



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

The City of San Marcos has prepared a Draft Environmental Impact Report (EIR24-003) for the proposed Armorlite Lofts project located in the City of San Marcos.

A 45-day public review and comment period for the Draft EIR is provided under State law. The public review period will start **January 10, 2025** and end **February 24, 2025**.

Comment/response letters shall be postmarked by the review end date and submitted to the City at the mailing address given below or emailed no later than close of business on the review end date to:

Sean del Solar  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
E-mail: [sdelsolar@san-marcos.net](mailto:sdelsolar@san-marcos.net)

**PROJECT TITLE:** Armorlite Lofts

**PROJECT NUMBER:** Specific Plan (SP) 23-0001, General Plan Amendment (GPA) 23-0002, Rezone (R) 22-0001, Site Development Plan (SDP) 23-0003, Conditional Use Permit (CUP) 23-0002, and Environmental Impact Report (EIR) 24-003.

**APPLICANT:** Avenue Development Partners, LLC.

**LOCATION:** Armorlite Drive, between Las Posas Road and Bingham Drive (address number not yet assigned). Assessor's Parcel Number(s): 219-162-62-00

**DESCRIPTION OF THE PROJECT:** The project involves the development of an approximately 2.44-acre vacant parcel on Armorlite Drive with a mixed-use development comprising 165 residential units and 5,600 square feet of ground-floor commercial space. The project includes 15% affordable units designated for very low-income households (30% to 50% of the Area Median Income or AMI) and approximately 20,200 square feet of common open space. Recreational amenities will include a dog park, game and yoga areas, and an indoor/outdoor lounge that connects to a pool area and rooftop deck. The proposed building will be a five-story structure (four stories over podium parking) featuring a contemporary architectural style consistent with other recent mixed-use developments in the vicinity.

**ENVIRONMENTAL IMPACTS:** The Draft EIR analyzes impacts associated with the Armorlite Lofts. Significant impacts have been identified for the following issue areas: biological resources, cultural resources, noise, and tribal cultural resources.



**DOCUMENT REVIEW:** The Draft EIR and technical appendices will be available for review at the Development Services Department's public information counter during normal business hours and on the City's website given below. The document will also be available at the County Library at 2 Civic Center Drive, San Marcos.

<https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

All written comments must be received no later than close of business on **February 24, 2025**.

For more information regarding this notice or the proposed project, please contact Sean del Solar, Senior Planner, at [sdelsolar@san-marcos.net](mailto:sdelsolar@san-marcos.net) or (760) 744-1050, ext. 3223.

**VICINITY MAP:**

