



September 21, 2016

NOTICE OF PREPARATION

DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

SUBJECT: Notice of Preparation for a Draft Environmental Impact Report and Scoping Meeting/Community Workshop

PROJECT TITLE: Murai Specific Plan Project

PROJECT NUMBERS: P15-0068, GPA15-005, SP15-009, TSM15-007, GV15-002, CUP15-008, and SDP16-002

APPLICANT: ColRich

This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Murai Specific Plan Project located in 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 21153(a) and CEQA Guidelines Section 15082.

Project Location: The project site is located in the City of San Marcos, west of the northern terminus of Las Posas Road, southwest of the San Marcos Highlands Specific Plan Area, northwest of the Santa Fe Hills residential community, and east of unincorporated lands within San Diego County. (APNs: 184-241-03, 218-011-10, 217-050-36, and 217-050-38). Please see attached **Figure 1**.

Project Description: The applicant has proposed an 89-unit clustered single-family residential subdivision with private parks, trails and open space areas on approximately 92 acres which is currently undeveloped and is in a natural state with exception of 14.61 acres that are encumbered with easements and Las Posas road Right of Way. The site's access will be taken from Las Posas Road. The project is processing the following entitlements:

- General Plan Amendment to amend the project site's designation in the Land Use and Community Design Element from "Specific Plan Area/Residential (89 lots)/OS/P" to "Murai Specific Plan" and to amend the description in the Park, Recreation and Community Health Element of the General Plan to reflect the proposed private parks, amenities and open space acreage.
- Specific Plan which will guide the orderly development on the project site.
- Tentative Subdivision Map for 89 single-family residential lots, open space, trails, and private park lots.
- Grading Variance to allow manufactured slopes in excess of 20 feet in height without benching within the project area.
- Conditional Use Permit to allow for the temporary use of a rock crusher during grading operations.



- Site Development Plan to address the design of residential units and the plotting of floor plans and elevations within the subdivision.

The City is the lead agency responsible for preparing the EIR to address potential impacts associated with the project. In order for your concerns or the concerns of your agency to be incorporated in the EIR, the City will need to know your views or the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project.

Based on the analysis contained in the Initial Study, the probable environmental effects to be analyzed in the Draft EIR include but are not limited to the following: aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous material, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, utilities and service systems. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR. The Initial Study is available for public review at the City's web site and the Development Services Department's public information counter.

This NOP will be submitted to the State Clearinghouse, any Responsible and Trustee Agencies and other interested parties that have specifically requested a copy of the NOP. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. All Comments must be received by the City by the close of business on **October 24, 2016**.

Scoping Meeting and Community Workshop:

A Public Scoping Meeting/Community Workshop will be held on Wednesday, October 5, 2016 from 6:30 p.m. to 9:00 p.m. at the San Marcos City Hall – Valley of Discovery Room, located at 1 Civic Center Drive, San Marcos, CA 92069. The intent of the Scoping Meeting is to obtain information and solicit comments from the public about the issues and content of the EIR. During the workshop, the project applicant will provide an overview of the proposed project and will be available to hear your comments and questions. As adjacent property owners, your input on this project is important. Attendance of the scoping meeting is not required in order to submit written comments.

All comments to this notice must be submitted in writing to the following address or by email as indicated below by **October 24, 2016** and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

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Figure 1. Project Site

