

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: San Marcos Creek District Specific Plan Update

Lead Agency: City of San Marcos Contact Person: Sean del Solar
Mailing Address: 1 Civic Center Drive Phone: (760) 744-1050 ext. 3223
City: San Marcos Zip: 92069 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos
Cross Streets: Numerous cross streets within the specific plan area Zip Code: 92069
Longitude/Latitude (degrees, minutes and seconds): 33 ° 08 ' 05 " N/ 117 ° 11 ' 17 " W Total Acres: Approx. 217.3
Assessor's Parcel No. See attached page Section: San Marcos and Rancho Santa Fe quadrangles Twp. N/A Range: N/A Base: San Bernardino
Within 2 Miles: State Hwy #: State Route 78 Waterways: San Marcos Creek Airports: N/A Railways: N/A
Schools: San Marcos Elementary School, San Diego Children's Academy, Big Future Preschool, and Discovery Isle Preschool

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
- Early Cons Supplement/Subsequent EIR EA Final Document
- Neg Dec (Prior SCH #) Draft EIS Other:
- Mit Neg Dec Other FONSI

Local Action Type:

- General Plan Update Specific Plan Rezone Annexation
- General Plan Amendment Master Plan Prezone Redevelopment
- General Plan Element Planned Unit Development Use Permit Coastal Permit
- Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

- Residential: Units 2,273 Acres 75.9 Transportation: Type _____
- Office: Sq. ft. _____ Acres _____ Employees _____ Mining: Mineral _____
- Commercial: Sq. ft. 724,221 Acres 22.3 Employees 1,449 Power: Type _____ Watts _____
- Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
- Educational: _____ Hazardous Waste: Type _____
- Recreational: _____ Other: 88.5 acres of various open space types.
- Water Facilities: _____

Project Issues Discussed In Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
- Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
- Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
- Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
- Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
- Coastal Zone Noise Solid Waste Land Use
- Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
- Economic/Jobs Public Services/Facilities Traffic/Circulation Other Cultural/Tribal

Present Land Use/Zoning/General Plan Designation:

Numerous

Project Description: (please use a separate page if necessary)

See the attached page.

Reviewing Agencies Checklist

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X."

If you have already sent your document to the agency, please denote that with an "S."

<u> X </u>	Air Resources Board	<u> X </u>	Office of Historic Preservation
<u> </u>	Boating & Waterways, Department of	<u> </u>	Office of Public School Construction
<u> </u>	California Highway Patrol	<u> </u>	Parks & Recreation, Department of
<u> </u>	California Emergency Management Agency	<u> </u>	Pesticide Regulation, Department of
<u> X </u>	Caltrans District # 11	<u> </u>	Public Utilities Commission
<u> </u>	Caltrans Division of Aeronautics	<u> X </u>	Regional WQCB # 9
<u> </u>	Caltrans Planning	<u> </u>	Resources Agency
<u> </u>	Central Valley Food Protection Board	<u> </u>	Resources Recycling & Recovery, Department of
<u> </u>	Coachella Valley Mountains Conservancy	<u> </u>	S.F. Bay Conservation & Development Comm.
<u> </u>	Coastal Commission	<u> </u>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<u> </u>	Colorado River Board	<u> </u>	San Joaquin River Conservancy
<u> </u>	Conservation, Department of	<u> </u>	Santa Monica Mountains Conservancy
<u> </u>	Corrections, Department of	<u> </u>	State Lands Commission
<u> </u>	Delta Protection Commission	<u> </u>	SWRCB: Clean Water Grants
<u> </u>	Education, Department of	<u> X </u>	SWRCB: Water Quality
<u> </u>	Energy Commission	<u> </u>	SWRCB: Water Rights
<u> X </u>	Fish & Wildlife Region # 5	<u> </u>	Tahoe Regional Planning Agency
<u> </u>	Food & Agriculture, Department of	<u> </u>	Toxic Substances Control, Department of
<u> </u>	Forestry & Fire Protection, Department of	<u> </u>	Water Resources, Department of
<u> </u>	General Services, Department of	<u> </u>	Other:
<u> </u>	Health Services, Department of	<u> </u>	Other:
<u> </u>	Housing & Community Development	<u> </u>	Other:
<u> X </u>	Native American Heritage Commission	<u> </u>	Other:
<u> </u>	Other:	<u> </u>	Other:

Local Public Review Period (to be filled in by lead agency)

Starting Date September 15, 2025

Ending Date October 15, 2025

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.

Address: 3111 Camino del Rio North, Suite 600

City/State/Zip: San Diego, CA 92108

Contact: Nick Larkin

Phone: (619) 308-9333 ext. 144

Applicant:

City of San Marcos

Address: 1 Civic Center Drive

City/State/Zip: San Marcos, CA 92069

Phone: (760) 744-1050 ext. 3223

Signature of Lead Agency Representative:



Digitally signed by Sean del Solar

Date: 2025.09.10

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Date: September 10, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

District. New crossings of San Marcos Boulevard would be minimized to allow that major thoroughfare to continue to move traffic to and from State Route 78.

Although improvements to San Marcos Creek were completed in 2024, they did not resolve all long-standing flooding issues described in the Adopted Specific Plan. Substantial portions of the Creek District continue to lie within the 100-year flood boundaries identified on Flood Insurance Rate Maps published by the Federal Emergency Management Agency. To address flooding issues and facilitate property development and redevelopment pursuant within the Creek District, the project would include the following options:

- Establish a conceptual alignment and design for an above-ground, pervious-bottomed channel starting at San Marcos Boulevard and traversing to the San Marcos Creek to contain an existing floodway, with the ultimate design, funding, and construction to be accomplished via private and public partnerships.
- Require individual property owners to raise their properties in the floodplain above base flood level to allow development and accommodate flood flows on the property or to flow downstream, consistent with local, state, and federal regulations.

Water and wastewater services would continue to be provided by the Vallecitos Water District.