

Notice of Completion & Environmental Document Transmittal

SCH # _____

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Santa Fe Flores, LP Project

Lead Agency: City of San Marcos Contact Person: Norm Pedersen, Associate Planner

Mailing Address: 1 Civic Center Drive Phone: 760-744-1050 ext. 3236

City: San Marcos Zip: 92069-2918 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos

Cross Streets: South Santa Fe Avenue and North Las Flores Drive Zip Code: 92069

Longitude/Latitude (degrees, minutes and seconds): 33° 9' 26.712" N/ 117° 12' 0.252" W Total Acres: 2.5-acre (2.2-acre net)

Assessor's Parcel No. 217-161-18-00 and 217-161-19-00 Section: _____ Twp. _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 78 Waterways: n/a

Airports: n/a Railways: Sprinter Hybrid Rail Train Schools: Joli Ann Leichtag Elementary

School, La Mirada Academy, Palomar College

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
- Early Cons Supplement/Subsequent EIR EA Final Document
- Neg Dec (Prior SCH #) _____ Draft EIS Other: _____
- Mit Neg Dec Other _____ FONSI _____

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
- General Plan Amendment Master Plan Prezone Redevelopment
- General Plan Element Planned Unit Development Use Permit Coastal Permit
- Community Plan Site Plan Land Division (Subdivision, etc.) Other: Density Bonus, Concession

Development Type:

- Residential: Units 50 Acres 2.5 Transportation: Type _____
- Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
- Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
- Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
- Educational: _____ Hazardous Waste: Type _____
- Recreational: _____ Other: _____
- Water Facilities: Type _____ MGD _____

Project Issues Discussed In Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
- Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
- Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
- Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
- Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
- Coastal Zone Noise Solid Waste Land Use
- Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
- Economic/Jobs Public Services/Facilities Traffic/Circulation Other _____

Present Land Use/Zoning/General Plan Designation

Existing Land Use Designation: Commercial (217-161-19-00) and Light Industrial (217-161-18-00)
 Proposed Land Use Designation: Medium Density Residential 2 (MDR2) (217-161-18-00 and 217-161-19-00)
 Existing Zoning: Commercial (C) (217-161-19-00) and Light Industrial (L-I) (217-161-18-00)
 Proposed Zoning: Multi-family Residential (R-3-10) (217-161-18-00 and 217-161-19-00)

Project Description: *(please use a separate page if necessary)*

The Santa Fe Flores, LP Project proposes a General Plan Amendment and Rezone from Commercial (C) and Light Industrial (L-I) to Multi-Family Residential (R-3-10) to allow 50 dwelling units, in conjunction with a Density Bonus, on a 2.5-acre site consisting of two parcels. The project will develop a 58,693-square-foot building with three stories on a previously graded project site. Out of the 50 dwelling units, 5 will be dedicated affordable units.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 11 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Food Protection Board | <input type="checkbox"/> Resources Recycling & Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date September 27, 2022

Ending Date October 27, 2022

Lead Agency (complete if applicable):

Consulting Firm: Recon Environmental, Inc.

Address: 3111 Camino del Rio North, Suite 600

City/State/Zip: San Diego, CA 92108-5726

Contact: Morgan Weintraub

Phone: (619) 308-9333

Applicant: _____

Address: _____

City/State/Zip: _____

Phone: _____

Signature of Lead Agency Representative:  Date 9/22/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.