

# 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 #: 2024020372

Project Title: Armorlite Lofts

Lead Agency: City of San Marcos

Contact Name: Sean del Solar

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Project Location: San Marcos San Diego  
*City* *County*

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

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.

Specific Plan (SP) 23-0001, General Plan Amendment (GPA) 23-0002, Rezone (R) 22 -0001, Site Development Plan (SDP) 23-0003, Conditional Use Permit (CUP) 23-0002

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 Summary Form 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:

- Biological Resources: focused surveys, mitigation measures, biological resources report preparation, analysis of direct and indirect impacts, alternatives, cumulative analysis;
- Cultural Resources: San Diego County Archaeological Society will review Draft EIR when available;
- Transportation: prepare a traffic impact study and CEQA analysis;
- Utilities and Service Systems: water and sewer study provided by VWD.

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

California Department of Fish and Wildlife