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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022040440

Project Title: Gran Vista Specific Plan

Lead Agency: City of San Marcos

Contact Name: Norm Pedersen

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Project Location: City of San Marcos, San Diego County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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 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 existing driveway entries on Las Posas Road and Mission Road that currently provide access to the adjacent CVS store.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Mitigation measures are proposed for impacts related to biological resources, cultural resources, tribal cultural resources, and traffic to reduce impacts to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City circulated a notice of preparation (NOP) dated April 20, 2022, to interested agencies, organizations, and parties. The NOP was also sent to the State Clearinghouse at the California Office of Planning and Research. The State Clearinghouse assigned a state identification number (SCH No. 2022040440) to this EIR. A public scoping meeting was held on May 12, 2022, at San Marcos City Hall (1 Civic Center Drive) to gather additional public input. The 30-day public scoping period ended on May 20, 2022. Comments received during the NOP public scoping period were considered part of the preparation of this EIR. The NOP and written comments are included in Appendix A to the EIR. Comments covered numerous topics, including transportation, noise, air quality, biological resources, cultural and tribal cultural resources, land use, population and housing, utilities, and public services.

Provide a list of the responsible or trustee agencies for the project.