



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

The City of San Marcos has prepared a Draft Environmental Impact Report for the proposed Capalina Apartments project (SCH#2023050006) 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 **November 3, 2023** and end **December 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:

Chris Garcia, Senior Planner  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
Email: [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net)

**PROJECT TITLE: Capalina Apartments**

**PROJECT NUMBER: GPA22-0003/R22-0003/SDP22-0007**

**APPLICANT: Capalina SMA, LLC**

**LOCATION:** North side of Capalina Road between Rancho Santa Fe Road and Pacific Street  
Assessor's Parcel Number(s): 219-115-33-00

**DESCRIPTION OF THE PROJECT:** The project applicant is requesting approval of a General Plan Amendment (GPA22-20003) 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.

The project proposes 119 residential apartments (47.4 dwelling units/acre) in two buildings with a total of 147 onsite parking spaces proposed. Building A, which is an L-shaped building fronting on Capalina Road, will be four stories tall and have a maximum height of approximately 56 feet. Building B, which is a rectangular shape and fronts on West Mission Road, will also be four stories tall and have a maximum height of approximately 51 feet. Overall, the project proposes 11 studio/one bath units, 53 one bedroom/one bath units, 6 two bedroom/one bath units, 41 two bedroom/two bath units, and 8 three bedroom/2 bath units. All units will be single story. Proposed materials include stucco walls, composite shingle roof material, resawn wood fascia, trim detailing and metal railing.

The project site is located within the SM-7 Mixed Use Transit Corridor as identified in the San Diego Association of Governments (SANDAG) Smart Growth Concept Map for North County. The project applicant will utilize the State Density Bonus Program and a minimum of 5% of the units will be affordable housing units (very low-income level: 30% - 50% of the Area Median Income or AMI), as defined under the State Density Bonus Law, California Government Code (Section 65915 - 65918) as enacted by California Assembly



Bill No. 2345 (State Density Bonus). The Density Bonus Law allows for parking reductions and, in addition, the allowance of “incentives” or “concessions” from the local jurisdiction to assist with the construction and economic viability of the project.

The project proposes 4,000 s.f. of commercial use. This will be on the ground-floor of Building A, located along a portion of the project frontage on Capalina Road. Proposed commercial uses include a co-work space, leasing office, mail room, and a fitness/meeting room.

**ENVIRONMENTAL IMPACTS:** The Draft EIR analyzes impacts associated with the Capalina Apartments project. Potentially significant impacts have been identified for the following issue areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, 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.

**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 **December 18, 2023**.

For more information regarding this notice or the proposed project, please contact Chris Garcia, Senior Planner, at (760) 744-1050, ext. 3237, or [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net).

**VICINITY MAP:**

