Governor's Office of Land Use
and Climate Innovation

OCT 2 0 2026

STATE CLEARINGHOUSE

CITY OF DEL MAR
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, October 20, 2026, at 4:30 p.m., (or as soon thereafter as practicable) in the City of Del Mar Town Hall, 1050 Camino del Mar, Del Mar, California, the City Council will conduct a public hearing on the following:

Project: San Dieguito Lagoon Levee, Habitat Enhancement, and Trail Project Final Mitigated Negative Declaration (MND)
Location: Final MND covers three distinct subareas on the North and South Riverbanks in Floodway and Floodplain areas along the San Dieguito Lagoon
Applicant: City of Del Mar
Environmental Status: City prepared a Final Mitigated Negative Declaration (MND) to assess and disclose potential impacts on the environment of the San Dieguito Lagoon Levee, Habitat Enhancement, and Trail Project pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.).
Staff Contact: Amanda Lee, Principal Planner alee@delmar.ca.us
Description: This is a request for the City Council to adopt the Final MND for the San Dieguito Lagoon Levee, Habitat Enhancement, and Trail Project. The Project analyzed in the MND is a nature-based flood adaptation, ecological enhancement, and public trail project that seeks to minimize the effects of river flooding along the riverbanks of the River within the City west of the Jimmy Durante Boulevard Bridge between the Del Mar Fairgrounds and the City's Public Works Facility. The proposed improvements would maximize flood protection that achieves FEMA's No Rise certification standard, supports ecological enhancements along the riverbanks, and improves coastal trail access and recreational amenities. Proposed improvements along the southeast riverbank will be subject to approval by the City of Del Mar whereas future improvements along the north bank will be subject to approval by the California 22nd District Agricultural Association. All project improvements will be subject to approval by State and Federal resource agencies as specified in the Final MND. On September 15, 2026, the Planning Commission provided a recommendation to the City Council to adopt the Final MND.

Those desiring to be heard in favor of or in opposition to this item will be given an opportunity to do so by participating in City Council meetings remotely or in-person by addressing the City Council for up to three minutes or by submitting a written comment.

In-Person Participation: Please submit a completed speaker slip, including the agenda item number, to the City Clerk before the item is announced. Speaker slips are available near the entrance of Town Hall. When called to speak, please approach the podium and state your name for the record.

Remote Participation: Members of the public can participate in the meeting remotely using the Zoom link and/or dial-in information provided below. Those wishing to comment live should join the Zoom meeting when the item(s) they wish to speak on is announced.

Zoom Link: https://tinyurl.com/zoomdelmar
Phone: (669) 900-6833
Meeting ID: 879 0650 1544

Written Comments: Members of the public can participate in the meeting by submitting a written red dot comment via email to cityclerk@delmar.ca.us. The deadline to submit written comments

is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on.

If you have questions about the information in this notice, please contact Nicole Morrow, Email: nmorrow@delmar.ca.us, Phone: 858-375-9525.

Under California Government Code 65009, if you challenge the nature of the proposed action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City at, or prior to, the public hearing.

Sarah Krietor, Administrative Services Manager/
City Clerk

October 6, 2026
DATE

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

Development Services

NOTICE OF PUBLIC HEARING

(PLANNING COMMISSION)

The Planning Commission of the City of San Marcos will hold the following public hearing in the City Council Chambers located at San Marcos City Hall, 1 Civic Center Drive, San Marcos, CA 92069 at 6:30 pm, on Monday, November 2, 2026.

PROJECT NO: SP24-0001 and EIR 26-001
APPLICANT: City of San Marcos
REQUEST: A Specific Plan Amendment (SP 24-0001) to the San Marcos Creek Specific Plan (Creek Plan) adopting a comprehensive update to the Specific Plan, providing the following approximate project buildout: 2,296 residential units, 655,856 square feet of commercial, 316,638 square feet of private open space, 17.89-acres of public parks, 83.45-acres of open space for conservation, and 1,367,348 square feet of roadway, trails, and paths.

Development intensities are planned at an urban scale, with building heights varying across the plan area, the densest of which would allow a maximum of five stories. Furthermore, the project would make roadway improvements to provide an internal circulation pattern prioritizing slower motor vehicle speeds and easy pedestrian and cyclist movement into and throughout the Creek 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 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 the 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.

ENVIRONMENTAL DETERMINATION: A Subsequent Program Environmental Impact Report (SEIR) was prepared for the project, analyzing impacts associated with the Creek Plan Specific Plan Update (EIR 26-001 / SCH # 2025090620). Potentially significant impacts have been identified for the following issue areas: air quality, biological resources, cultural/Tribal cultural resources, hazardous materials, flooding hazards, land use, noise, transportation (vehicle miles travelled), and utilities. All potentially significant impacts would be reduced to less than significant levels with implementation of mitigation measures except vehicle miles traveled impacts associated with commercial development under the Specific Plan Update, which would be significant and unavoidable. The City will adopt a Statement of Overriding Considerations pursuant to California Environmental Quality Act Guidelines Section 15093, finding that the benefits of the Specific Plan Update outweigh its unavoidable adverse environmental effects. A 45-day public review period for the SEIR occurred between August 19 and October 5, 2026. The Final EIR will be available for review on the City's website at: https://www.sanmarcosca.gov/Business-Services/Development/Planning/Community-Input/CEQA-Documents

LOCATION OF PROPERTY: The San Marcos Creek Plan Specific Plan area covers approximately 217.3 acres within the City's Creekside District. The project site is bound by San Marcos Boulevard to the north, Discovery Street to the south and west, and Grand Avenue and State Route 78 to the east. Figure 1 presents the project's regional location, and Figure 2 presents the project location on an aerial photograph.

