys. Respiratory failure is common and there are documented cases of death from exposure.

I have attached photos of the farming at Marja Acres from Google Earth. The earliest photograph taken for Google earth is attached (May 1994) but I know personally that Marja Acres was farmed when I first moved to the area in the late 1970's.

One of the photos shows the most recent Google Earth map of Marja Acres. I added red arrows to show the location of the culvert that empties onto the Agua Hedionda Lagoon.

Sincerely,

Kristine Wright

4902 Via Arequipa

Carlsbad, CA 92008

## PUBLIC NOTIFICATION

Rancho Costera LLC and their contractor will be excavating pesticide-impacted soil at the Rancho Costera/Robertson Ranch West Village project (APN 208-010-40) in Carlsbad, California starting approximately June 30, 2014 through September 2014. The site address is 4980 El Camino Real and is located on the north side of El Camino Real between Tamarack Avenue and Cannon Road.

Onsite work will be limited to 7:00 AM to 7:00 PM Monday through Saturday. Potential hazards include heavy equipment movement and the generation of exhaust and dust. Water trucks will apply water as needed to mitigate fugitive dust. Air monitoring and testing will be performed during the pesticide-impacted soil remedial grading operations.

The former Robertson Ranch was used for agricultural purposes from the 1920's to 2014. In keeping with past agricultural practice, pesticides were legally applied to the vegetable crops, flowers, and nursery plants grown on the property. Pesticide residues are known to be present in the property soils based on environmental investigations performed from 2006 to 2014. One organochlorine pesticide (i.e. toxaphene) is present in some of the near-surface soils at concentrations that exceed its California Human Health Screening Level. It should be noted that the pesticide is not present in its original manufactured form, but occurs as a residue attached to soil particles. The mitigation plan for these pesticide-impacted soils is to remove the impacted soils and place them on-site in excavations within the future street right-of-ways. No pesticide-impacted soil is planned to be removed from the site. During the remedial grading process, the pesticide-impacted soil will be handled in a wet condition to minimize generation of dust and to prevent its migration from the property. The impacted soil will be buried at a depth to preclude inhalation, ingestion, and dermal contact. All of the planned work will be performed in accordance with the San Diego County Department of Environmental Health approved plans.

Should you have any questions or concerns regarding the proposed work, please call:

Role	Company/Agency Name	Contact Person	Phone Number
Site Superintendent	Rancho Costera LLC	Kevin Brickley	(760) 877-9885
Environmental Consultant	LGC Valley, Inc.	Randall Wagner	(760) 215-5540
Government Agency	County of San Diego Department of Environmental Health	Carol Fenner	(619) 505-6700

Rancho Costera LLC is required to provide the following advisory due to the presence of the pesticide residue in some of the on-site soils:

**PROPOSITION 65 WARNING: The project site contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.**

It should be noted that the required Proposition 65 notice statement above pertains to the pesticides in their manufactured form which are not present on site. There are no known detrimental human health effects attributable to pesticide residues in soil at levels below the California Human Health Screening Level for that particular chemical/pesticide.



### Components of LCP Amendment to be Deferred

Deferred Item	Proposed LCP Amendment	Reason to Defer Coastal Commission Decision
<p><b>Marja Acres</b></p>	<p>Change LCP land use from: RLM (0-4 du/ac)/L (Local Shopping Center) to R-15 (8-15 du/ac)/GC (General Commercial) and Change LCP zoning from: RA-10,000 (Residential Agriculture)/C-2 (General Commercial) to RD-M (Residential Density Multiple)/C-2 (General Commercial)</p>	<p>At the request of Coastal Commission staff, additional time is needed to adequately evaluate LCP agriculture policies that may relate to this property. This land use and zone change will continue to be processed and brought to the Coastal Commission for decision as a separate item.</p>



# ■ Maryon Dooley Hoffman

1921 - 2015 ☹️ Obituary ➡️ Condolences



Maryon Dooley Hoffman January 2, 1921 - July 6, 2015  
CARLSBAD -- Maryon was born in Omaha, Nebraska, the daughter of Senator and Mrs. Tom Dooley. She attended Stephens College in Missouri and graduated from the University of Nebraska in 1942 with a degree in Business Administration. She taught high school business classes before marrying her college sweetheart, Jay Hoffman, in

1943. Following Jay's discharge from the Marine Corps in 1946, the couple bought ranch land in Carlsbad, naming it Marja Acres, and began raising chickens for egg production and distribution. For 10 years after selling the egg business in 1970, Maryon ran a mid-sized market in a section of the former egg processing building. Still known to locals as The Country Store, it is now leased to various commercial tenants. Jay and

Maryon were donors to the Foundation created to establish Tri-City Hospital in 1961; Maryon served on the Auxiliary Board for nine years and remained active as a volunteer. She was Carlsbad Area Director of the Country Friends and was involved in many community organizations, as well as Tri-Delta sorority. She was an avid bridge player and enjoyed playing golf, boating, camping, knitting and travel. Maryon was predeceased by Jay in 2011. Survivors include their daughter, Marja Dawn Selna and her husband, Michael; along with their sons, Blake (Emily), Kevin (Bethany), Andrew (Amber); and four great-grandchildren. A celebration of Maryon's life will be held at First Presbyterian Church of Oceanside at 1:30 p.m. on Tuesday, July 28th with a reception afterward in the Fellowship Hall.







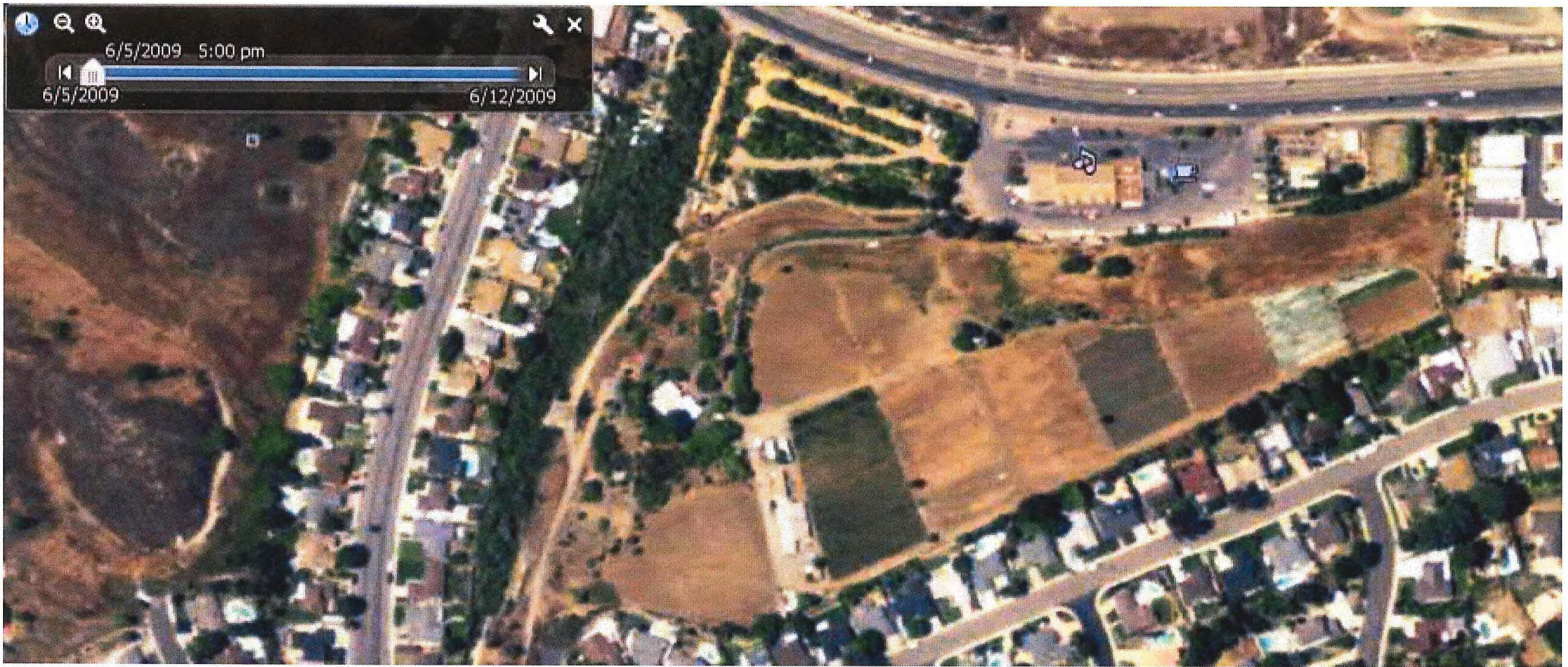






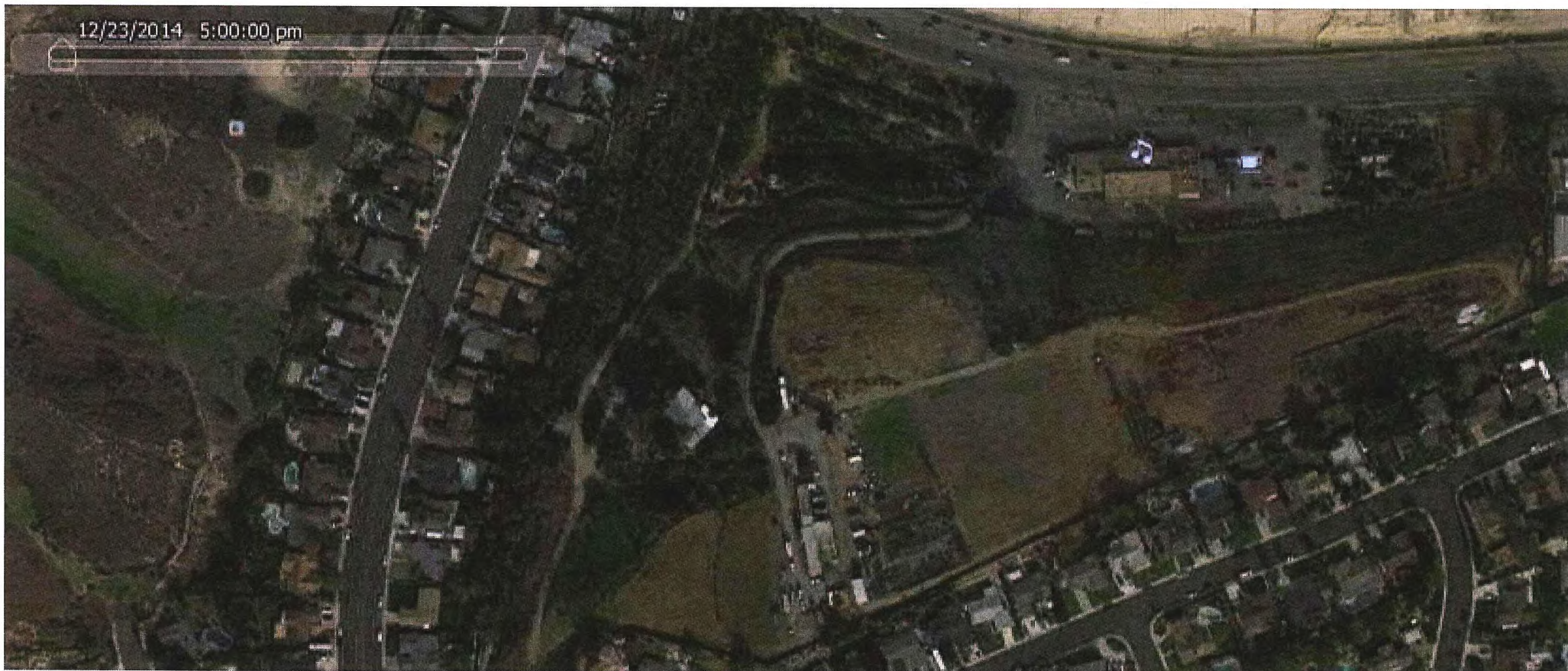
5/2002







12/23/2014 5:00:00 pm



## Teri Delcamp

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**From:** Kris Wright <kriswrt222@gmail.com>  
**Sent:** Sunday, May 06, 2018 3:59 PM  
**To:** Teri Delcamp  
**Subject:** EIR Public Comment: CT 16-07/PUD 16-09/SDP 2018-0001/CDP 16-33/HDP 16-02/SUP 16-02/EIR 2017-0001 (DEV16038) – MARJA ACRES

