

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





# 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](http://San-marcos.net/CreekPlan)







# Scoping Meeting

Nick Larkin, RECON Environmental





# CREEK PLAN

Our Neighborhood. Our Creek.

SAN MARCOS  
DISCOVER LIFE'S POSSIBILITIES

# Environmental Impact Report Scoping Meeting *September 25, 2025*

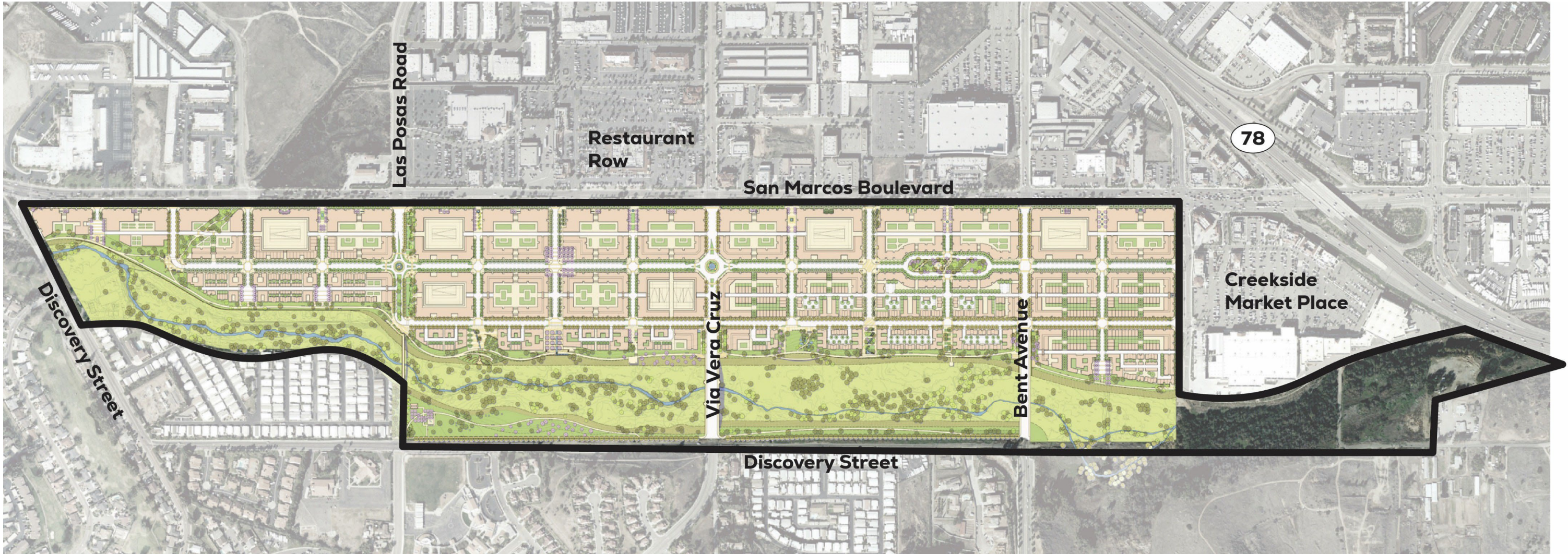
# Presentation Outline



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

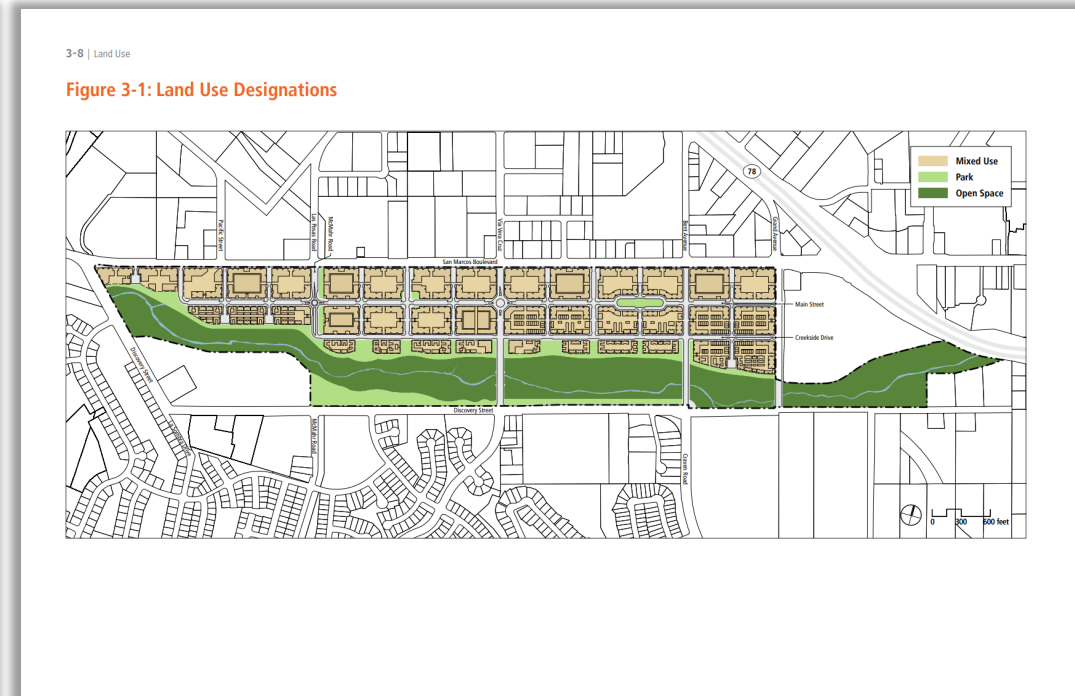
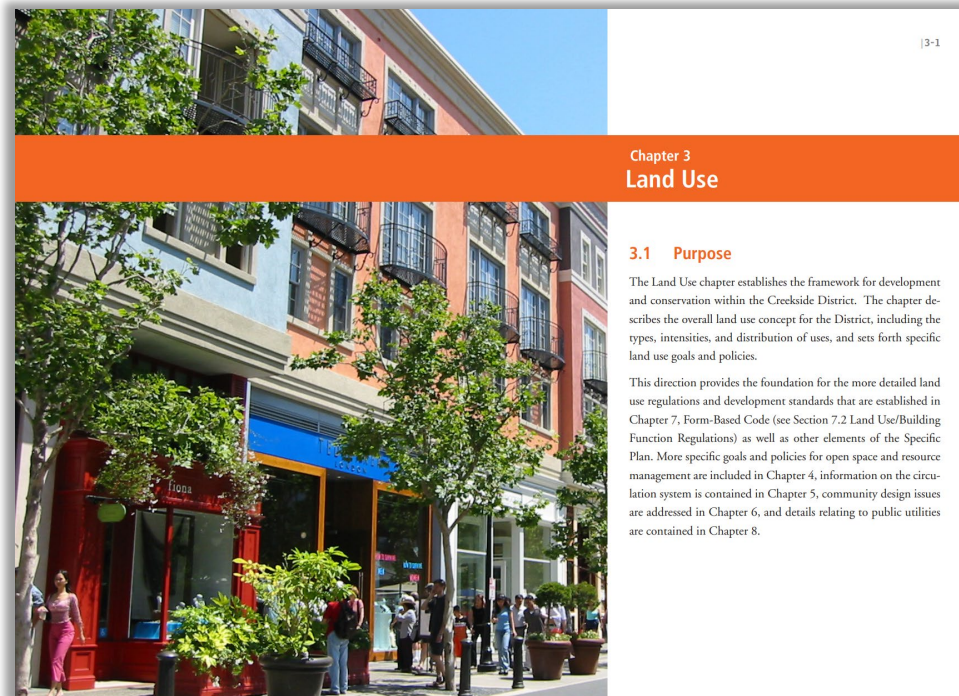


