

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Mission 316 West

Lead Agency: City of San Marcos

Contact Name: Joseph Farace, Principal Planner

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Phone Number: 760-744-1050, ext. 3248

Project Location: 260 E. Mission Road, City of San Marcos, San Diego County

City

County

Project Description (Proposed actions, location, and/or consequences).

The project site is located in the City of San Marcos in northern San Diego County. The approximately 3.7-acre site is identified as APN 220-210-50 and is located at 260 E Mission Road in the northeast corner of Woodward Street and E. Mission Road. The project involves the development of 3.7 acre project site with 67 two-and three-bedroom units of multi-family housing. The residential units would consist of three plan types distributed in nine different buildings with five different building typologies. The 67 residential units provide for a density of 18 dwelling units per acre. The project includes 161 parking spaces, including 134 in two-car garages per residential unit and 27 open parking spaces for residents and visitors. The project includes 33,889 square feet of common open space, which includes a central passive and recreational area with amenities such as barbecues, counters, seating and shade structures, and an open turf area. The proposed project is intended to complement and be consistent with the residential development to the east, known as Mission 316 East. That property, APN 220-210-52, was developed under the Mission 316 Specific Plan, which established standards and regulations for design and construction for the development of the multi-family housing. The proposed development, Mission 316 West, would be developed in accordance with the Mission 316 Specific Plan, which would be updated to incorporate design standards and development regulations specific to the proposed project. The following entitlements are required for the proposed project: Specific Plan Amendment; General Plan Amendment; Tentative Subdivision Map; Multi-Family Site Development Plan; Grading Variance; Conditional Use Permit.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the completion of an Initial Study, the project may have potentially significant impacts on biological resources, cultural resources, noise, and tribal cultural resources. The project site supports approximately 2.01 acres of Diegan Coastal Sage Scrub, which is considered a sensitive community by the City, according to the Draft Subarea Plan. Also, a CAGN pair and individual were observed during CAGN protocol surveys. The individuals were not observed adjacent to the development envelope of the project. CAGN is federally-listed as threatened and is a MHCP Covered Species. A Cooper's Hawk, which is a CDFW watch list species and a MHCP Covered Species, was also observed flying over the project site. Therefore, further analysis of biological resources is needed for the project. A cultural resources study in September 2018, identified multiple previously recorded cultural resources within a half-mile radius of the project site, including one located adjacent to the development envelope of the project. The archaeological resource is not considered eligible for listing and is located outside of the building envelope of the project. No other archaeological resources are not known to be present on-site. Nevertheless, excavation and ground disturbing activities during construction have the potential to directly or indirectly disturb additional subsurface archaeological resources. Therefore, further analysis of cultural resources is needed for the project to develop mitigation measures that outline proper stop-work protocols to manage potential impacts. AB 52 notification to interested Native American tribes has been initiated by the City and multiple tribes have requested consultation. Therefore, further analysis of tribal cultural resources is assumed to be needed. Project construction would result in temporary noise impacts to adjacent residential homes due to the use of a rock crusher that would exceed the City's noise standard. Therefore, further analysis of construction noise impacts is needed for the project in order to determine appropriate construction noise barriers.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project does not have any areas of controversy known to the Lead Agency. The City, as Lead Agency, has initiated AB 52 consultation with local Native American tribes and has not yet concluded consultation proceedings. Any and all issues raised by the public during CEQA review process will be considered and addressed in the forthcoming EIR.

Provide a list of the responsible or trustee agencies for the project.

No other agency approval is anticipated to be required for this project.

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.

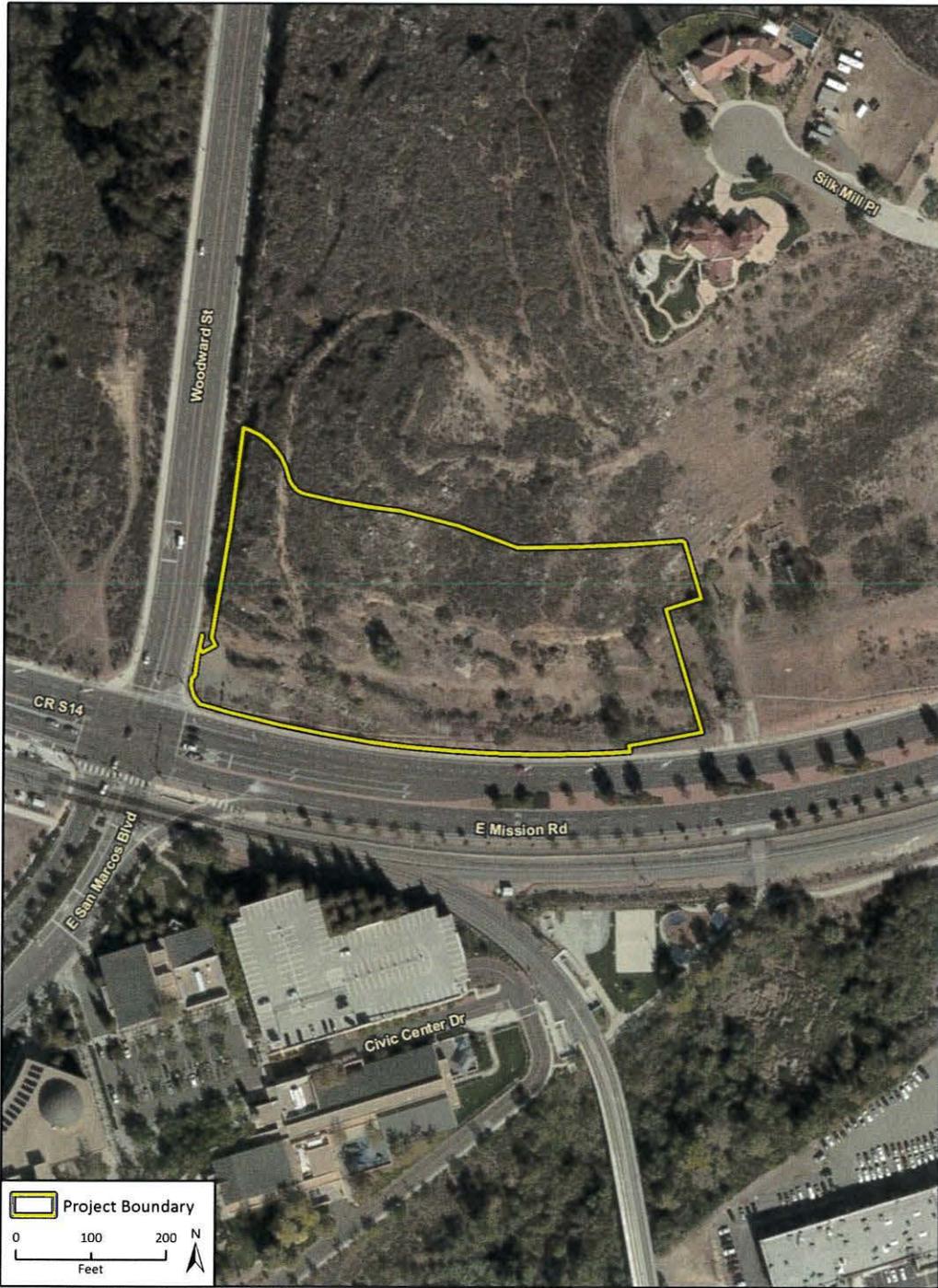
All written comments must be submitted within 30 days of this notice and received no later than close of business on **March 11, 2019**. Written comments can be submitted in advance of the scoping meeting and community workshop via letter or email to the following, and should include your name and contact 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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