

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 #: 2023080449

Project Title: Woodward 46 Specific Plan (SP22-0005)

Lead Agency: City of San Marcos

Contact Name: Scott Nightingale

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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.

Please see Attachment A.

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

Topics raised during the NOP comment period and scoping meeting include:

- Aesthetics: views from adjacent private homes
- Biological Resources: Multiple Habitat Conservation Program plan consistency, sensitive species, sensitive habitat, and biological resources mitigation
- Cultural and Tribal Cultural Resources: compliance with Assembly Bill 52 and Senate Bill 18
- Land Use: provision of low-income or senior housing
- Noise: construction and vehicular noise, vibration from blasting
- Public Services (police): City should consider having their own police department
- Transportation: pedestrian safety and vehicular congestion
- Utilities and Service Systems: water use

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

California Department of Fish and Wildlife