# Current 2007 Creek District Specific Plan





# 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

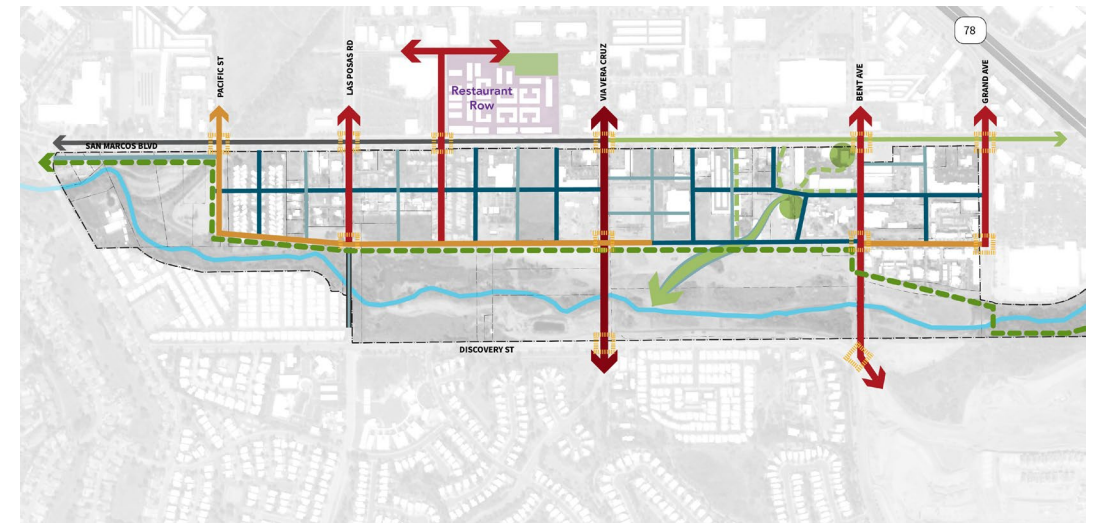
- **Unlock redevelopment potential** for impacted properties
- Property owners are **not required to do this** if they do not want to redevelop
- **Flexibility and options** will be available for individual property owners





# 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







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Our Neighborhood. Our Creek.

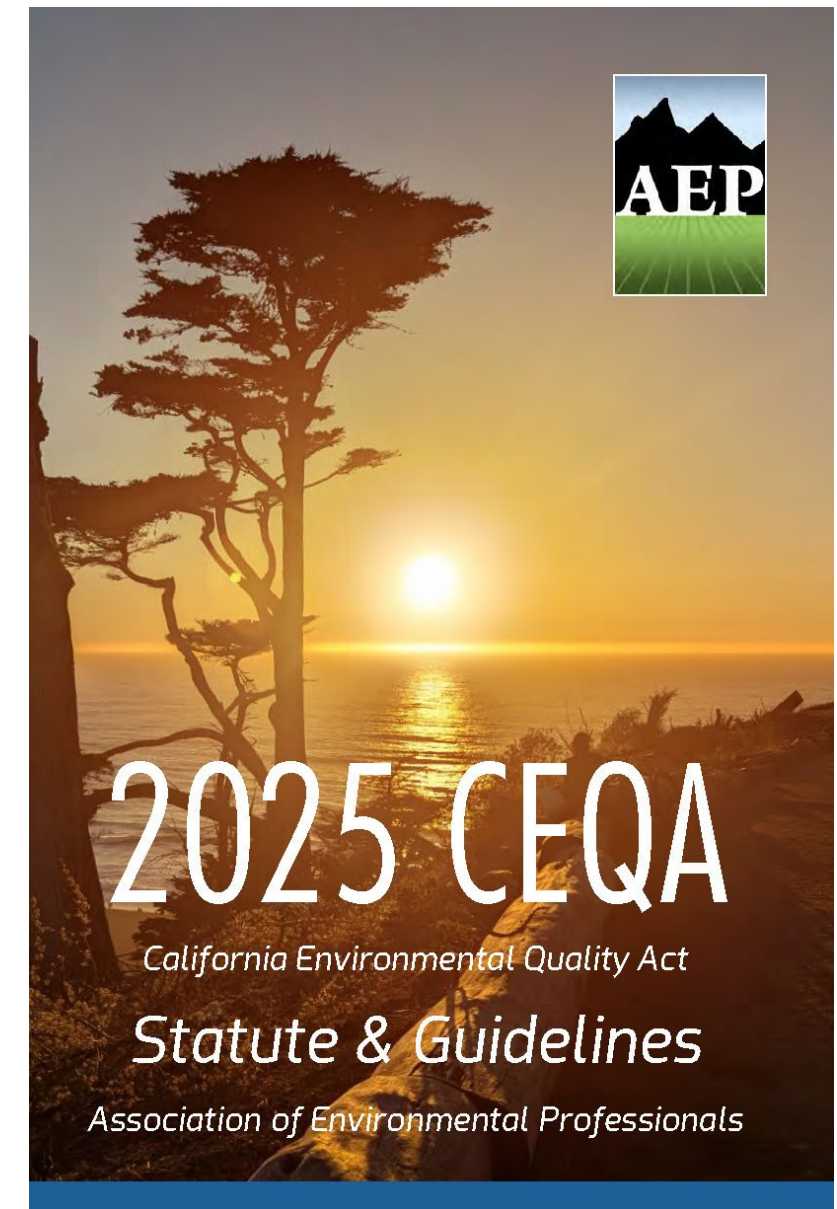
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## Questions



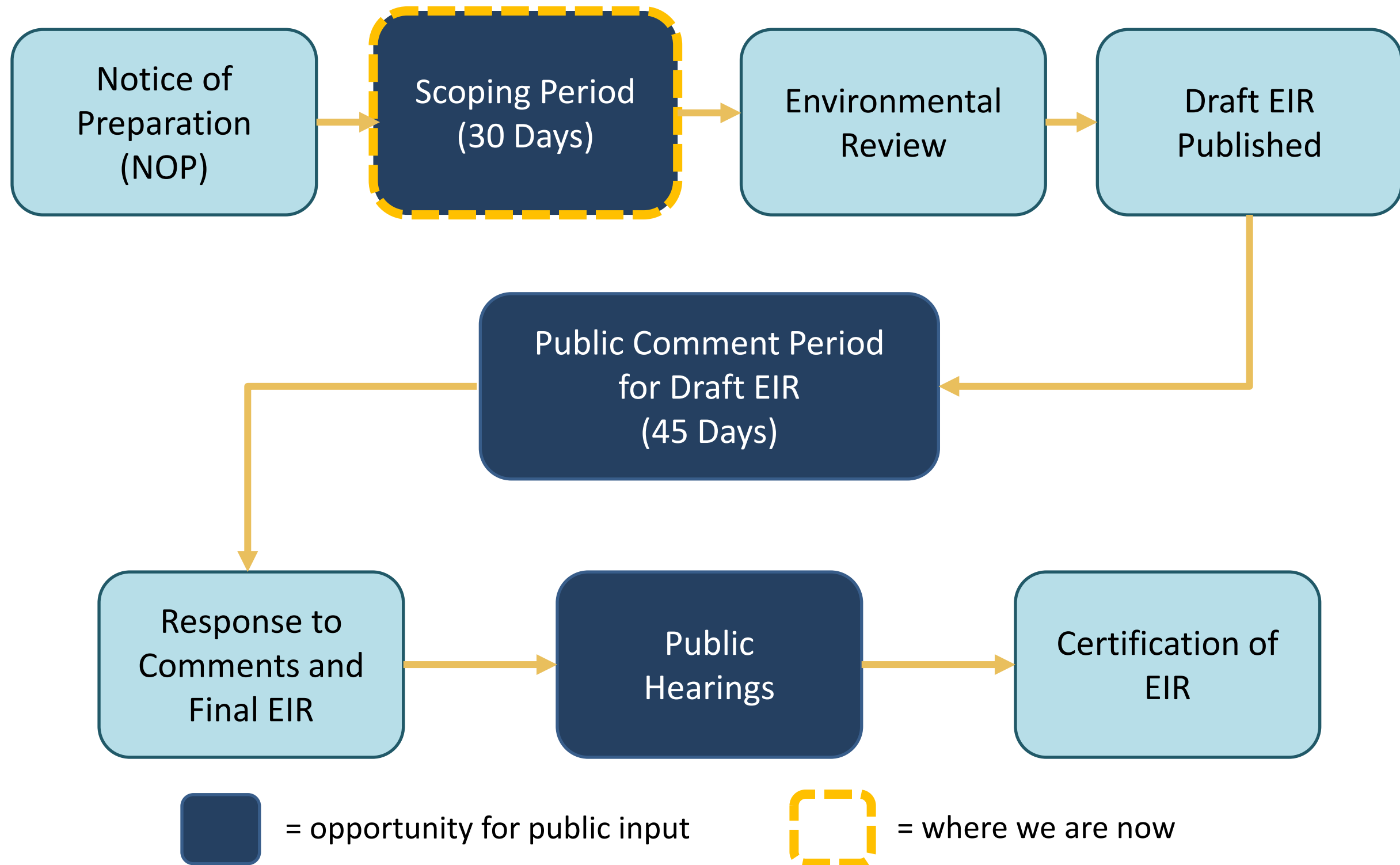
# California Environmental Quality Act

- 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



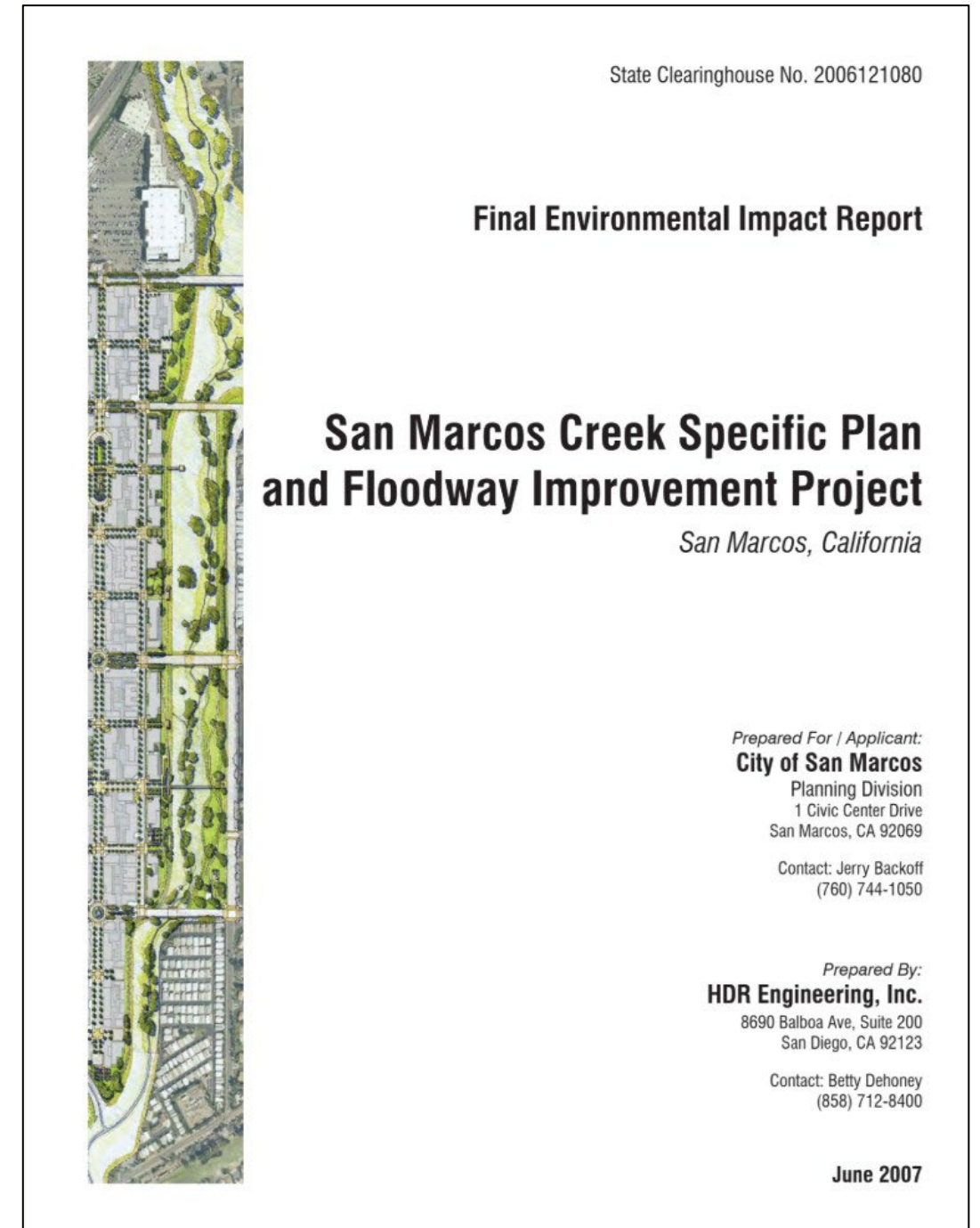
# EIR Contents

- 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](mailto:CreekPlan@san-marcos.net)