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

Project Title: Armorlite Lofts

Project Number: SP23-0001 (GPA23-0002, R23-0001, SDP23-0003, and CUP23-0002)

Applicant: Avenue Development Partners, LLC and Cross Real Estate Investors

NOP Comment Period: February 12 to March 13, 2024

Meeting Date/Time: Thursday, February 15, 2024, at 6:00 pm

Purpose for Notice: This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Armorlite Lofts located within 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: 0 Armorlite Drive (vacant lot located on the north side of Armorlite Drive, in the 1200 block). Assessor's Parcel Number: 219-162-62-00 (see the vicinity map next page).

Project Description: A Specific Plan (SP), General Plan Amendment (GPA), Rezone (R), Site Development Plan (SDP), and Conditional Use Permit (CUP) to develop an existing 2.44-acre vacant parcel with a 5-story (4 stories over podium parking) mixed-use building consisting of 165 residential units with 17 affordable units designated for low to moderate income households and 5,600 square feet of ground floor commercial.

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 Planning, Air Quality, Noise, Biological Resources, Population and Housing, Cultural Resources, Public Services, Energy, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. 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 virtual Scoping Meeting/Public Workshop for the project will be held on <u>February 15, 2024 at 6:00 pm.</u> 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/workshop, the project applicant will provide an overview of the project, explain the environmental review process, and be available to hear your comments and answer your questions. Attendance of the meeting/workshop is not required to submit written comments.

At the time and date of the meeting/workshop, use QR code or the link below or to join from your browser or mobile device.

https://bit.ly/ArmorliteLoftsWorkshop

Notice of Preparation Comments: All written comments must be submitted within 30 days of this notice and received no later than <u>Wednesday, March 13, 2024, at 4:30 pm</u>**.** 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
> City of San Marcos Planning Division
> 1 Civic Center Drive
> San Marcos, CA 92069
> Email: sdelsolar@san-marcos.net

For more information regarding the proposed project, please visit:
https://www.sanmarcos.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.

Project Location Map