

Notice of Completion & Environmental Document Transmittal

SCH# **2019049004**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Sunrise Specific Plan
 Lead Agency: City of San Marcos Contact Person: Susan Vandrew Rodriguez
 Mailing Address: 1 Civic Center Drive Phone: 760-744-1050 x 3237
 City: San Marcos Zip: 92069 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos
 Cross Streets: Barham Drive between Bennett Court and Meyers Avenue Zip Code: 92069
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 14.4
 Assessor's Parcel No.: 228-312-09-00 and 218-312-10-00 Section: _____ Twp: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy#: SR-78 and I-15 Waterways: _____
 Airports: _____ Railways: _____ Schools: Knob Creek, Woodland Park, Mission Hills

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 192 Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MGD _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Governor's Office of Planning & Research
 DEC 16 2019
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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: Energy, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

APN 228-312-10-00: County General Plan - Semi-Rural Residential (SR-1); City General Plan - Light Industrial (LI); County Zoning: Single Family Residential (RS)
 APN 228-312-09-00: City General Plan - Low Density Residential (LDR); City Zoning - Mobile Home Park (R-MHP)

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

The approximately 14.4-acre project site is located at the southeastern limits of the City and is comprised of Assessor's Parcel Numbers (APNs)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".


- | | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 16, 2019 Ending Date January 20, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Sunrise Gardens Project Owner, LLC</u>
Address: <u>605 Third Street</u>	Address: <u>2235 Encinitas Blvd. Suite 216</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Encinitas, CA 92024</u>
Contact: <u>Brian Grover</u>	Phone: <u>760-944-7511</u>
Phone: <u>760-479-4248</u>	

Signature of Lead Agency Representative:  Date: December 9, 2019

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

228-312-09-00 and 228-312-10-00. The project site is currently within portions of two jurisdictions: the City (APN 228-312-09-00, approximately 3.6 acres) and the County of San Diego (APN 228-312-10-00, approximately 10.8 acres); however, the entirety of the project resides within the City's General Plan Sphere of Influence. The site is not currently accessible by a public roadway; however an existing 9 foot wide unimproved road access easement provides site access via E. Barham Drive.

The proposed project would involve a development consisting of an Annexation, General Plan Amendment, Rezone, Multi-Family Site Development Plan, Specific Plan, Tentative Map, Grading Variance, and Conditional Use Permit. If approved, these entitlements would allow the development of 192 multi-family units within the project site. The Specific Plan is a comprehensive planning document that establishes development guidelines for the project site. The document will serve as the primary land use, policy, and regulatory document for the project by providing a development planning review process, as authorized by California Government Code §65450, in conjunction with the City of San Marcos Zoning Ordinance, Chapter 20.535. The permitted uses within the project site with adoption of the Specific Plan would be multi-family residential with public and private recreational and open space.

The proposed project would allow for the development of approximately 192 multi-family residential dwelling units, resulting in a gross density of approximately 13.3 dwelling units per acre. The proposed residential units would be comprised of 100 two-story townhomes and 92 three-story townhomes. The proposed project also includes open space, active recreational areas, bio-retention areas, circulation improvements, and a public services and facilities plan.

The proposed project would require several off-site improvements including storm drainage facilities, roadway network construction, and sewer improvements.