



## NOTICE OF PREPARATION & PUBLIC WORKSHOP

### ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING/PUBLIC WORKSHOP

**DATE:** September 28, 2020

**SUBJECT:** Notice of Preparation for an Environmental Impact Report (EIR) and Scoping Meeting / Public Workshop

**PROJECT TITLE:** Edenpark Specific Plan

**PROJECT NUMBER:** SP19-0003, GPA19-0003, CUP19-0009, SDP20-0006, and EIR20-004

**APPLICANT:** Edenpark SM

**WORKSHOP DATE/TIME:** October 8, 2020 at 6:30 pm

**PUBLIC COMMENT PERIOD:** September 28, 2020 to October 29, 2020

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**PURPOSE FOR NOTICE:** This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Edenpark Specific Plan 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.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

**PROJECT LOCATION:** The project site is located in the City of San Marcos at 1601 San Elijo Road, San Marcos, California 92078. Assessor's Parcel Number: 223-080-41-00. The former San Marcos Materials Recovery Facility building is located on the project site and will be repurposed as part of the project.

**PROJECT DESCRIPTION:** The project applicant is requesting approval of a Specific Plan, General Plan Amendment, Conditional Use Permit, and Site Development Plan. If approved, these entitlements would allow for the development of 362,270 square feet (sq.ft.) of commercial use on the project site, including 299,985 sq.ft. of interior use and 62,285 sq.ft. of exterior use.

The Specific Plan is a comprehensive planning document that establishes development guidelines for the project site. The document will serve as the primary land use, policy, and regulatory document for the project by providing a development planning review process, as authorized by California Government Code §65450, in conjunction with the City of San Marcos Zoning Ordinance, Chapter 20.535. The permitted uses within the project site with adoption of the Specific Plan would be indoor and outdoor recreational, Commercial (C), Office Professional (OP), and Light Industrial (LI). The project will be developed in phases. Intersection improvements at the project entrance at San Elijo Road include the addition of a traffic signal and associated lane restriping and driveway modifications to accommodate the signalization.

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, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, tribal cultural resources, utilities and service systems and wildfire. 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 requested 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 EIR. All Comments must be received by the City by the close of business on **October 29, 2020**.

**PUBLIC SCOPING MEETING:** A joint Scoping Meeting/Public Workshop for the project will be held on **October 8, 2020 at 6:30 PM**. The meeting will be conducted virtually, using GoToMeeting. To view and/or participate in the meeting, please use the link below on a computer, or the QR code to the right on a smart phone device near the meeting date and time.

<https://global.gotomeeting.com/join/327542013>

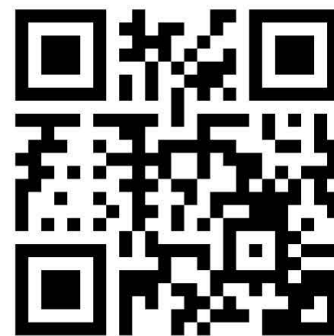
Alternatively, participants can use the following phone number and access code to participate in the meeting via teleconference.

Phone Number: **1-866-899-4679** / Access Code: **327-542-013**

Due to the use of visual presentation materials during the meeting, it is strongly recommended to connect to the meeting using a computer or smart phone device.

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.

All written comments must be submitted within 30 days of the date of this notice and received no later than close of business on **October 29, 2020**. Written comments can be submitted via letter or email to the



following addresses, and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Sean del Solar, AICP, Associate Planner  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
Email: [sdelsolar@san-marcos.net](mailto:sdelsolar@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 Sean del Solar, Associate Planner, at (760) 744-1050, ext. 3223 or [sdelsolar@san-marcos.net](mailto:sdelsolar@san-marcos.net).

#### VICINITY MAP:

