



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of San Marcos has prepared a Draft Environmental Impact Report for the proposed Pacific Specific Plan project (SCH#2022050650) 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 **March 2, 2023** and end **April 17, 2023**. 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:

Chris Garcia, Senior Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: PacificProject@san-marcos.net

PROJECT TITLE: Pacific Specific Plan

PROJECT NUMBER: SP22-0001/GPA21-0002/R21-0002/MFSDP22-0001/TSM22-0001

APPLICANT: The Las Posas Owner LPV, LLC

LOCATION: Southwest Corner of S. Las Posas Road and La Mirada Drive
Assessor's Parcel Number(s): 219-222-01-00, 219-222-02-00, 219-222-03-00, and 219-222-04-00

DESCRIPTION OF THE PROJECT: Request for a Specific Plan, General Plan Amendment, Rezone, Multi-Family Site Development Plan and Tentative Subdivision Map for a residential development project on a vacant, 33-acre site. The General Plan Amendment and Rezone would change the General Plan designation and Zoning from Industrial (I) to Specific Plan Area (SPA). The Specific Plan serves as both a policy document and a regulatory document for the systematic implementation of the policies and goals of the General Plan. The Tentative Map presents specific lot configurations for the site. The Multi-Family Site Development Plan will configure the site for multi family dwelling units, street configuration, infrastructure, recreational open space, and private open space.

The project consists of 449 residential units, including a mix of apartments, rowhomes, villas, and affordable flats on approximately 15.09 acres of the 33-acre project site. Proposed residential units would include a mix of apartments within a five-story podium building, three-story rowhomes, three-story villas, and affordable flats within a four-story building. 68 of the 449 total units (15 percent of the total) would be designated as deed-restricted affordable units. The project would also include a total of 927 parking spaces and approximately 35,000 square feet of recreation amenities. The proposed project also includes landscaping, bio-retention areas and circulation improvements. The remaining 17.94 acres of the 33-acre project site would be preserved and restored open space and habitat area. The proposed project would have a density of approximately 13.6 dwelling units per gross acre, which includes the proposed open space and habitat area.



ENVIRONMENTAL IMPACTS: The Draft EIR analyzes impacts associated with the Pacific Specific Plan project. Significant impacts have been identified for the following issue areas: 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, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

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 **April 17, 2023**.

For more information regarding this notice or the proposed project, please contact Chris Garcia, Senior Planner, at (760) 744-1050, ext. 3237, or PacificProject@san-marcos.net.

VICINITY MAP:

