

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 # 2019029038

Project Title: Mission 316 West Specific Plan

Lead Agency: City of San Marcos Contact Person: Joseph Farace, Project Manager
 Mailing Address: 1 Civic Center Drive Phone: 760-744-1050 x3248
 City: San Marcos Zip: 92069 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos
 Cross Streets: Woodward Street and E. Mission Road Zip Code: 92069

Longitude/Latitude (degrees, minutes and seconds): 33 ° 08 ' 32.6 " N / 117 ° 09 ' 34.8 " W Total Acres: 4.02
 Assessor's Parcel No.: 220-210-50 Section: 11 Twp.: 12S Range: 3W Base: _____
 Within 2 Miles: State Hwy #: SR 78 Waterways: Twin Oaks Valley Creek
 Airports: N/A Railways: NCTD Sprinter Schools: See Attached Sheet (1)

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: Grading Variance

Governor's Office of Planning & Research

Development Type:

Residential: Units 67 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

AUG 14 2019

STATE CLEARINGHOUSE

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Land Use Specific Plan Area (Heart of the City/Richmar) and Zoning Specific Plan Area (designated Commercial)

Project Description:

The proposed project would involve the development of 67 market-rate, two- and three-bedroom units on 3.7 acres (4.02 acres of total project impact area). The 67 residential units would provide for a density of approximately 18 dwelling units per acre.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

8 - 14 - 2019

SCH COMPLIANCE

9 - 27 - 2019

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input checked="" type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input type="checkbox"/> Conservation	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # <u>5</u>	<input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>9</u>
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Toxic Sub Ctrl-CTC _____
	Yth/Adlt Corrections
	<input type="checkbox"/> Corrections
	Independent Comm
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Delta Protection Comm
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> CHP	<input checked="" type="checkbox"/> Energy Commission
<input checked="" type="checkbox"/> Caltrans# <u>11</u>	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> Public Utilities Comm
Other	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Education	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> HCD	
<input type="checkbox"/> OES	
<input type="checkbox"/> State/Consumer Svcs	<input type="checkbox"/> Conservancy
<input type="checkbox"/> General Services	<input type="checkbox"/> Other: _____

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: _____

Please forward late comments directly to the Lead Agency

AQMD/APCD 27

(Resources: 8 / 17)

Reviewing Agencies Checklist

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

- | | |
|---|--|
| <input 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 type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 15, 2019 Ending Date September 30, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>KB Home, Coastal</u>
Address: <u>215 Faraday Avenue, Suite A</u>	Address: <u>9915 Mira Mesa Boulevard, Suite 100</u>
City/State/Zip: <u>Carlsbad, California 92008</u>	City/State/Zip: <u>San Diego, California 92069</u>
Contact: <u>Sally Schifman, Program Manager</u>	Phone: <u>858-877-4262</u>
Phone: <u>760-517-9141</u>	

Signature of Lead Agency Representative:  Date: 8/13/19

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

Notice of Completion and Environmental Document Transmittal

- (1) Richland Elementary School, Woodland Park Middle School, Mission Hills High School, California State University San Marcos, Bayshore Preparatory Charter School, San Marcos Middle School
- (2) The proposed project would involve the development of 67 market-rate, two- and three-bedroom units on 3.7 acres (4.02 acres of total project impact area). The 67 residential units would provide for a density of approximately 18 dwelling units per acre. As proposed, residential units consist of three floor plans distributed among nine separate buildings with five building types. Each building is anticipated to include a minimum of two floor plan types, with the bulk of the buildings featuring three floor plan types. Each of the nine buildings would be three stories with a maximum height of 45 feet.

The 67 residential units would occupy a 40,172 square foot development footprint and cover approximately 25 percent of the lot. The remainder of the project site would consist of common open space, landscaping, and driveways. The project includes a total of 3,263 square feet of private open space in the form of patios or decks in each dwelling unit. Common open space for residential use includes recreational areas with amenities such as pathways, barbeques, food preparation counters, seating and shade structures, an open turf area, playground area, and recreational courts totaling 33,889 square feet.

The proposed project would include residential and guest parking areas. Each residential unit would have a two-car garage on the ground level, totaling 134 enclosed parking spaces. The project would provide 26 guest parking spaces which would be located on the north side of the main drive aisle. Two guest parking spaces would have EV charging stations and one of which would be ADA compliant. In total, the project would include 160 parking spaces