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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 #: 2022050650

Project Title: Pacific Specific Plan

Lead Agency: City of San Marcos

Contact Name: Chris Garcia

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Project Location: City of San Marcos, San Diego County
City *County*

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

The proposed Pacific Specific Plan Project (proposed project) proposes to develop 449 residential units, including a mix of apartments, rowhomes, villas, and affordable flats, on approximately 15.09 acres of a 33.2-acre project site in the City of San Marcos (City). Of the total number of proposed units, 68 units (15%) would be deed-restricted affordable units. The project would include a total of 927 parking spaces and 134,985 square feet of common open space area. The proposed project also includes landscaping, bio-retention areas, and circulation improvements. The remaining approximately 17.94 acres of the 33.2-acre project site would be preserved and restored open space and habitat area. The proposed project would have a density of approximately 29.8 dwelling units per acre, not including the proposed open space and habitat area. With the open space and habitat area included, the density of the proposed project site would be approximately 13.5 dwelling units per acre. The 33.2-acre project site is an infill site located in the western portion of the City, at the northwest corner of South Las Posas Road and Linda Vista Drive.The project proposes a General Plan Amendment, Rezone (GPA), Specific Plan, Tentative Map, and Multi-Family Site Development Plan. The GPA and Rezone would change the General Plan designation and zoning from Industrial (I) to Specific Plan Area (SPA).

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 air quality, biological resources, cultural resources, and tribal cultural resources, 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.

A Notice of Preparation (NOP) was distributed on June 1, 2022, for a 30-day public review and comment period. Additionally, a public information meeting was held on June 21, 2022, at 6:00 p.m. at the San Marcos City Hall in the Valley of Discovery Room located at 1 Civic Center Drive, in San Marcos. Public comments were received on the NOP for this EIR and reflect concern or controversy over a number of environmental issues. Issues and concerns raised in the NOP comment letters include:

-Transportation: scope of the study area, existing roadway congestion, trip generation and distribution, safety, project access;

-Biological Resources: conversion of sensitive habitat, potential direct and indirect impacts to special-status species, alternatives considered, and inclusion of appropriate mitigation;

-Cultural and Tribal Cultural Resources: compliance with Assembly Bill 52 and Senate Bill 18;

-Land Use: compatibility with surround land uses/development;

-Public Services: potential impact to schools;

-Population and Housing: housing density;

-Noise: concerns of noise from existing industrial land uses on the project

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

United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW)