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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 #: _____

Project Title: Woodward Specific Plan (SP22-0005)

Lead Agency: City of San Marcos

Contact Name: Norm Pedersen

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Project Location: San Marcos County
City *County*

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

The project applicant is requesting approval of a Specific Plan Amendment to the Heart of the City Specific Plan (SP22-0006), the adoption of a new Woodward 46 Specific Plan (SP22-0005), a General Plan Amendment (GPA22-0004), a Multifamily Site Development Plan (MFSD22-0005), a Tentative Subdivision Map (TSM22-0004), and a Conditional Use Permit (CUP22--0005) for use of a temporary rock crusher. If approved, these entitlements would allow for the development of 46 residential condominiums on the project site with associated infrastructure. Grading will consist of approximately 41,989 cubic yards (CY) of cut material and 50,270 CY of fill material requiring an export of approximately 8,281 CY of material. Access to the project site will be via Woodward Drive. The project is anticipated to start construction in 2025.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study prepared for the project identified the following potentially significant impacts. These environmental topics will be fully analyzed in the EIR:
- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

To date there have not been any issues raised by agencies or the public. The City has initiated consultation with local Tribes per the requirements of AB52.

A scoping meeting for the EIR will be held on August 30, 2023.

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

California Department of Fish and Wildlife