

AUG 16 2019 STATE CLEARINGHOUSE

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of San Marcos has prepared a Draft Environmental Impact Report (DEIR) for the Mission 316 West Specific Plan project. A 45-day public review and comment period for the DEIR is provided under state law. The public review period will start **August 15, 2019** and end **September 30, 2019**. Response letter shall be postmarked by the review end date and submitted to the City at the mailing address or emailed by the review end date at 5:30 p.m. to:

Joseph Farace, Project Manager City of San Marcos Planning Division 1 Civic Center Drive San Marcos, CA 92069, or email: <u>ifarace@san-marcos.net</u>

PROJECT TITLE: Mission 316 West Specific Plan

STATE CLEARINGHOUSE NUMBER: 2019029038

PROJECT NUMBER: GPA 18-0004, SP18-0003, SP18-0005, TSM18-0003, MFSDP18-0003, CUP18-0007, GV18-0002

APPLICANT: KB Home Coastal

LOCATION: Northeast corner of Mission Rd. and Woodward St. (APN:220-210-50-00). The project site has a General Plan Land Use Designation and Zoning of Specific Plan Area. The project is currently located within the Heart of the City and Richmar Specific Plan areas. The site is located adjacent to the Mission 316 Specific Plan area, which established the standards and regulations for the medium-density, multi-family residential development on 9 acres to the east of the project site. The proposed project is intended to complement and be consistent with the existing residential development within the Mission 316 Specific Plan located east of the project site.

DESCRIPTION OF THE PROJECT: The proposed project would involve the development of 67 two- and three-bedroom units on 3.7-acres (4.02 acres of total project impact area) occupying an approximate 40,172 square foot development footprint and lot coverage of approximately 25 percent. The remainder of the project site would consist of common open space, landscaping, and driveways. The 67 residential units would provide for a density of approximately 18 dwelling units per acre. As proposed, residential units consist of three floor plans distributed within nine separate buildings with five building types. Each of the nine buildings would be three stories with a maximum height of 45 feet.

The project is requesting the following entitlements:

- **General Plan Amendment (GPA 18-0004)** to amend certain General Plan figures and tables incorporating the proposed Mission 316 West project.
- **Specific Plan Amendment (SP 18-0003)** to amend the existing Mission 316 Specific Plan to add the 3.7 acre project site within the Specific Plan boundaries.
- **Specific Plan Amendment (SP 18-0005)** to amend the Heart of the City Specific Plan to revise certain maps and land use graphics within the Specific Plan document.
- **Tentative Subdivision Map (TSM 18-0003)** to create 67 residential condominiums, drive aisles, private and common open spaces lots.
- Multifamily Site Development Plan (MFSDP 18-0003) to address the design of the 9 multifamily buildings, site floor plans, building elevations, parking and private and common usable open space areas.

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- Conditional Use Permit (CUP 18-0007) to allow for the temporary use of a rock crusher during grading operations.
- **Grading Variance (GV18-0002)** to allow manufactured slopes in excess of 20 feet in height within the project site.

ENVIRONMENTAL IMPACTS: The Draft EIR analyzes impacts associated with the Mission 316 West Specific Plan project. Significant impacts have been identified for the following issue areas: biology, cultural resources, noise, transportation and tribal cultural resources.

DOCUMENT REVIEW: The Draft EIR and technical appendices will be available for review at the Planning Division Counter at the address given above during normal business hours. The document will also be available on the City's website at www.san-marcos.net and at the County Library at 2 Civic Center Drive, San Marcos.

All written comments must be received no later than September 30, 2019 at 5:30 p.m.

For more information regarding the proposed project, please visit <u>www.san-marcos.net</u> or contact Project Manager Joseph Farace at (760) 744-1050 ext. 3248 or <u>ifarace@san-marcos-net</u>.

VICINITY MAP:

