



## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND SCOPING MEETING/PUBLIC WORKSHOP

**Project Title:** Woodward 46 Specific Plan  
**Project Number:** Specific Plan (SP22-0005), Specific Plan Amendment (SP22-0006), General Plan Amendment (GP22-0004), Multi-Family Site Development Plan (MFSDP22-0005), Tentative Subdivision Map (TSM22-0004), and Conditional Use Permit (CUP22-0005).  
**Applicant:** Cornerstone Communities  
**NOP Comment Period:** August 21, 2023 to September 20, 2023  
**Meeting Date/Time:** August 30, 2023 at 6 P.M.

**PURPOSE FOR NOTICE:** This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Woodward 46 condominium 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 EIR. The EIR will address the environmental issues discussed in the project's initial environmental study which is available at the Development Services Department's public information counter or on the City's website at:

<https://www.sanmarcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

**Project Location:** East side of Woodward Street, approximately 235 feet north of Mission Road. Assessor's Parcel Number: 220-210-49-00.

**Project Description:** Request for a Specific Plan, Multi-Family Site Development Plan, and Tentative Subdivision Map for a 46-unit condominium development on 8.6 acres. Project includes Amendments of the Heart of the City Specific Plan and General Plan to remove the Richmar sub-plan designation of the property. Additionally, a Conditional Use Permit for temporary crushing of rock material during grading operations is requested.

**Potential Environmental Effects:** Based on the analysis contained in the Initial Study, the probable environmental effects to be analyzed in the EIR include the following: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation, tribal cultural resources, and utilities and service systems. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR.

**Scoping Meeting/Public Workshop:** A joint Scoping Meeting/Public Workshop for the project will be held on **August 30, 2023 at 6 PM** at the San Marcos City Hall in the Valley of Discovery Room (next to City Council Chambers) located at 1 Civic

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Center Drive, San Marcos, CA 92069. The intent of the Scoping Meeting/Public Workshop is to obtain information and solicit comments from the public about the issues and content of the EIR. During the meeting, the project applicant will provide an overview of the project, will explain the environmental review process, and will be available to hear your comments and questions. Attendance of the scoping meeting is not required in order to submit written comments.

**NOP Comments:** All written comments must be received no later than close of business on **September 20, 2023**. Written comments can be submitted via letter or email to the following address, and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Norm Pedersen, Associate Planner  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
Email: [npedersen@san-marcos.net](mailto:npedersen@san-marcos.net)

For more information regarding the proposed project, please visit:

<https://www.sanmarcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

or contact Norm Pedersen, Associate Planner, at (760) 744-1050 x3236 or [npedersen@san-marcos.net](mailto:npedersen@san-marcos.net).

#### **PROJECT LOCATION MAP**

