



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

**Project Title:** Capalina Apartments  
**Project Number:** GPA22-0003, R22-0003, SDP22-0007, and EIR23-003  
**Applicant:** Capalina SMA, LLC  
**NOP Comment Period:** May 1, 2023 to May 30, 2023  
**Meeting Date/Time:** Thursday, May 11, 2023, at 6:00 pm  
**Meeting Location:** San Marcos City Hall, Valley of Discovery Room (next to City Council Chambers), located at 1 Civic Center Drive, San Marcos, CA 92069

**Purpose for Notice:** This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Capalina Apartments 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 approximately 2.54-acre project site is located along Capalina Road in the City of San Marcos (City), California. The project site is currently an undeveloped, vacant lot located just north of Capalina Road, south of West Mission Road, east of South Rancho Santa Fe Road, and about one block north of CA State Route 78 (SR-78) in the Business/Industrial District. Assessor's Parcel Number(s): 219-115-33-00.

**Project Description:** 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 15% of the units will be affordable housing units (Low-income level: 60-80% 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.

**Potential Environmental Effects:** Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to: Aesthetics, Land Use and Planning, Air Quality, Noise, Biological Resources, Population and Housing, Cultural Resources, Public Services, Energy, Recreation, Geology and Soils, Transportation, Greenhouse Gas Emissions, Tribal Cultural Resources, Utilities and Service Systems, and Hydrology and Water Quality. 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 **Thursday, May 11, 2023 at 6:00 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 must be submitted within 30 days of this notice and received no later than 4:30 pm on May 30, 2023. 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.

Sean del Solar, Senior Planner for Chris Garcia  
 City of San Marcos Planning Division  
 1 Civic Center Drive  
 San Marcos, CA 92069  
 Email: [sdelsolar@san-marcos.net](mailto:sdelsolar@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 Sean del Solar, Senior Planner, at (760) 744-1050 ext. 3223 or [sdelsolar@san-marcos.net](mailto:sdelsolar@san-marcos.net).

**Project Location Map:**

