



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of San Marcos has prepared a Draft Environmental Impact Report (EIR23-005) for the proposed Woodward 46 Specific Plan 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 **March 21, 2025** and end **May 5, 2025**. 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:

Scott Nightingale, Principal Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: snightingale@san-marcos.net

PROJECT TITLE: Woodward 46 Specific Plan

PROJECT NUMBER: SP22-0005, SP22-0006, GPA22-0004, MFSDP22-0005, TSM22-0004, CUP22-0005, and EIR23-005

APPLICANT: Cornerstone Communities

LOCATION: East side of Woodward Street, approximately 235 feet north of Mission Road. Assessor's Parcel Number(s): 220-210-49-00.

DESCRIPTION OF THE PROJECT: Request for a Specific Plan, Multi-Family Site Development Plan, and Tentative Subdivision Map for a 46-unit condominium development on 8.6 acres. Project includes Amendments of the Heart of the City Specific Plan and General Plan to remove the Richmar sub-plan designation of the property. Additionally, a Conditional Use Permit for temporary crushing of rock material during grading operations is requested.

ENVIRONMENTAL IMPACTS: The Draft EIR analyzes impacts associated with the Woodward 46 Specific Plan project. 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 **May 5, 2025**.

For more information regarding this notice or the proposed project, please contact Scott Nightingale, Principal Planner, at (760) 744-1050 x3281 or snightingale@san-marcos.net.

VICINITY MAP:

