



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND SCOPING MEETING/PUBLIC WORKSHOP

Project Title: Gran Vista Specific Plan
Project Number: Specific Plan (SP21-0003), General Plan Amendment (GP21-0007), Rezone (R21-0003), Multi-Family Site Development Plan (MFSDP21-0001), and Tentative Subdivision Map (TSM21-0003).
Applicant: Meritage Homes- MLC Holdings, Inc.
NOP Comment Period: April 20, 2022 to May 20, 2022
Meeting Date/Time: May 12, 2022 at 6 P.M.

PURPOSE FOR NOTICE: This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Gran Vista condominium project located in the City of San Marcos. The City is the lead agency for the project and will prepare an Environmental Impact Report (EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines. This NOP is being circulated pursuant to California Resources Code Section 211153(a) and CEQA Guidelines Section 15082.

The City is requesting written feedback from the public, interested organizations, and responsible trustee agencies about the scope and content of the environmental information that will be addressed in the EIR.

Project Location: West of the intersection of Las Posas Road and Palm Road. Assessor's Parcel Number: 219-121-15-00 & 219-121-16-00.

Project Description: Request for a Specific Plan, Multi-Family Site Development Plan, and Tentative Subdivision Map for a 120-unit residential condominium development on 7.6 acres. Project includes a General Plan Amendment and Rezone to change the land use and zone of the property from Commercial (C) to Specific Plan Area (SPA). The project site is bounded by Las Posas Road and Mission Road to the east and south, respectively, and an existing CVS store is located to the south and a single-family residential subdivision to the west. Nearby land uses in the vicinity of the project site include industrial and commercial uses to the south and west, the Santa Fe Hills residential community to the north, and single-family residential and Palomar College to the east.

The project consists of 120 townhomes consisting of 2 and 3-bedroom units. The project includes approximately 148,297 square feet of recreation area and landscaping on-site and approximately 144 square feet of private open space per unit. Amenities on site include tot lots and exercise equipment, bbq and seating areas, dog park, and community garden. The project would use the existing driveway entries on Las Posas Road and Mission Road that currently provide access to the adjacent CVS store.

Potential Environmental Effects: Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR.



Scoping Meeting/Public Workshop: A joint Scoping Meeting/Public Workshop for the project will be held on **May 12, 2022 at 6 PM** at the San Marcos City Hall in the Valley of Discovery Room (next to City Council Chambers) located at 1 Civic Center Drive, San Marcos, CA 92069. The intent of the Scoping Meeting/Public Workshop is to obtain information and solicit comments from the public about the issues and content of the EIR. During the meeting, the project applicant will provide an overview of the project, will explain the environmental review process, and will be available to hear your comments and questions. Attendance of the scoping meeting is not required in order to submit written comments.

NOP Comments: All written comments must be submitted within 30 days of this notice and received no later than close of business on **May 20, 2022**. Written comments can be submitted via letter or email to the following address, and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Norm Pedersen, Associate Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: npedersen@san-marcos.net

For more information regarding the proposed project, please visit:

<https://www.sanmarcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

or contact Norm Pedersen, Associate Planner, at (760) 744-1050 x3236 or npedersen@san-marcos.net.

PROJECT LOCATION MAP