Ms. Teri DelCamp, Principle Planner  
City of Carlsbad  
1635 Faraday  
Carlsbad, CA 92008

### Public Comment

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

To whom it may concern:

This is my second letter written for public comment for the Marja Acres EIR. My concern has to do with **noise**.

We do know that construction of a large project will require machinery that will generate noise, but those of us who live near or right next to the development do not and should not have to suffer while the construction is going on. We were exposed to noise during the years of construction of Robertson Ranch a few years ago as well as the widening of El Camino Real. Those projects were much further away than the proposed project.

We ask for solitude and quiet hours from the construction process on weekends, holidays and to have construction not begin prior to 7:30am and end no later than 5:00pm on week days under subject of penalty to the construction company.

And, according to the recent plans submitted in April from New Urban West, it appears that the actual new town homes will protrude up within sight view from our homes. These 35ft tall town homes will have driveways between each of two town homes which will extend toward our homes just feet from the edge of properties in our development Loma Laguna, along Park Drive. The driveways of the new development will be below grade level of most of our homes in Loma Laguna-more so on the eastern portion, less so on the western portion of our development.

Therefore, I would like a 6 ft cement block wall to be built along the southern portion of Marja Acres, to protect our residents from the noise generated from both the development process and the noise of those new Marja Residents who, in all likelihood, will drive into their driveways and generate noise from opening garages, and engine noise from gunning car/motorcycle/truck engines.

My other letter described the dust and potential for chemical toxins bound to that dust to become aerosolized and swept by the wind into our back yards, perhaps into our homes during construction. The wall will \*help\* mitigate this issue.

In addition, a block wall will potentially block sight views of the new town homes from residents in Loma Laguna and El Camino Estates who have enjoyed looking from their homes and backyards without obstruction. The new town homes will indeed be a sight obstruction, especially from the residents who live at

the most western side of Loma Laguna where the slope and ground zero baseline for the 35ft town homes will be higher than at the eastern most end.

The residents of El Camino Estates (directly to the east) will also be victims to the noise aspect from construction and future residents of Marja Acres as well, so a continuation of the block wall would be in order should the residents of the HOA decide that the wall is needed for their community.

I also would like to have put in the CC&R's a permanent noise penalty with observed quiet hours to be determined. That, along with the 6ft cement block wall will serve to protect our communities from the invasiveness of noise pollution.

It is a neighborly thing to do, to have a cement block wall at the apex along the south and eastern border, where established neighborhoods and neighbors have lived for almost a half century.

Thank you,

Kristine Wright

4902 Via Arequipa

Carlsbad, CA 92008

PS. Please provide receipt of this email by return email confirmation.

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Kris Wright

[kriswrt222@gmail.com](mailto:kriswrt222@gmail.com)

## Teri Delcamp

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**From:** Kari Weller <kariweller@gmail.com>  
**Sent:** Sunday, May 06, 2018 8:22 AM  
**To:** Teri Delcamp  
**Cc:** Cori Schumacher  
**Subject:** Marja Acres

I am writing again because I am very concerned about the Marja Acres Development. Furthermore, I feel angry and dismayed about the Carlsbad's general development plan (or lack thereof).

I believe the city has recklessly rezoned the Marja Acres land. I do not believe that the city has properly planned for the impact that this development will have on our neighborhood. They haven't even finished building the adjacent Robertson Ranch development, and now this? Where will the kids go to school? Kelly Elementary is nearly full already and I know that my neighbors love the school for its intimate size and large yard. What additional parks will be added? Laguna Riviera is not sufficient for the current population and I understand that our quadrant is already below the minimum for open space, and the proposed housing have no yards or open space at all for their residents. What extra amenities will be added to maintain the quality of life in this area (a path around the lagoon? bike trails to connect us to the lagoon or to the high school or to the Calavera open space? Why not? Where is the money going? Will they build another field to address the current field shortages in Carlsbad? Currently my sons' flag football and rec baseball teams cannot get practice times because all the fields are taken, so what will happen when we have all these additional kids wanting to play? What will be done about the additional traffic? Already I have to wait 3 light cycles just to cross Cannon on my daily commute home and to work. What will traffic be like on El Camino when people are living in Robertson Ranch and Marja Acres? There is no other access route to my community. Where will the new residents park? I understand there is not adequate parking for them. What will the impact of this development be on the adjacent riparian and lagoon? There is a stream through the space that flows to the lagoon. What will the wildlife impact be? I have seen coyotes, a mountain lion, blue heron and other animals in my backyard where there will now be town homes. What additional public services will be provided? As I understand it there is no funding from either project for fire or police or schools. How will this development impact our ability to get to and park at the beach? It's already hard enough to find parking without the hundreds of extras neighbors. How does the rezoning of this open space to high density housing meet Carlsbad's pledge to maintain open space? Didn't we already get to the maximum? Sure, we can create more housing in Carlsbad, but we do not have to destroy our open spaces and ignore the impact on our quality of life in order to do it.

I believe that the Marja Acres developer was very deceitful in the way they portrayed the development to our community. They pretended to get input on what types of stores and gathering spaces the community would like, pretended they had the neighborhood's backing when hosting Q&A nights, and pretended that there would only be a few houses, and then turned around and submitted a plan that is packed with high density housing and nothing like the one they had discussed with us.

I also believe that the city planning office has not heard the concerns of our neighborhood. For example, I was told that no one had written the city with concerns, even though I have personally done so twice.

Having moved from Santa Monica to Carlsbad 5 years ago to get away from congestion, I have been in a state of continual shock at how the city of Carlsbad regards its open space. When I moved to Carlsbad the city touted that it had high regard for open space and trails and stated that the city was reaching full density. Since then my rural backyard has been bulldozed into high density housing in the case of Robertson Ranch, and now this. Why are we rezoning land? Does the city realize that our land is the city's greatest resource? I know the citizens do. And yet we are having to continually

remind city counsel that we do not want to develop Ponto, or build a mall on the lagoon, or level the area around Calavera for housing, or cram apartment complexes into our backyards. This mismatch between the desires of the citizens and the actions of the city are truly astounding to me.

Sure, the city makes money when we develop land but we can't use the money to buy more land, and all the citizens want is more open space!

Please consider protecting the quality of life for my neighbors.

Thank you for your time,

Kari Shelton

## Teri Delcamp

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**From:** Judy Sayer <judysayer74@yahoo.com>  
**Sent:** Saturday, May 05, 2018 7:45 PM  
**To:** Teri Delcamp  
**Subject:** Concerns over Marja Acres building project

Dear Ms. Delcamp,

I am very concerned about the scope of the proposed development, Marja Acres. I feel this project is much too large and the density way too much for this small area of Carlsbad. I moved here in 2014, had to endure the street widening which went on for two years and then the giant development across the street (Robinson Ranch). I find it hard to believe that this area has enough infrastructure to handle the increased traffic that is already very congested.

Is this really part of the City Plan? I would not be apposed to making the retail center more modern and adding a decent restaurant, but the amount of housing seems out of proportion. Please take the residents feelings in consideration.

Thank You,

Judy Sayer  
4973 Cindy Ave  
Carlsbad, Ca 92008



***Linda J. Corder and Albert Somit***

4971 Cindy Avenue

Carlsbad, CA 92008

Phone: 760-434-6862

Email: [ljcorder3001@yahoo.com](mailto:ljcorder3001@yahoo.com); [albertsomit@gmail.com](mailto:albertsomit@gmail.com)

May 5, 2018

Teri Delcamp, Principal Planner  
City of Carlsbad Planning Division  
1635 Faraday Ave.  
Carlsbad, CA 92008

Dear Teri Delcamp and staff,

We are concerned about the scope of the proposed development, Marja Acres. Several of the residents in our small senior community of El Camino Estates attended the "scoping meeting" held last month. Between their reports and the information provided by your office, we find the project simply too big and too dense for the size of the property.

Twenty-one acres is not enough land for 299 units and the cars that will be parked in or near the buildings and the commercial space and a restaurant and a dog park and an "urban farm." The buildings will have to be several stories and we thought that Carlsbad had a limit of three or four stories for residential buildings.

We are concerned about the increased pollution that will result from the increased traffic. We are concerned about traffic congestion, already bad with the Robertson Ranch sub-division on the other side of El Camino Real. With the street median on El Camino, "Marja Acres" cars will have to enter from and exit onto El Camino's eastbound lane. For those wishing to go in the other direction, U-turns at one of the next two traffic signals will be required. Air pollution, from cars idling at these two signals while waiting to turn around, will directly affect the air quality surrounding our community.

The pollution will also affect anything that anyone tries to grow in the organic "urban farm." I know that we would not trust anything to be healthy enough to eat that is grown so close to such heavy traffic. (We have even stopped buying strawberries from the field stand at the intersection of I-5 and Cannon Road.)

Please do some serious reconsideration of trying to put so many people and cars and "amenities" into Marja Acres. We understand the city wanting to maximize tax income from additional housing. We have attended the Carlsbad Citizens Academy and know that tax revenues contribute to our schools, parks, infrastructure and overall quality of life. However, the present proposal is "TOO MUCH" for the size of the property and the wellbeing of the surrounding community. In fairness to all those who live and work in Carlsbad, please reduce the overall density of this proposed development.

Sincerely,

*Linda J. Corder Albert Somit*



## Teri Delcamp

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**From:** Stacey Wein <literaturecomestolife@gmail.com>  
**Sent:** Saturday, May 05, 2018 9:55 AM  
**To:** Teri Delcamp  
**Subject:** Marja Acres

Dear Teri,

My name is Stacey Quartarone and I live at 4754 Sunburst Road in Carlsbad 92008.

We have lived in Carlsbad for over 35 years.

We are deeply saddened by our City's decision to destroy our precious town. Marja Acres is an Historical landmark and site which no homes, apartments, townhomes, or condos should be built.

El Camino Real is at complete built out with Roberson Ranch. The traffic along this corridor is beyond measure. The amount of cars traveling each day to and from work is overwhelming. Because of our huge R & D Corporate Business Parks EL Camino Real is heavily burdened. We feel the City Council has complete disregard for the quality of lives. We moved to Carlsbad for the open space, precious lagoons and village. Every piece of Carlsbad is being developed and is changing into a congested, unsafe Orange County. We were promised in the 90's and 2000's that Carlsbad would be built out at 60 % and there would be 40 % Open Space. Where is the Open Space besides the ocean and lagoons. Every piece of open space and history is disappearing before our eyes.

Please do not allow Marja Acres Development to be passed. There has been no traffic and safety study. Kelly school is down the street.

There will be many more students due to the apartments being completed across the street from Marja Acres. There are Electrical Wires directly below and above this proposed Development. No roads can be built to relieve the traffic congestion.

