



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: Mission 316 West Project

PROJECT NUMBERS: Specific Plans (SP)18-0003 & 18-0005, General Plan Amendment (GPA) 18-0004, Tentative Subdivision Map (TSM)18-0003, Multifamily Site Development Plan (MFSDP)18-0003, Grading Variance (GV)18-0002, and Conditional Use Permit (CUP)18-0007

APPLICANT: Kurt Bausback, KB Home Coastal

PURPOSE FOR NOTICE This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Mission 316 West 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 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 draft EIR. The EIR will address the environmental issues discussed in the project's initial environmental study that can be found on the City's website at <https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents> and the Development Services Department's public information counter.

PROJECT LOCATION The project site is located in the City of San Marcos, at 260 E. Mission Road (APN 220-210-50) in the northeast corner of Woodward Street and E. Mission Avenue. Please see attached Figure 1.

PROJECT DESCRIPTION The applicant has proposed 67 two- and three-bedroom multi-family units, distributed in nine different buildings on a 3.7-acre site, which would include 161 total parking spaces and 0.78 acre common open space area for passive recreational use by residents. The project would be accessible via a driveway located on Woodward Street and from a driveway connected with the neighboring Mission 316 East development off E. Mission Road. The project is processing the following entitlements:

- Specific Plan Amendment to add the project site to the Mission 316 Specific Plan Area and guide the orderly development on the project site, and Specific Plan Amendment to the Heart of the City (HOC) Specific Plan to changing the HOC land use from Commercial to Multi-family Residential, and amending existing graphics and Plan content associated with this area.



- General Plan Amendment to update graphics and tables recognizing the Mission 316 Specific Plan Amendment and amending references to Heart of the City and Richmar Specific Plans.
- Tentative Subdivision Map to create 67 for-sale condominium units.
- Multi-family Site Development Plan to address the design of 67 multi-family residential units, associated common open space and residential amenities, and the plotting of floor plans and elevations within the project site.
- Grading Variance to allow manufactured slopes with retaining walls exceeding 20 feet in height (38 foot high max. soil nail wall).
- Conditional Use Permit to allow for blasting and the temporary use of a rock crusher during grading operations.

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: biological resources, cultural and tribal cultural resources, and noise. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR.

This NOP will be submitted to the State Clearinghouse, any Responsible and Trustee Agencies and other interested parties that have specifically request 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 **March 11, 2019**.

SCOPING MEETING AND COMMUNITY WORKSHOP ON FEBRUARY 27, 2019 A Public Scoping Meeting/Community Workshop will be held on **February 27, 2019 from 6:00 to 7:30 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 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 written comments must be submitted within 30 days of this notice and received no later than close of business on **March 11, 2019**. Written comments can be submitted in advance of the scoping meeting and community workshop via letter or email to the following, and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Joseph Farace, Principal Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: jfarace@san-marcos.net

For more information regarding the proposed project, please visit <https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents> or contact Joseph Farace, Principal Planner, at (760) 744-1050, ext. 3248 or jfarace@san-marcos.net.



Figure 1 Project Location



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Fig 2 Project Location