



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: Sunrise Project

PROJECT NUMBERS: Specific Plan (SP) 18-0002, Rezone (R) 18-0002, Prezone (PZ) 18-0001, General Plan Amendment (GPA) 18-0002, Tentative Subdivision Map (TSM) 18-0001, Multifamily Site Development Plan (MFSDP) 18-0001, Grading Variance (GV) 18-0001, and Conditional Use Permit (CUP) 18-0006

APPLICANT: Greg Waite, Integral Communities

PURPOSE FOR NOTICE This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Sunrise 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, on the south side of E. Barham Drive between Bennett Court and E. Meyers Avenue (Assessor Parcel Numbers 228-312-09-00 and 228-312-10-00). Please see attached Figure 1.

PROJECT DESCRIPTION The proposed project would allow for the development of approximately 192 multi-family residential dwelling units on 14.4 acres, resulting in a gross density of approximately 13.3 dwelling units per acre. The proposed residential units would be comprised of 100 two-story townhomes and 92 three-story townhomes. The proposed project also includes open space, active recreational areas, bio-retention areas, circulation improvements, and a public services and facilities plan.

The project proponent is processing the following entitlements:

- Specific Plan to guide the orderly development of the project site concurrently with the Multi-family Site Development Plan application to establish the development rules and regulations for all land uses within on the project site.

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- A Prezone of Assessor Parcel Number 228-312-10-00 to change the County Single Family Residential (RS) Zone to San Marcos Specific Plan Area (SPA) zone.
- A Rezone of Assessor Parcel Number 228-312-09-00 to change zone from Residential Manufactured Home Park (R-MHP) to Specific Plan Area (SPA).
- General Plan Amendment to change the County General Plan designation of Semi-Rural Residential (SR-1) and San Marcos General Plan designation of Light-Industrial (LI) on Assessor Parcel Number 228-312-10-00 and Low Density Residential (LDR) on Assessor Parcel Number 228-312-09-00 to a Specific Plan Area (SPA) designation.
- Tentative Subdivision Map to create 192 for-sale condominium units.
- Multi-family Site Development Plan to address the design of 192 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 (wall/slope combination of 36 foot height maximum).
- Conditional Use Permit to allow for blasting and the temporary use of a rock crusher during grading operations.

In addition to above, and as shown on the land use jurisdictional boundary map (Attached Figure 2), Assessor Parcel Number APN 228-312-10-00 is proposed for annexation to the City and will require approval by the San Diego Local Agency Formation Commission in accordance with State law.

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 **May 2, 2019**.

SCOPING MEETING AND COMMUNITY WORKSHOP ON APRIL 10, 2019 A Public Scoping Meeting/Community Workshop will be held on **APRIL 10, 2019 from 6:30 to 8:00 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 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 **May 2, 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.

Susan Vandrew Rodriguez, Associate Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: svandrew@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 Susan Vandrew Rodriguez, Associate Planner, at (760) 744-1050, ext. 3237 or svandrew@san-marcos.net.

Figure 1 - Project Location

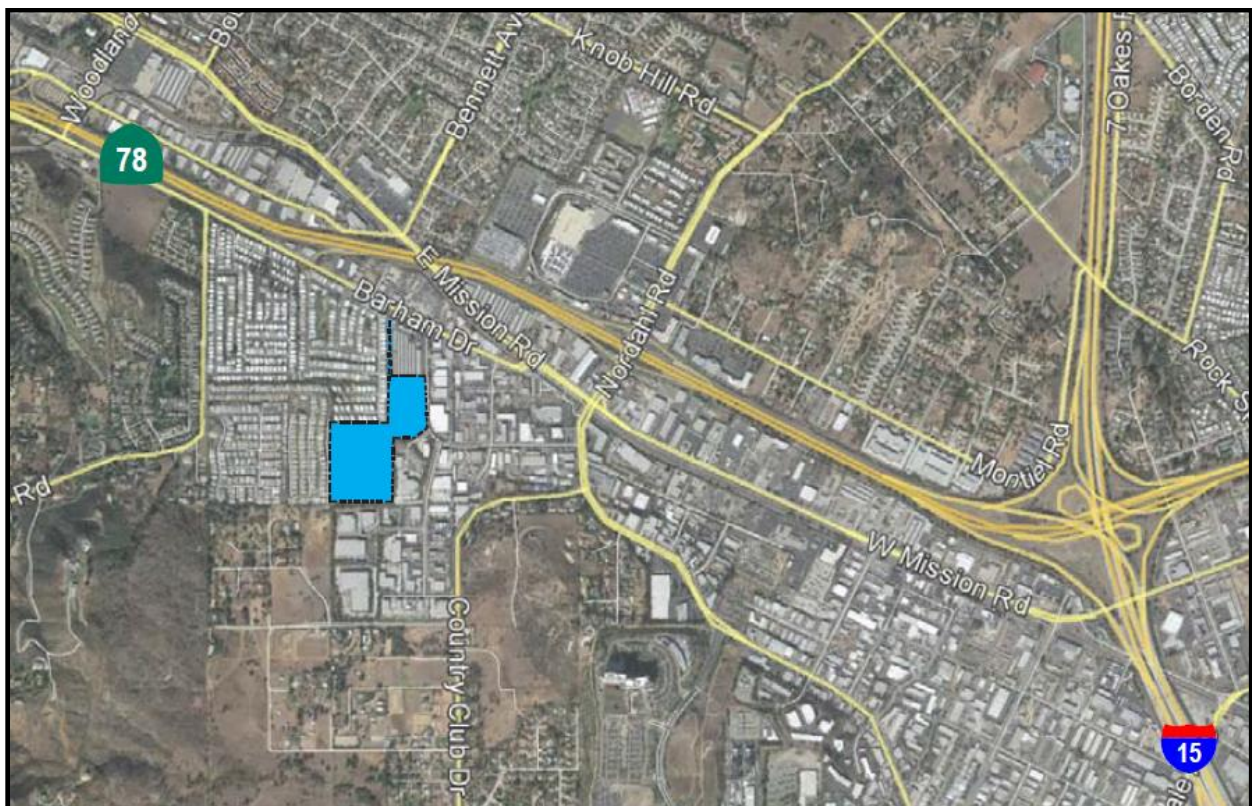




Figure 2 – Land Use Jurisdictional Boundary Exhibit

