



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

**Project Title:** Hallmark-Barham Specific Plan

**Project Numbers:** Specific Plan (SP20-0002), General Plan Amendment (GP20-0002), Rezone (R20-0001), Multi-Family Site Development Plan (MFSDP20-0001), Tentative Subdivision Map (TSM20-0001), Conditional Use Permit (CUP20-0007) and Grading Variance (GV20-0002).

**Applicant:** Hall Land Company

**NOP Comment Period:** March 31, 2021 to April 30, 2021

**Meeting Date/Time:** April 15, 2021 at 6 PM (via Internet/GoToMeeting)

**PURPOSE FOR NOTICE:** This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Hallmark-Barham 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:** The project site is located in the City of San Marcos at 943 E. Barham Drive (south side of Barham Drive, approx. 475 east of Woodland Parkway). Assessor's Parcel Number: 228-310-01-00.

**Project Description:** Request for a Specific Plan, Multi-Family Site Development Plan, and Tentative Subdivision Map for a 151-unit condominium development on 10.6 acres. Project includes a General Plan Amendment and Rezone to change the land use and zone of the property from Mixed Use-3 (MU-3) to Specific Plan Area (SPA). Additionally, a Grading Variance to allow for slopes to exceed 20 feet in height and a Conditional Use Permit for temporary crushing of rock material during grading operations is requested.

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, recreation, transportation, 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 **April 30, 2021**.

**Scoping Meeting/Public Workshop:** A joint Scoping Meeting/Public Workshop for the project will be held on **April 15, 2021 at 6 PM**. The meeting will be conducted virtually using GoToMeeting. To participate in the meeting, please use the following internet link: <https://global.gotomeeting.com/join/953881893>. For voice access only, the meeting can also be accessed by phone at: 1-877-309-2073 and enter Access Code 953-881-893.

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. A copy of the presentation (PDF file) will be posted the day of the meeting at the website below to download for viewing if you participate by phone only. Attendance of the scoping meeting is not required in order to submit written comments.

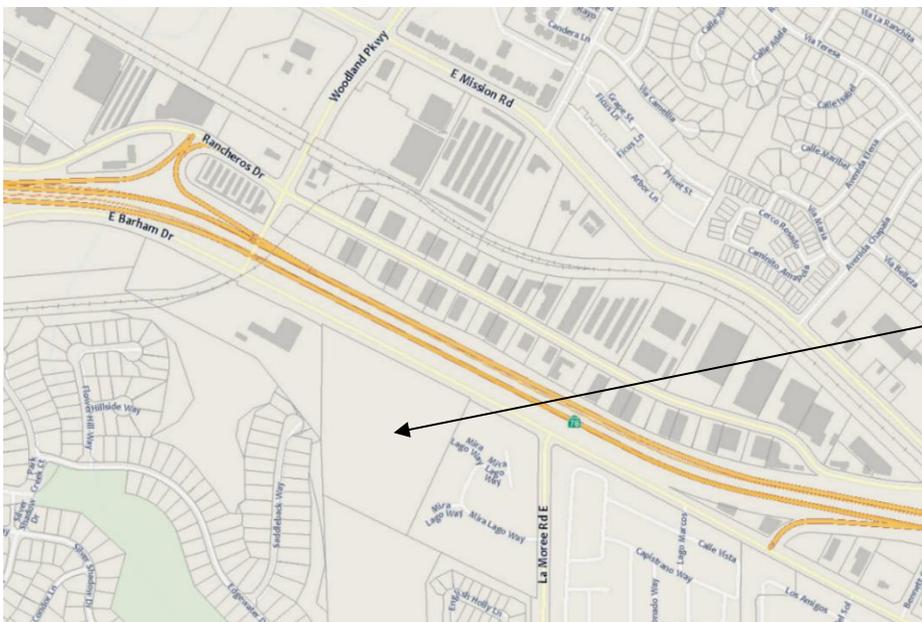
**NOP Comments:** All written comments must be submitted within 30 days of this notice and received no later than close of business on **April 30, 2021**. Written comments can be submitted via letter or email to the following address, and should include your name and contact information or the name of 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).

**VICINITY MAP:**



**Project  
 Location**