



## **NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

The City of San Marcos has prepared a Draft Environmental Impact Report (EIR22-002) for the proposed Gran Vista Specific Plan project located in the City of San Marcos. A 45-day public review and comment period for the Draft EIR is provided under State law. The public review period will start **April 3, 2023** and end **May 18, 2023**. Response letters shall be postmarked by the review end date and submitted to the City at the mailing address given below or emailed no later than close of business on the review end date to:

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

**PROJECT TITLE:** Gran Vista Specific Plan

**PROJECT NUMBER:** SP21-0003, GPA21-0007, R21-0003, MFSDP21-0001, TSM21-0003, and EIR22-002

**APPLICANT:** Meritage Homes

**LOCATION:** West of the intersection of Las Posas Road and Palm Road. Assessor's Parcel Number(s): 219-121-15-00 and 219-121-16-00.

**DESCRIPTION OF THE PROJECT:** Request for a Specific Plan, Multi-Family Site Development Plan, and Tentative Subdivision Map for a 120-unit 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).

**ENVIRONMENTAL IMPACTS:** The Draft EIR analyzes impacts associated with the Gran Vista Specific Plan project. Significant impacts have been identified for the following issue areas: biological resources, cultural resources/tribal cultural resources, and transportation.

**DOCUMENT REVIEW:** The Draft EIR and technical appendices will be available for review at the Development Services Department's public information counter during normal business hours and on the City's website given below. The document will also be available at the County Library at 2 Civic Center Drive, San Marcos.

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



All written comments must be received no later than close of business on **May 18, 2023**.

For more information regarding this notice or the proposed project, please contact Norm Pedersen, Associate Planner, at (760) 744-1050 x3236 or [npedersen@san-marcos.net](mailto:npedersen@san-marcos.net).

**VICINITY MAP:**

