Notice of Completion & Environmental Document Transmittal

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

SCH # 2023050006

Project Title: Capalina Apartments

Lead Agency: City of San Marcos
Contact Person: Chris Garcia
Mailing Address: 1 Civic Center Drive
Phone: 760-744-1050 ext. 3237
City: San Marcos
Zip: 92069
County: San Diego

Project Location: County: San Diego
City/Nearest Community: San Marcos
Cross Streets: Capalina Road/N. Rancho Santa Fe Road
Zip Code: 92069
Longitude/Latitude (degrees, minutes and seconds): 33 ° 09 ′ 5.64 ″ N / 117 ° 11 ′ 42.9 ″ W
Total Acres: 2.54
Assessor's Parcel No.: 219-115-33-00
Section: 9
Twp.: 12S
Range: 3W
Base: SanBern.
Within 2 Miles: State Hwy #: SR-78
Waterways: San Marcos Creek
Airports: n/a
Railways: NCTD Sprinter
Schools: La Mirada, San Marcos High

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

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

Development Type:

- ☐ Residential: Units 119 Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. 4,000 Acres _____ Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational: _____
- ☐ Recreational: _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Current Zoning and General Plan: Mixed-Use-3 (MU-3)

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

The project applicant is requesting approval of a General Plan Amendment (GPA22-0003) and Rezone (R22-0003) to change the designation of the site from Mixed-Use 3 (MU-3) to Mixed-Use 2 (MU-2) and a Site Development Plan (SDP22-0007). If approved, these entitlements would allow for the development of 119 apartment units and 4,000 square feet (s.f.) of commercial use. Six of the units will be affordable at the very low-income level (30-50% of the Area Median Income).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date 11/3/23 Ending Date 12/18/23

Lead Agency (Complete if applicable):

Consulting Firm: Sophia Mitchell Associates
Address: PO BOX 1700
City/State/Zip: Gualala, CA 95445
Contact: Sophia Habl Mitchel
Phone: 858-243-0843

Applicant: Capalina SMA, LLC
Address: 179 Calle Magdalena, Suite 201
City/State/Zip: Encinitas, CA 92024
Phone: ____

Signature of Lead Agency Representative: Chris Garcia Digitally signed by Chris Garcia Date: 2023.10.18 14:56:49 -07'00' **Date:** ____

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