There will be accidents, car pollution, people pollution, a strain on our water supply and resources.

The quality of our lives has changed immensely since the Development of Robertson Ranch, Bressi Ranch, R & D Development on El Camino Real

Via Sat, Calavera Hills, the new development near Kohls on College Avenue.

We are against the new Marja Acres Development. The City of Carlsbad has money to purchase this private property for Open Space. This part of Historical Carlsbad needs

To be preserved. A large park, walking paths to the Lagoon, an ecological and safe educational Community Park and Nature Sanctuary for our future- for our children.

Thank you Terri.

With warm appreciation,  
Stacey and John Quartarone

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# EL CAMINO ESTATES



May 4, 2018

City of Carlsbad Planning Division

Attn: Teri Delcamp, Principal Planner

1635 Faraday Avenue

Carlsbad CA 92008

Dear staff of the Carlsbad Planning Division,

I have been designated by the homeowners of El Camino Estates, a senior community just east of the proposed Marja Acres development, to write to you regarding the primary concerns of our community. Our HOA Board has also encouraged individual home owners to write regarding their individual objections and concerns.

According the diagram and accompanying letter of April 6, 2018, the proposed boundary will come right up to the wall that encloses our senior community. The property line of El Camino Estates extends approximately 7 ½ feet beyond this wall and there are pipes buried in this ground that carry water to irrigation points and residences. This common area of our community should be protected; the proposed development needs to be further from our property.

The area beyond and beneath the westward slope beyond the wall is a major drainage channel for this area of Carlsbad. Whatever plans are finally approved need to take this into account and make certain that rain has a safe place to go. We are not experts, but we believe that a major culvert or some other provision needs to be a part of the final plan. (We believe that this is just as important as the area adjacent to proposed development near Kelly Drive that shows up as a blank space on the diagram. There needs to be a similar buffer on the east edge of the development.)

Virtually all residents in El Camino Estates are concerned about the extreme density of this proposed development. The notice you sent indicated that the present plans would allow 299 units for a mere 21 acres. To us, this seems ridiculous, especially with only two entrances/exits from the development. Regardless of the intent to provide additional "affordable" housing units, which we agree are necessary, this proposed development seems to "make up" for those units with 85% of the units being townhomes designed for families. To do this, the developer is asking, we understand from the scoping meeting, to build 4 story and 6 story buildings. This is simply too many people in too small a space.


This high density would contribute to several other issues related to traffic congestion and pollution. There are only two entrances/exits to/from the proposed development. This means that the increased traffic already generated by Robertson Ranch will be further complicated and more dangerous with up

to 600 cars daily going onto EASTBOUND (only) lanes of El Camino Real. Those who really need to go north will have to cross 3 lanes of traffic, going up the hill, to get to the U-turn lane at the traffic signal at Lisa Street/West Ranch Street and El Camino Real, OR they will have to go another 3/10<sup>th</sup> mile to the U-turn signal at Cannon Road. The additional weight and traffic on these eastbound lanes surely will not be good for the life of the road.

Additional traffic will also increase air pollution. It seems almost laughable that an urban farm and/or dog park so close to this degree of traffic is even being considered. We cannot imagine that anyone who is truly concerned about safe, healthy food would grow or buy anything from even a ***garden*** that is subjected to constant pollution from hundreds or thousands of cars each and every day. In addition, there would not really be enough land for an urban ***farm***, a dog park, commercial space (5,700 square feet) and a restaurant (4,000 square feet) in addition to the proposed 299 housing units. **The density is simply too much for the space available.**

Please scale this project back to reasonable dimensions and density. Please adjust the scope of this project to a manageable number of housing units, safe drainage and a better way to get into and out of the proposed Marja Acres.

For the Residents of El Camino Estates Home Owners Association,



Linda J. Corder, Secretary and Treasurer

## Teri Delcamp

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**From:** Valerie Rubin <vprubin@gmail.com>  
**Sent:** Thursday, May 03, 2018 8:42 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres - public comment

>

>

>>

>> Hello Teri,

>>

>> The Marja Acres proposed development has only recently been brought to my attention by a fellow Carlsbad resident.

>>

>> I am very concerned about the size and density of the Marja Acres development. I am told several hundred units have been proposed on only 19 acres, much of which has a steep slope.

>>

>> We have lived in Carlsbad for 16 years and hope to stay here for many more. The rapid pace of construction in the past few years (mostly of Robertson Ranch and other nearby projects) will cause major impacts on our community resources such as roads and schools and natural open spaces.

>>

>> My concern is that Marja Acres brings too much too rapidly. Please carefully assess the traffic impact of such a large development. We do not have any reliable local public transportation in that area to support such a large project. My teen son drives to school daily through the intersection of El Camino Real and Cannon. This is already a terribly busy intersection and will continue to get busier once the residents move into Robertson Ranch. I fear for his safety and that of the other hundreds and thousands of Carlsbad high teens who drive that area towards Sage Creek and Carlsbad high school. Added traffic from Marja Acres would be difficult to accommodate without even further construction and remodeling which has already been occurring at that intersection for months.

>>

>> Finally, my son and his friends enjoy the longtime local haunt of Bobby's cafe and will be sad to see it go. That plot of land seems more appropriate for commercial use rather than residential given its small size and location along such a busy thoroughfare.

>>

>> Thank you for your time!

>>

>> Valerie Rubin

April 30, 2018

Teri Delcamp  
1635 Faraday  
Carlsbad, CA 92008

Re: Carlsbad Neighbors Concerned About Marja Acres Project

Dear Teri,

I am one of the Homeowners living in El Camino Estates which will be adjacent to the Marja Acres Project and I am very concerned about the traffic issues associated with the egress onto El Camino Real. To make the U-Turn at the Lisa Ave light, you would need to cross three lanes of traffic or go up to Cannon to make the U-Turn. This will not only be very dangerous with traffic speeds of 55MPH, but it will back up traffic at the U-Turn lane.

Adding 600 cars daily to El Camino Real not only adds to the pollution but will possibly delay egress from my community at El Camino Estates as the timing of the light would most likely be adjusted to accommodate the additional cars.

I think the reduction of the density of the project might ease some traffic concerns as well as some way to solve the egress onto El Camino Real.

I believe the Homeowners at El Camino Estates will be adversely affected by this project and would like to see revisions to eliminate the negative effects as much as possible.

Sincerely,

Christine Forward, Homeowner  
4959 El Camino Estates  
Carlsbad, CA 92008

## Teri Delcamp

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**From:** michael ajdour <michaelajd@yahoo.com>  
**Sent:** Tuesday, May 08, 2018 8:57 PM  
**To:** Teri Delcamp  
**Subject:** Marja Acres Public Comment

Dear Planner Delcamp,

Robertson Ranch is a sizable project. Their housing going up on El Camino isn't done. It would be more intelligent to observe the full community that Marja Acres will affect before attempting to study the effect

Traffic, schools ( esp. North Carlsbad students getting to Sage Creek) and everything else that involves a community will be better with realistic planning.

It's not possible to know the impact of Robertson Ranch quite yet. It will be soon enough --- then, and only then intelligent planning can happen.

I wish you well when that time comes.

Sincerely,

Julie Ajdour

(who tries to avoid driving on El Camino in North Carlsbad already)

## Teri Delcamp

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**From:** Jennifer Rich <jenr65@roadrunner.com>  
**Sent:** Monday, May 07, 2018 11:46 PM  
**To:** Teri Delcamp  
**Cc:** 'Greg Funderburk'; 'Greg Funderburk'  
**Subject:** Marja Acres - Comments Regarding the Scope and Content of the EIR

Ms. Delcamp,

I met with you in person some months back regarding the Marja Acres project. Several members of the community have expressed their concerns regarding the proposed development and the potential environmental impacts it may create. Some of these same community members have also provided suggestions for ways the project could be revised to reduce or avoid any significant environmental impacts. I expect that the Planning Division of the City of Carlsbad, as the lead agency, will ensure that those concerns which have already been expressed will be addressed in the Draft Environmental Impact Report (Draft EIR). Below are just a few of the concerns I have regarding the effects this proposed project may have on the environment.

1. The proposed project is planned on what was an agricultural site. There is a high probability that the land is contaminated with pesticides. The potential for underground storage tanks related to agricultural purposes is also a possibility. Has the soil been tested to ensure it is not contaminated? Have any environmental investigations been performed at the site?
2. Significant grading is planned. I am concerned about dust and possible contaminants that may become airborne and lead to exposures.
3. I would like the EIR to address the traffic, noise, dust and air quality impacts from all the vehicles that will be associated with the construction activities. What type of dust suppression will be used and will there be air monitoring equipment onsite at all times?
4. Are there any state or federal candidate, sensitive, or special status species located at the property? Will biological surveys be performed and is there a need for biological monitors to be present on site during construction?
5. Has a contact listing been requested through the Native American Heritage Commission to see if any tribal governments are interested in the project?
6. Will the proposed project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

7. Will there be a plan in place in the event cultural, tribal, and/or paleontological resources are discovered during construction activities?
8. Will the proposed development cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?
9. Will the proposed development substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?
10. Will the proposed development result in inadequate parking capacity?
11. The proposed project is directly behind a number of homes on Park Drive. With regard to aesthetics, will the newly constructed development create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

I look forward to reviewing the Draft EIR when it becomes available.

Sincerely,

Jennifer Rich

4932 Park Drive  
Carlsbad, CA 92008

[jenr65@roadrunner.com](mailto:jenr65@roadrunner.com)

[jmrfunder@gmail.com](mailto:jmrfunder@gmail.com)

714.392.2995 cell



## Teri Delcamp

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**From:** Lin McGarry <linmcgarry@twc.com>  
**Sent:** Monday, May 07, 2018 4:39 PM  
**To:** Teri Delcamp  
**Subject:** Proposed Marja Acres Development  
**Attachments:** Marja Acres Letter.doc

Dear Ms. Delcamp,

I have attached a letter to this email expressing my concerns over the proposed Marja Acres developement.

The proposed development is bad for the community of Carlsbad and especially bad for those of us who live in the immediate area.

The Strawberry field shopping mall was stopped because it was bad. The multi-story building proposed on State and Carlsbad Village drive was stopped.

They were stopped because they were bad for Carlsbad and didn't reflect what our community is about.

The Marja Acres plan is also bad for Carlsbad and it needs to be stopped.

Please pass this on to whoever can help with my concerns.

Sincerely,

Lin McGarry

760-212-1540 / cell

2275 Lisa St.  
Carlsbad, Ca. 92008

DATE: April 30, 2018

TO: Teri.Delcamp@carlsbadca.gov

FROM: Lin McGarry  
2275 Lisa St.  
Carlsbad, Ca. 92008  
760-729-2680 - home  
760-212-1540 - cell

SUBJECT: Concerns over Planned/Proposed Marja Acres building project

Dear Ms. Delcamp,

I am writing to express several concerns regarding the proposed Marja Acres project.

1. TRAFFIC. El Camino Real is already becoming more congested, with traffic backing up from the signal at Lisa St. (Robertson Ranch entry) clear back to Kelly street signal. This is making it difficult for me to make a left turn out of Lisa St. north onto El Camino Real.

The Marja Acres project will only make the traffic problem worse. Marja acres will have two exits, with no signals and no left turn. They will have turn right, and the make a left (U-TURN) turn at the signal at Lisa St. This is seriously going to impact traffic on El Camino Real and my ability to exit from Lisa St. onto El Camino Real.

In my opinion this is a case of another greedy builder trying to maximize his profits at the expense of community quality of life and infrastructure.

