

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024020372

Project Title: Armorlite LoftsLead Agency: City of San MarcosContact Person: Sean del SolarMailing Address: 1 Civic Center DrivePhone: (760) 744-1050 ext. 3223City: San MarcosZip: 90269County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: San MarcosCross Streets: Armorlite Drive/Las Posas RoadZip Code: 92069Longitude/Latitude (degrees, minutes and seconds): 33 ° 8 ' 48.89 " N / 117 ° 11 ' 17.67 " W Total Acres: 2.44Assessor's Parcel No.: 219-162-62-00Section: unsect Twp.: 12SRange: 3WBase: San BernWithin 2 Miles: State Hwy #: 78Waterways: San Marcos CreekAirports: n/aRailways: NCTD SPRINTERSchools: La Mirada Academy, Leichtag Elementary**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 165 Acres 2.44
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 5600 Acres .2 Employees 4 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

The project site is undeveloped. The project site has a General Plan Designation of PI (Public Institutional) and the Zoning on the project site is Public-Institutional (P-I).

Project Description: (please use a separate page if necessary)

The project involves the development of an approximately 2.44-acre vacant parcel on Armorlite Drive with a mixed-use development comprising 165 residential units and 5,600 square feet of ground-floor commercial space. The project includes 15% affordable units designated for very low-income households (30% to 50% of the Area Median Income or AMI) and approximately 20,200 square feet of common open space. Recreational amenities will include a dog park, game and yoga areas, and an indoor/outdoor lounge that connects to a pool area and rooftop deck. The proposed building will be a five-story structure (four stories over podium parking) featuring a contemporary architectural style consistent with other recent mixed-use developments in the vicinity.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 9	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 10, 2025 Ending Date February 24, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sophia Mitchell & Associates</u>	Applicant: <u>Avenue Development Partners (Dan Tate)</u>
Address: <u>PO BOX 1700</u>	Address: <u>705 B Street, Suite 3010</u>
City/State/Zip: <u>Gualala, CA 95445</u>	City/State/Zip: <u>San Diego, CA 92101</u>
Contact: <u>Sophia Habi Mitchell</u>	Phone: <u>(619) 981-0579</u>
Phone: <u>(858) 243-0843</u>	

Signature of Lead Agency Representative:  Digitally signed by Seen del Solar
Date: 2025.01.07 17:07:25 -0800 Date: 1/7/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.