



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

Project Title: Pacific Specific Plan
Project Number: Specific Plan (SP22-0001), General Plan Amendment (GPA21-0002), Rezone (R21-0002), Multi-Family Site Development Plan (MFSDP22-0001), and Tentative Subdivision Map (TSM22-0001).
Applicant: The Las Posas Owner LPV, LLC
NOP Comment Period: June 1, 2022 to July 1, 2022
Meeting Date/Time: June 21, 2022 at 6 P.M.

PURPOSE FOR NOTICE: This Notice of Preparation (NOP) is being issued by the City of San Marcos for the Pacific Specific Plan 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: The northwest corner of Las Posas Road and Linda Vista Drive. Assessor's Parcel Number(s): 219-222-01-00, 219-222-02-00, 219-222-03-00, and 219-222-04-00.

Project Description: Request for a Specific Plan, General Plan Amendment, Rezone, Multi-Family Site Development Plan and Tentative Subdivision Map for a residential development project on a vacant, 33-acre site. The General Plan Amendment and Rezone would change the General Plan designation and Zoning from Industrial (I) to Specific Plan Area (SPA). The Specific Plan has been prepared with the intent to provide a comprehensive plan to ensure the efficient development of a new residential community. The Specific Plan serves as both a policy document and a regulatory document for the systematic implementation of the policies and goals of the General Plan. The Tentative Map presents specific lot configurations for the site. The Multi-Family Site Development Plan will configure the site for multi family dwelling units, street configuration, infrastructure, recreational open space, and private open space.

The project consists of 449 residential units, including a mix of apartments, rowhomes, villas, and affordable flats on approximately 14.58 acres of the 33-acre project site. Proposed residential units would include a mix of apartments within a five-story podium building, three-story rowhomes, three-story villas, and affordable flats within a four-story building. 68 of the 449 total units (15 percent of the total) would be designated as deed-restricted affordable units. The project would also include a total of 900 parking spaces and approximately 35,000 square feet of recreation amenities. The proposed project also includes landscaping, bio-retention areas and circulation improvements. The remaining 18.42 acres of the 33-acre project site would be preserved and restored open space and habitat area. The proposed project would have a density of approximately 13.6 dwelling units per gross acre, which includes the proposed open space and habitat area.



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 **June 21, 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 on the Notice of Preparation (NOP) must be submitted within 30 days of this notice and received no later than close of business on **July 1, 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.

Chris Garcia, Associate Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: cgarcia@san-marcos.net

For more information regarding the proposed project, please visit:

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

or contact Chris Garcia, Associate Planner, at (760) 744-1050 x3237 or cgarcia@san-marcos.net.

PROJECT LOCATION MAP

