

Date: April 01, 2019

Subject: Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting

Project: Sunrise Specific Plan

Project Numbers: SP18-0002, PZ18-0001, R18-0002, GPA18-0002, TSM18-0001, MFSDP 18-0001, CUP18-0006, and GV18-0001

Lead Agency: City of San Marcos

Applicant: The Sunrise Gardens Project Owner, LLC

Pursuant to Section 15082(a) of the California Environmental Quality Act (CEQA), the City of San Marcos (City) will be the lead agency responsible for preparing an Environmental Impact Report (EIR) for the subject project. Consistent with the agency's statutory authority, the City requests input regarding the scope and content of the EIR. The City has concluded that the project could result in potentially significant environmental impacts and therefore an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. All comments must be received by the City by 5:30 p.m. on **May 2, 2019**. Please provide your written response to:

Susan Vandrew Rodriguez, Associate Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: svandrew@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 Susan Vandrew Rodriguez, Associate Planner, at (760) 744-1050, ext. 3237 or svandrew@san-marcos.net.

Scoping Meeting: A public scoping meeting for the EIR has been scheduled for the project. The intent of the scoping meeting is to obtain information and solicit comments from the public about the issues and content of the EIR. Attendance of the scoping meeting is not required in order to submit written comments.

Date: April 10, 2019
Time: 6:30 p.m.
Location: City of San Marcos
1 Civic Center Drive
Valley of Discovery Conference Room (next to City Council Chambers)

Project Location: The approximately 14.4-acre project site is located at the southeastern limits of the City and is comprised of Assessor's Parcel Numbers (APNs) 228-312-09-00 and 228-312-10-00. The project site is currently within portions of two jurisdictions: the City (APN 228-312-09-00, approximately 3.6 acres) and the County of San Diego (APN 228-312-10-00, approximately 10.8 acres); however, the entirety of the project resides within the City's General Plan Sphere of Influence. The site is not currently accessible by a public roadway; however an existing 9 foot wide unimproved road access easement provides site access via E. Barham Drive. Please refer to Figure 1 for the project location.

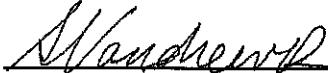
Project Description: The proposed project would involve a development consisting of an Annexation, General Plan Amendment, Rezone, Multi-Family Site Development Plan, Specific Plan, Tentative Map, Grading Variance, and Conditional Use Permit. If approved, these entitlements would allow the development of 192 multi-family units within the project site. 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 multi-family residential with public and private recreational and open space. The project site plan is shown on Figure 2, Conceptual Site Plan.

The proposed project would allow for the development of approximately 192 multi-family residential dwelling units, resulting in a gross density of approximately 13.3 dwelling units per acre. The proposed residential units would be comprised of 100 two-story townhomes and 92 three-story townhomes. The proposed project also includes open space, active recreational areas, bio-retention areas, circulation improvements, and a public services and facilities plan.

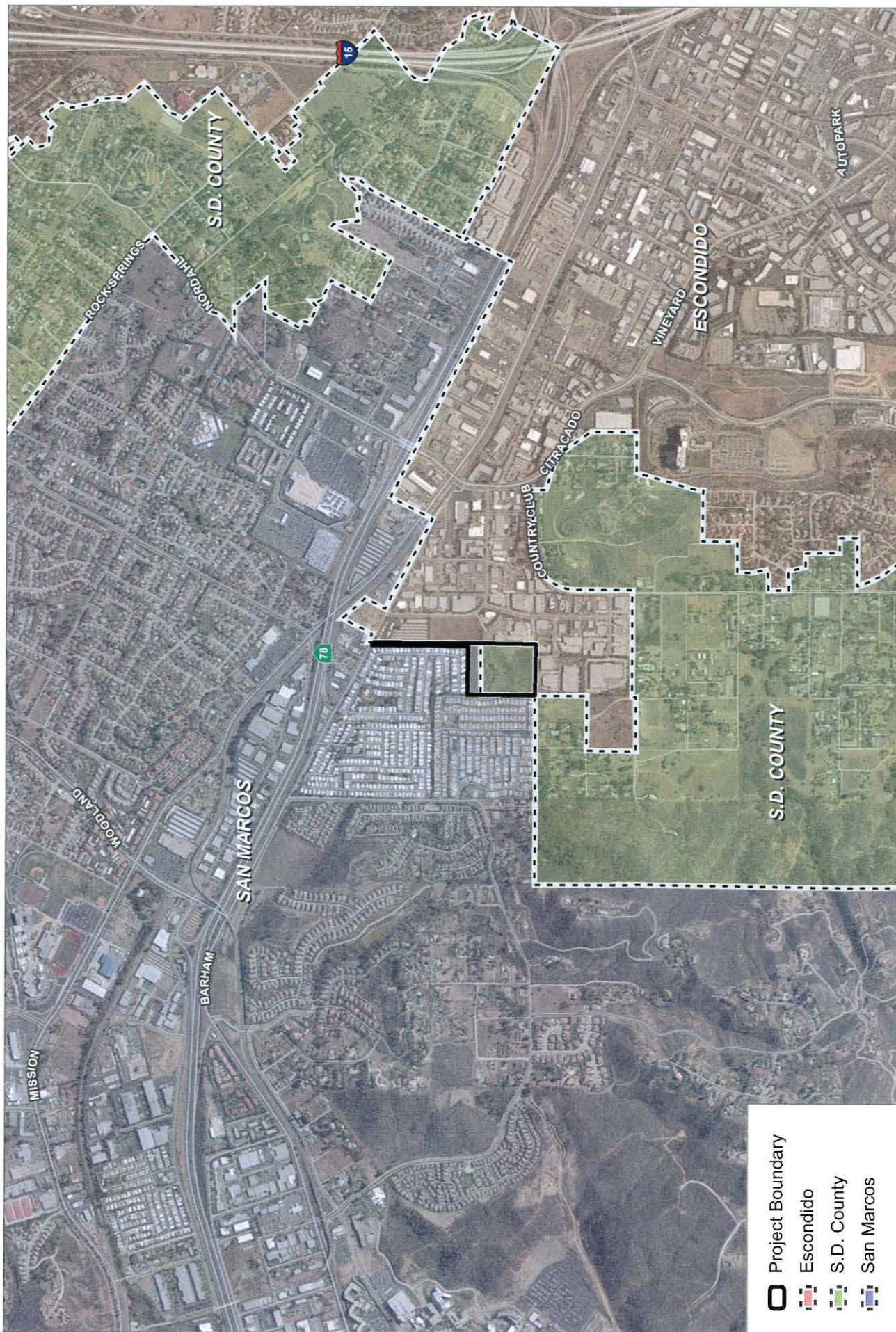
The proposed project would require several off-site improvements including storm drainage facilities, roadway network construction, and sewer improvements.

Potential Environmental Effects: Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Energy.

An EIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

Signature:  **Date: March 28, 2019**
Susan Vandrew Rodriguez, Associate Planner

Attachments: Figure 1, Project Location
Figure 2, Conceptual Site Plan



SOURCE: ESRI 2018

FIGURE 1

Project Location

Sunrise Specific Plan Notice of Preparation

