



To ensure everyone has an opportunity to join,

The Scoping meeting will begin at:
10:05 am
6:05 pm

We understand your time is valuable and want to
thank you for your patience



Scoping Meeting

Creek Plan

September 25, 2025, at 10:00 am and 6:00 pm



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DISCOVER LIFE's POSSIBILITIES

Introductions

- **City Staff**
 - Joseph Farace, Planning Division Director
 - Sean del Solar, Principal Planner / Sustainability Program Manager
- **Environmental Consultant**
 - Nick Larkin, Recon Environmental



Before we begin...

- No decisions on the project will be made during this meeting
- Please remain muted, except during Q&A periods
- Be respectful and courteous in comments and questions
- Visit the project webpage for more information:
 - San-marcos.net/CreekPlan





Scoping Meeting

Nick Larkin, RECON Environmental

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CREEK PLAN

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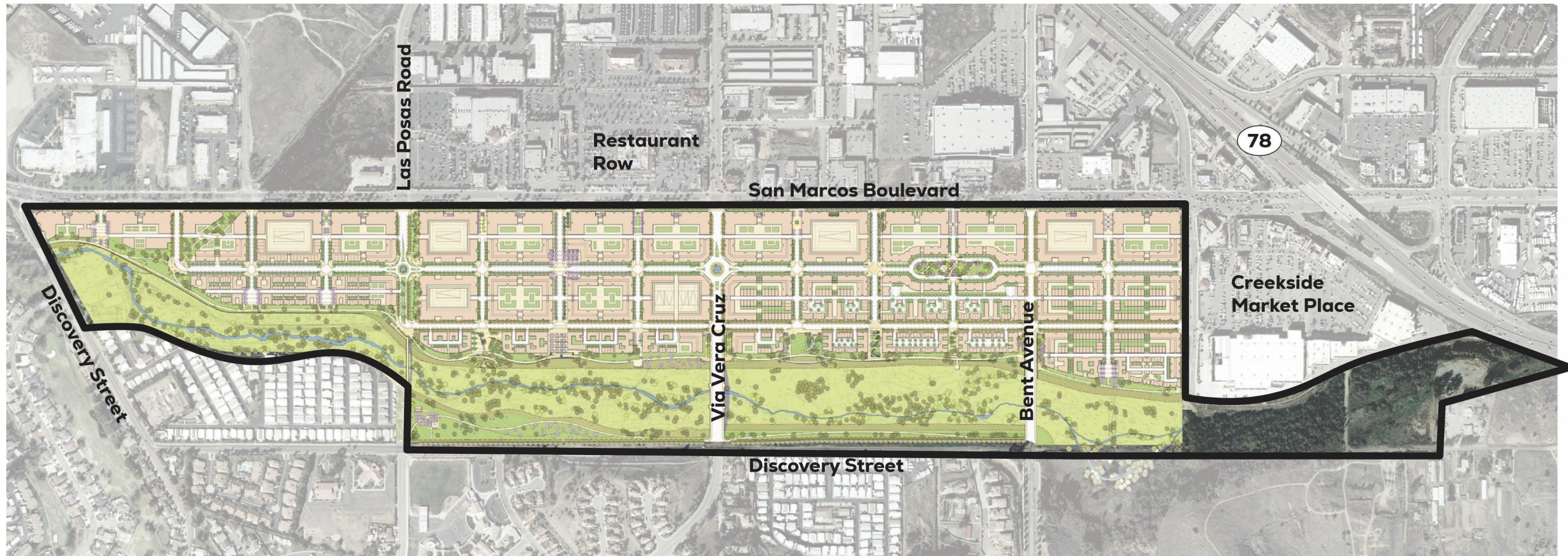
Environmental Impact Report Scoping Meeting September 25, 2025

Presentation Outline

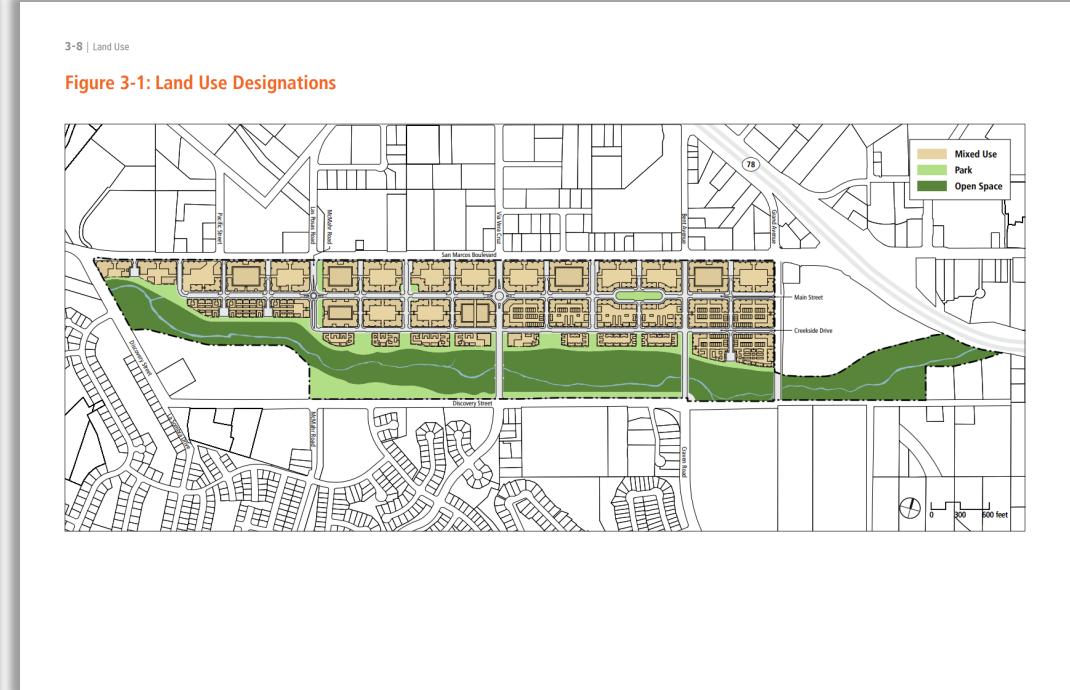
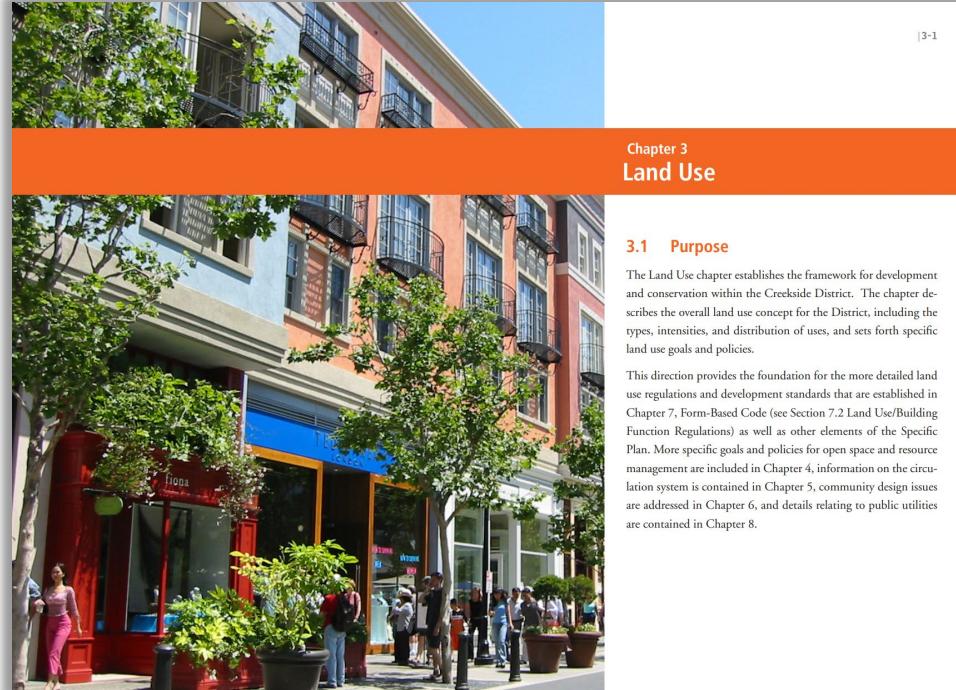


- I. Project Overview**
- II. Environmental Review Process**
- III. CEQA Requirements**
- IV. Next Steps**

Current 2007 Creek District Specific Plan



Current 2007 Creek District Specific Plan



Current 2007 Creek District Specific Plan allows for:

- 2,300 housing units
- 1.2 million square feet of retail
- 600,000 square feet of office space

**Envisioned as a new
“Downtown of San Marcos”**

Current 2007 Creek District Specific Plan

Why change the plan?

ISSUES

- Limited new development has occurred
- Lack of private investment
- High ground-floor vacancies

OPPORTUNITIES

- Reduced flood risk
- Increased visibility/access from Paseo del Arroyo Park and new bridges
- Capitalize on development activity near the Plan area: North City, Restaurant Row

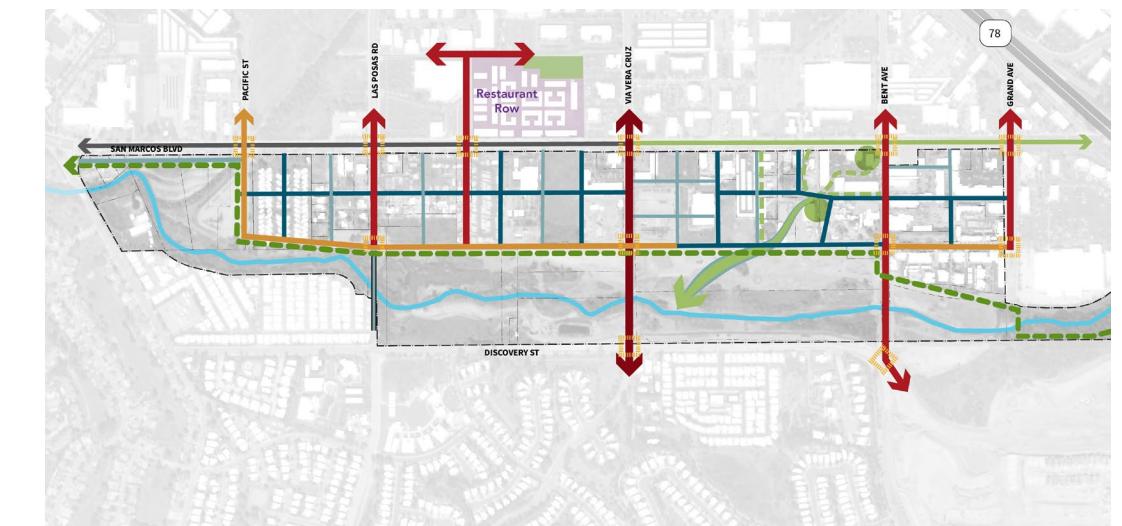
Stormwater/Flooding

- **Unlock redevelopment potential** for impacted properties
- Property owners are **not required** to do this if they do not want to redevelop
- **Flexibility and options** will be available for individual property owners



Mobility

- Follows the concepts laid out in the 2007 plan of **walkability and bikeability** and the Active Transportation Plan
- Street network would be **constructed over time** as properties redevelop
- **Minimizes impacts** to adjacent streets and facilitate **regional connectivity**



Land Use

- **Flexibility** over time to respond to market conditions
- Responding to desires for more **community-focused** land uses
- Accommodating **housing** to meet regional demand and satisfy the City's housing obligations under State law





CREEK PLAN

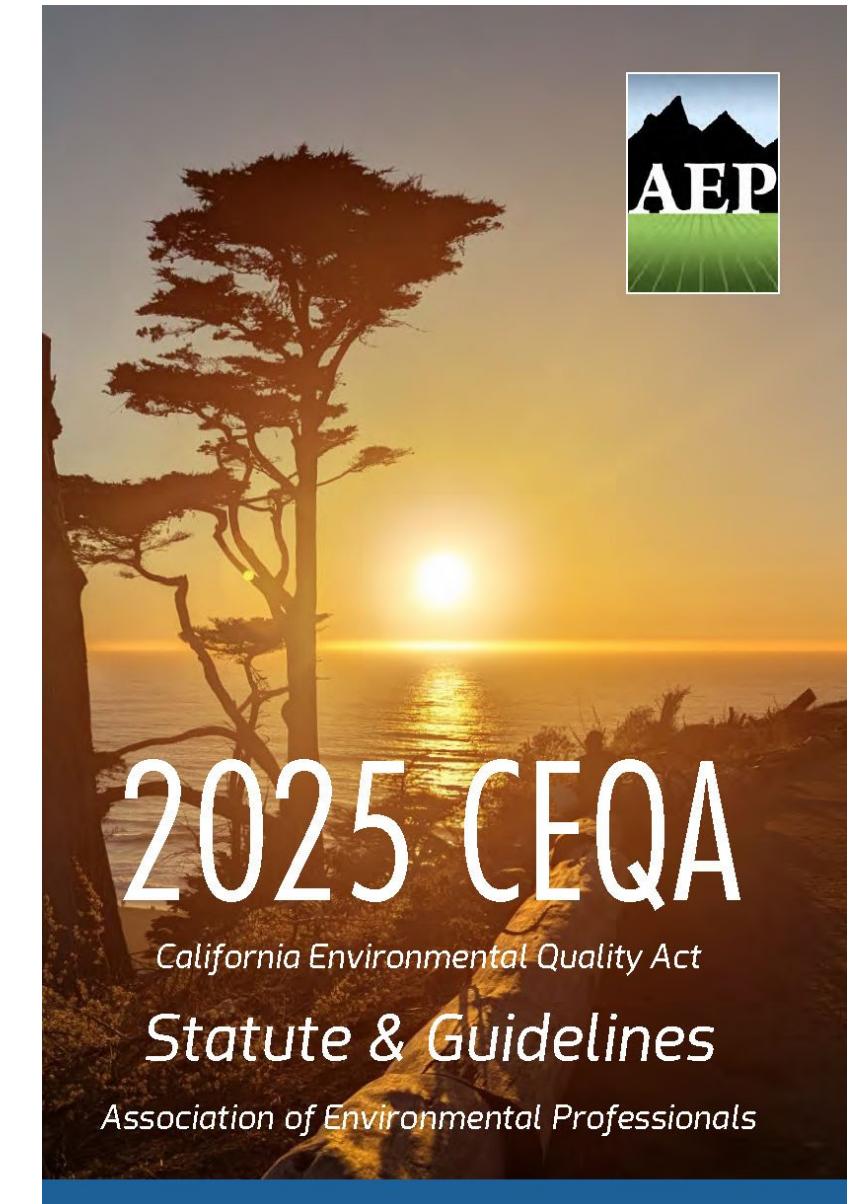
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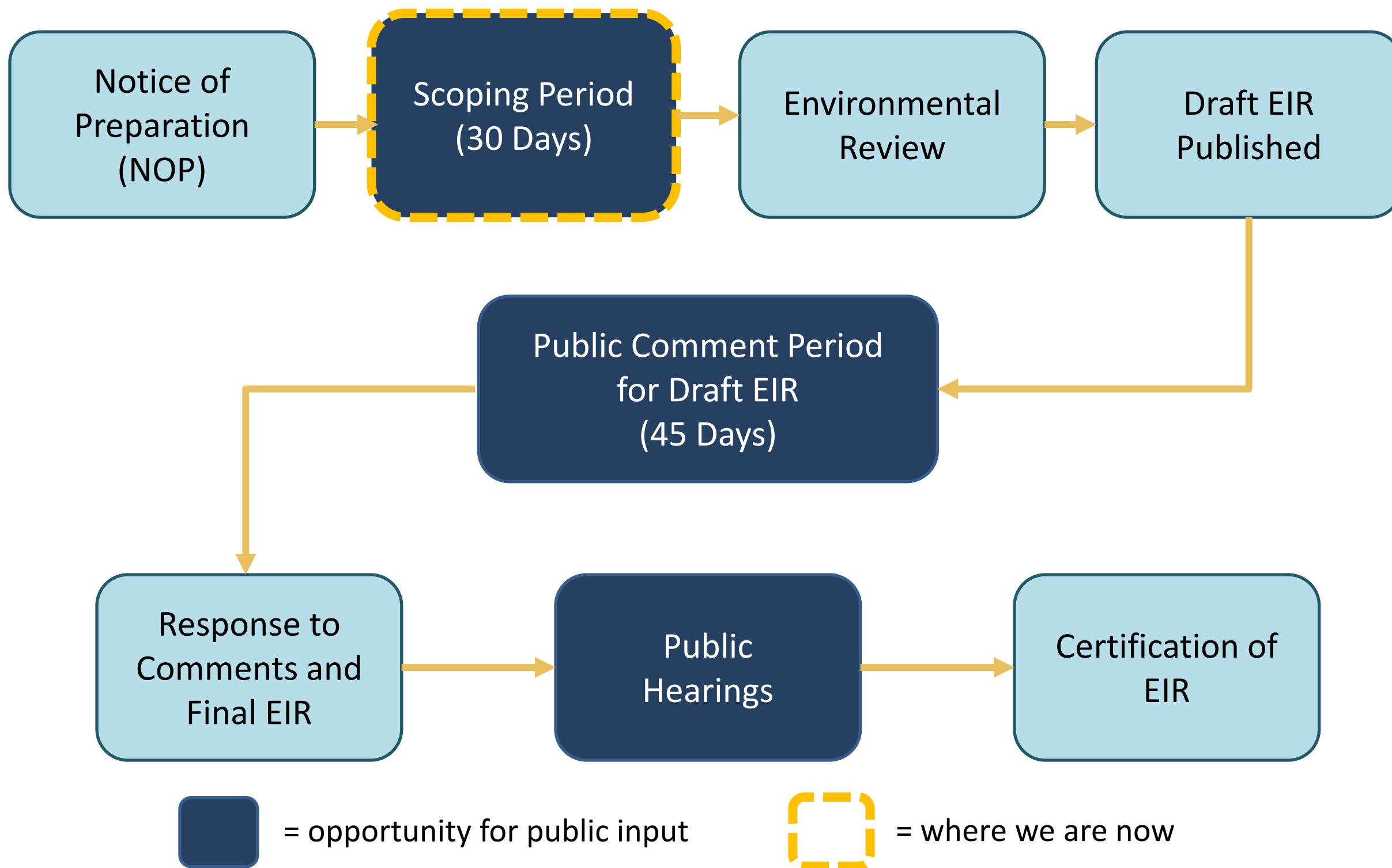
Questions

California Environmental Quality Act

- Inform the public and decision-makers of potential significant environmental effects
- Identify measures and alternatives to reduce impacts, as feasible
- Address growth-inducing and cumulative impacts
- Encourage public input on the environmental analysis
- The environmental document does not recommend project approval or denial



Environmental Review Process



Notice of Preparation

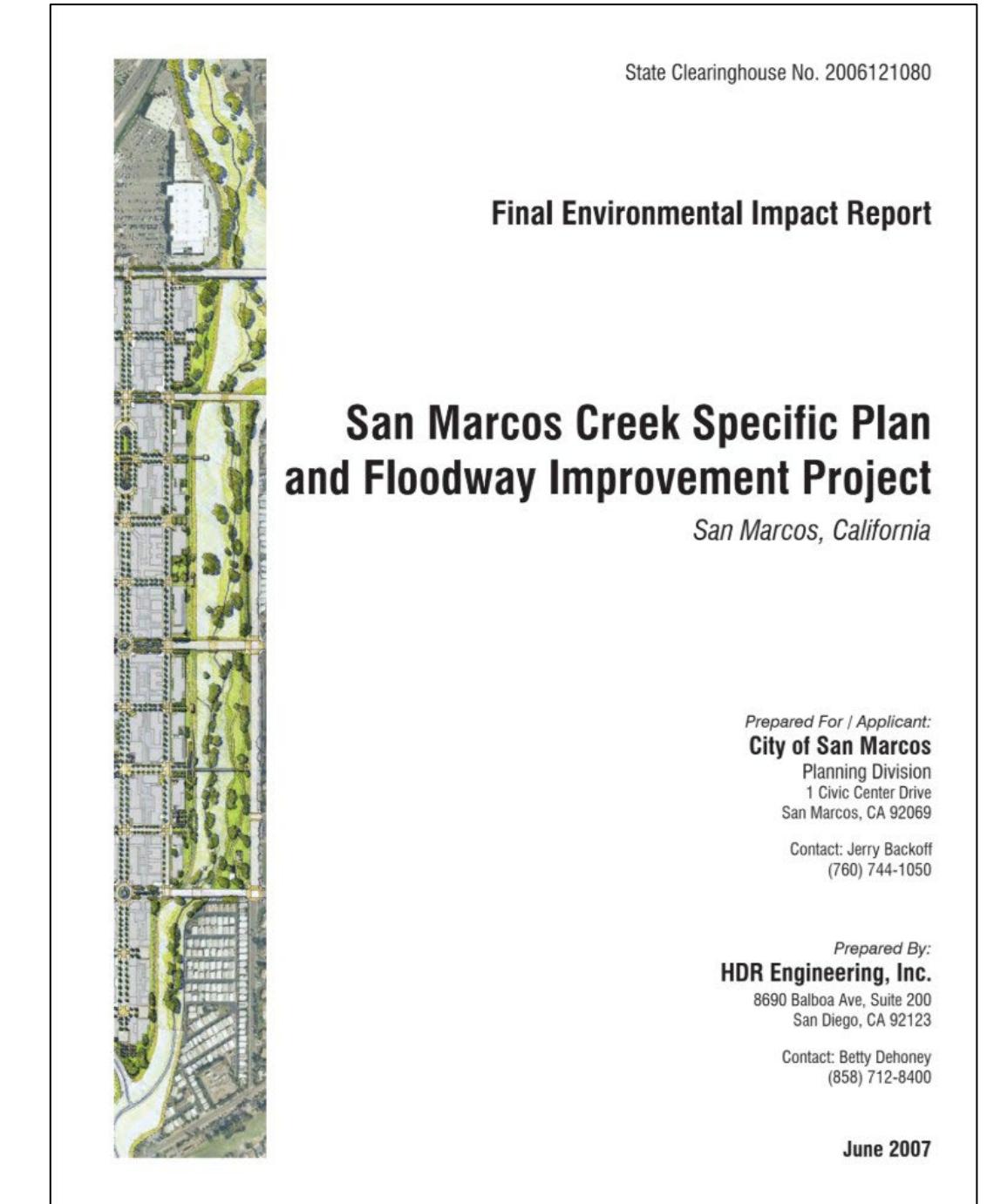
- Notifies responsible agencies and other interested parties that an EIR will be prepared.
- Distributed for a 30-day public review period.
- Solicits input on environmental issues during the review period.
- Provides scoping meeting notice, as applicable

EIR Contents

- Executive Summary
- Environmental Setting
- Project Description
- Environmental Impacts Analysis
 - Programmatic and Cumulative Impact Analysis
 - Mitigation Measures
- Alternatives

History of the Environmental Impact Report

- The Adopted Specific Plan was supported by the San Marcos Creek Specific Plan Programmatic EIR certified in 2007 (Certified PEIR; SCH No. 2006121080).
- Programmatic EIR
- Now Preparing a Supplemental PEIR



Programmatic EIR vs Project-Level EIR

- **Project-Level EIR** evaluates a site-specific project with a design environmental setting
- **Programmatic EIR** evaluates the potential impacts of a long-term policy document
- **Specific Plan Update** will serve as the framework for development that will occur over an extended period time through subsequent site-specific projects
- **Programmatic EIR** will identify potential environmental impacts that may result through implementation of the Specific Plan Update

Supplemental EIR

- **Supplemental EIR** is prepared when there are no substantial changes proposed to a previously certified project
- **Project** is an update to the previously adopted specific plan to acknowledge changes since the adoption of the 2007 Specific Plan and be more responsive to market conditions

Supplemental EIR

- Reduced development intensity.
- No new project features that are being introduced.
- No changes anticipated to the significance conclusions of the certified 2007 EIR.
- Supplemental Programmatic EIR



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Questions

Next Steps

- **Scoping comments due October 15, 2025, by 5:00 PM**
- **Next Step will be Publication of Draft EIR**

Submit Comments To:

Sean del Solar, Principal Planner/Sustainability Program Manager
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: CreekPlan@san-marcos.net