This alone should be enough to put a stop to the project.

2. ASTHETICS: The builder is proposing SIX STORY TALL buildings. They intend on totally destroying the view and skyline. This is not the look or feel Carlsbad should want for its community image. Is this builder trying to build a slum right out of the box? This should be stopped based on the insanity of their proposal. The City stopped the 3-4 story building at State and CVD. They should wake-up and look at what is being done here. Roberson Ranch already looks like a monstrosity that has destroyed the look and feel of the community and the skyline and view of the hills.

3. RESOURCES: Where is the water, sewage and other infrastructure going to come from to support another 300 homes in a high density slum? We are in a drought which looks to be around for a while. This project should be stopped!
4. DRAINAGE: The builder talks about what he wants to build, but fails to mention the large low lying section of land that is natural drainage. How does he propose to correct that problem and build on the land. This area is unusable for building, the project should be stopped based on the idea of using land that is in a natural drainage area.
5. POLLUTION: Because of increased traffic and traffic back-up on El Camino Real there is going to be an increase in automotive pollution in the form of exhaust gases and atmospherically born rubber tire particles. This will impact the general health of all living in the area. This project should be stopped, at very least until there have been environmental health studies done.

In summary, this developer does not have the interests of the community or its citizens at heart. Carlsbad should give serious consideration to how they are allowing the last of their precious commodity of city land to be developed. This project is not good for Carlsbad.

Please give serious consideration to what is being proposed here at Marja Acres by this builder as it will have a long term lasting negative impact on the community of Carlsbad, and the kind of city Carlsbad will become.

Thank you for your consideration.

Best Regards,

Lin McGarry

## Teri Delcamp

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**From:** Michael McGarry <mike.mcgarry@att.net>  
**Sent:** Monday, May 07, 2018 4:32 PM  
**To:** Teri Delcamp  
**Subject:** Concerns of the proposed Marja Acres development project  
**Attachments:** Marja Acres Letter 043018.doc

Dear Ms. Delcamp,

Please see my attached letter. I am very concerned about the seemingly reckless development being proposed by the developer

New Urban West. The Robertson Ranch development immediately across El Camino Real from us has destroyed the skyline and once occupied is set to create real traffic problems for the El Camino Real corridor.

If New Urban has their way, they will further destroy the skyline of Carlsbad with six story tall buildings and further add to congestion in our immediate area with close to three hundred high density dwellings. With only two drive ways in and out this proposed development will create a traffic nightmare on El Camino Real.

It seems clear that New Urban West is looking out for their best bottom line interests, but no one is looking out for the best interests of the citizens of Carlsbad and the hideous impact this development will have on the community and local infrastructure.

Please pass along my concerns of traffic, additional pollution, urban blight, over crowding and a general lowering of the quality of life in Carlsbad.

Thank you for taking time to read this and the attached letter. Thank you for passing it on to the city council and planning commission as well as traffic engineering.

Best Regards,

Michael McGarry  
2275 Lisa St.  
Carlsbad, Ca. 92008

760-729-2680 – home  
760-500-1900 - cell

Michael McGarry  
2275 Lisa St.  
Carlsbad, Ca. 92008  
760-729-2680 - home  
760-500-1900 - cell  
mike.mcgarry@att.net

April 30, 2018

Teri Delcamp  
Carlsbad City Government  
teri.delcamp@carlsbadca.gov

Dear Ms. Delcamp,

I am a concerned local citizen. I am very, very concerned that another builder is proposing a project (Marja Acres) that is bad for Carlsbad and bad for the citizens of Carlsbad.

The builder proposes to put 290+ homes plus commercial and restaurant space on a property that is poorly drained and will impact the surrounding community in a very negative way.

TRAFFIC...POLLUTION...EYE SORE... LOW LYING DRAINAGE LAND

I currently can sit for 4 MINUTES at the signal at Lisa St. waiting for a left turn signal. If they build close to 300 homes and add commercial and restaurant to the existing Marja acres property it will seriously impact traffic from Canon Road to Tamarack. That is poor planning.

Robertson Ranch already looks hideous and has destroyed the view of the hills and skyline. Robertson Ranch is already going to seriously impact traffic and pollution in the area. Has anyone considered the traffic impact and automotive pollution?

Carlsbad has defeated other bad projects at the strawberry fields and in the village at State and Carlsbad Village Drive which were deemed bad for the community.

I urge you to not let outside (or local) builders come in and destroy the charm and homey feeling of the community of Carlsbad.

Please advise who else I should write to in the Carlsbad City Government.

Thank you for your time and help.

Best Regards,

Mike McGarry

5-01-18

Marja acres EIR Public Comments

City of Carlsbad

MAY 07 2018

Greetings,

Planning Division

My name is Richard Cravens,  
my wife and I live at 4928 Park Dr.

Directly behind us is the proposed  
Marja acres project. our back yard fence  
is the boundry line.

We are very concerned about the  
environmental effects such as noise,  
air quality and lighting.

will the soil be tested for agricultural  
DDT or insecticides before it becomes air-  
borne when the bulldozing starts?

How will that be mitigated?  
will dust-catching screens or fences  
be installed on the perimeter of the  
project to protect us?

We would like the soil to be  
tested completely in and around  
the project every few yards, not  
just in a few spots.

next page

2  
Also we want you to publish the levels found, the locations, and what is allowed by law.

Also the major sewer water system right behind us has had major leaks in the past, and can the soil be tested for agricultural chemicals leeching into the ground onto our property?

What will be done about air monitoring during construction for nitrous, carbon, and sulfur dioxide? From the construction equipment?

What will the start time be in the morning? Will weekends be in the schedule?

If the equipment is started before the scheduled start time or excessive noise is made that disturbs our peace and will penalties be enforced?

What kind of lighting will  
maija acres have? will it shine  
into our yards and homes?  
can it be shielded?

Will there be a study or  
survey done on wildlife and  
plants that will be affected or  
threatened?

Will the maija acres HOA en-  
force vehicle noise late at night  
and early mornings on the roads  
behind us?

Respectfully Yours

Richard Cravens



## Marja Acres Scoping Meeting Comment Card

Name Chad Dains

Address 4956 Park Drive

City Carlsbad State CA Zip 92008

Phone (949) 433-4931 Email C-dains@hotmail.com

### Comments

What is the proposed fencing / barrier between the Marja Acres homes and the homes the line the shared property line on Park Drive.

= Common wall / barrier

= Agriculture space if there are between two walls / fences / barriers

- What will be planted, who maintains and how often for safety and hazards

- How will different grading impact slope of Loma Laguna backyards

## Marja Acres Scoping Meeting Comment Card

Name Georgia Stroad

Address 5328 Forecastle Ct

City Carlsbad State CA Zip 92008

Phone (760) 443-4127 Email \_\_\_\_\_

### Comments

I think we will already have too many  
homes on El Camino Real after the  
Tall Bros. homes are moved into.  
The traffic is already too much now,  
so I'm against it. We need to leave  
open space so we don't ruin El Camino Real  
and Carlsbad. Can't be all cement.

## Marja Acres Scoping Meeting Comment Card

Name DEBORAH MEISTER  
Address 4965 CINDY AVE  
City CARLSBAD State CA Zip 92008  
Phone (     )     Email MUSTANG 4965@gmail.com

### Comments

Way Too dense! Too MANY CARS - Too MANY  
HOUSES - 600 CARS + To Add To  
Robertson Ranch -

*Deborah Meister*

## Marja Acres Scoping Meeting Comment Card

Name Tracy Seemann

Address 4907 Via Arequipa

City Carlsbad State CA Zip 92008

Phone (760) 889 3028 Email tracylingaas@sbcglobal.net

Comments / (Concerns To Address)

- reflected/incidental heat off of solar panels or windows (making sure glare : reflected heat do not negatively impact existing neighborhoods or Marja residents
- traffic impact on El Camino Real (E.C.R.) especially as it relates to drivers needing to make U-Turns at Kelly Drive and Lisa Court since entering/exiting Marja Acres can only occur from Southbound lanes of E.C.R.
- ② As it relates to cars merging on to E.C.R. There are only three lanes on E.C.R. and no room to merge safely





## Notice of Preparation Scoping Meeting Sign-In Sheet

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# Marja Acres Project EIR Public Scoping Meeting

April 17, 2018

## Sign-In Sheet



Name: SGAMBELLURI Phone: (760) 730 3970

Address: 4967 Cindy Ave Email: sgambelluri@rr.com

Name: TOM DANA Phone: (760) 434-1370

Address: 4917 Park Dr Email: \_\_\_\_\_

Name: Nancy + Bill Bjorstad Phone: (760) 201-6578

Address: 4910 Loma Laguna Dr. Email: bjorstad@roadrunner.com

Name: DEBRA CLARKE Phone: (760) 729-8337

Address: 4807 KELLY DR Email: CLARKSTER4807@GMAIL.COM

Name: Mike and Marja Selha Phone: (714) 742-1201

Address: 6284 Forester Dr. Email: \_\_\_\_\_

Name: Georgie Stroud Phone: (760) 443-4137

Address: 5328 Forecastle Ct Email: \_\_\_\_\_

Name: Danielle & Nate Pearson Phone: ( )

Address: 4914 Park Ct Email: \_\_\_\_\_

Name: Tracy Seemann Phone: (760) 889-3028

Address: 4907 Via Arequipa Email: tracylingaase@docglobal.net

Name: Chad Dains Phone: (949) 433-4931

Address: 4956 Park Dr Email: c-dains@hotmail.com

# Marja Acres Project EIR Public Scoping Meeting

April 17, 2018

## Sign-In Sheet



Name: <u>Carol + Bob Greene</u>	Phone: <u>Carol (760) 458-0912</u>
Address: <u>4906 VIA HINTON</u>	Email: <u>bacgreene@gmail.com</u>
Name: <u>Kris Wright</u>	Phone: <u>(760) 729-0129</u>
Address: <u>4902 Via Araguipa</u>	Email: <u>Kriswright@gmail.com</u>
Name: <u>Louise Testerman</u>	Phone: <u>(760) 421-7048</u>
Address: <u>4951 Arila Ave.</u>	Email: <u>amranetson1938@gmail.com</u>
Name: <u>Deborah Meister</u>	Phone: <u>(760) 730-3442</u>
Address: <u>4965 Cindy Ave</u>	Email: <u>MUSTANG4965@gmail.com</u>
Name: <u>JACQUE DESIMONE</u> <u>STEVEN CANCROLA</u>	Phone: <u>( )</u>
Address: <u>4955 PARK DR.</u>	Email: <u></u>
Name: <u></u>	Phone: <u>( )</u>
Address: <u></u>	Email: <u></u>
Name: <u></u>	Phone: <u>( )</u>
Address: <u></u>	Email: <u></u>
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Name: <u></u>	Phone: <u>( )</u>
Address: <u></u>	Email: <u></u>



# Marja Acres Project EIR Public Scoping Meeting

April 17, 2018

## Sign-In Sheet



Name: CHRISTINE FORWARD Phone: (760) 845-7269  
Address: 4959 Cindy Ave Email: Cforward60@gmail.com  
CARLSBAD CA 92008

Name: Elizabeth Banks Phone: (760) 207 6519  
Address: 418 Chiquapa Ave Email: \_\_\_\_\_

Name: Gail Stidolph Phone: (760) 801-0021  
Address: 4814 Kelly Dr Email: Gail.stidolph5@gmail.com

Name: Diane Bedrossian Phone: (619) 230-5481  
Address: 4314 Stanford St. 92010 Email: ardiane\_b@aol.com

Name: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
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