Further information about this notice can be obtained from Sean del Solar, Principal Planner / Sustainability Program Manager, by calling 760-744-1050 extension 3223, or via email sdelsolar@sanmarcosca.gov.

The Planning Division can be contacted at 760-744-1050, extension 3239 or slebaron@sanmarcosca.gov.

The City of San Marcos is committed to making its programs, services and activities accessible to individuals with disabilities. If you require accommodation to participate in this public hearing or any other City program, service or activity, please contact the City Clerk's office at 1 Civic Center Drive, San Marcos CA 92069, or call (760) 744-1050, Extension 3186.

VICINITY MAP:



AVISO DE AUDIENCIA PÚBLICA

(COMISIÓN DE PLANIFICACIÓN)

La Comisión de Planificación de la Ciudad de San Marcos celebrará la siguiente audiencia pública en la Sala del Concejo Municipal del Ayuntamiento de San Marcos, ubicado en 1 Civic Center Drive, San Marcos, CA 92069, a las 6:30 p. m. del lunes 2 de noviembre de 2026.

N.º DE PROYECTO: SP24-0001 and EIR 26-001
SOLICITANTE: City of San Marcos
SOLICITUD: Una enmienda al Plan Específico de San Marcos Creek (SP 24-0001), denominado Plan del Arroyo, para adoptar una actualización integral del Plan Específico que contempla, al completarse el desarrollo del proyecto, las siguientes cantidades aproximadas: 2,296 unidades de vivienda, 655,856 pies cuadrados de espacio comercial, 316,638 pies cuadrados de espacio abierto privado, 17.89 acres de parques públicos, 83.45 acres de espacio abierto para conservación y 1,367,348 pies cuadrados de vías, senderos y caminos.

Se prevén intensidades de desarrollo a escala urbana, con alturas de edificios que varían en el área del plan y un máximo de cinco pisos en las zonas de mayor densidad. Además, el proyecto incluiría mejoras viales para establecer una red de circulación interna que priorice velocidades vehiculares más bajas y facilite el acceso y desplazamiento de peatones y ciclistas hacia y dentro del Distrito del Arroyo. Se limitarían los nuevos cruces de San Marcos Boulevard para que esta vía principal continúe facilitando el tránsito hacia y desde la Ruta Estatal (SR) 78.

Aunque las mejoras al arroyo San Marcos se completaron en 2024, no resolvieron todos los problemas históricos de inundación descritos en el Plan Específico adoptado. Una parte considerable del Distrito del Arroyo continúa dentro de los límites de la zona de inundación de 100 años identificados en los mapas de tasas del seguro contra inundaciones publicados por la Agencia Federal para el Manejo de Emergencias (FEMA). Para abordar los problemas de inundación y facilitar el desarrollo y la renovación de propiedades dentro del Distrito del Arroyo, el proyecto incluiría las siguientes opciones:

- Establecer un trazado y diseño conceptual para un canal a cielo abierto con fondo permeable, desde San Marcos Boulevard hasta el arroyo San Marcos, para encauzar el flujo de una vía de inundación existente. El diseño definitivo, el financiamiento y la construcción se realizarían mediante alianzas entre los sectores público y privado.
- Exigir a los propietarios que eleven sus terrenos ubicados en la llanura de inundación por encima de la elevación de la inundación base para permitir el desarrollo y dar cabida a los flujos de inundación dentro de la propiedad o permitir su paso aguas abajo, de conformidad con las normas locales, estatales y federales.

Los servicios de agua potable y alcantarillado continuarían siendo proporcionados por el Distrito de Agua de Vallecitos.

ENVIRONMENTAL DETERMINATION: Se preparó un Informe Programático Posterior de Impacto Ambiental (SEIR, por sus siglas en inglés) para el proyecto, que analiza los impactos asociados con la actualización del Plan Específico del Arroyo (EIR 26-001 / SCH n.º 2025090620). Se han identificado

impactos potencialmente significativos en las siguientes áreas: calidad del aire, recursos biológicos, recursos culturales y recursos culturales tribales, materiales peligrosos, riesgos de inundación, uso del suelo, ruido, transporte (millas recorridas por vehículos) y servicios públicos. Todos los impactos potencialmente significativos se reducirían a niveles menos que significativos mediante la implementación de medidas de mitigación, excepto los impactos relacionados con las millas recorridas por vehículos asociados con el desarrollo comercial previsto en la actualización del Plan Específico, que serían significativos e inevitables.

La Ciudad adoptará una Declaración de Consideraciones Preponderantes conforme a la Sección 15093 de las Directrices de la Ley de Calidad Ambiental de California (CEQA, por sus siglas en inglés), en la que determinará que los beneficios de la actualización del Plan Específico superan sus efectos ambientales adversos inevitables. El período de revisión pública de 45 días del SEIR se llevó a cabo del 19 de agosto al 5 de octubre de 2026. El Informe Final de Impacto Ambiental estará disponible para su consulta en el sitio web de la Ciudad: https://www.sanmarcosca.gov/Business-Services/Development/Planning/Community-Input/CEQA-Documents

UBICACIÓN DEL PROYECTO: El área del Plan Específico del Arroyo San Marcos abarca aproximadamente 217.3 acres dentro del Distrito Creekside de la Ciudad. El sitio del proyecto está delimitado por San Marcos Boulevard al norte, Discovery Street al sur y al oeste, y Grand Avenue y la Ruta Estatal 78 al este. La Figura 1 muestra la ubicación regional del proyecto y la Figura 2 muestra su ubicación en una fotografía aérea.

Para obtener más información sobre este aviso, comuníquese con Sean del Solar, Planificador Principal / Gerente del Programa de Sostenibilidad, al 760-744-1050, extensión 3223, o por correo electrónico a sdelsolar@sanmarcosca.gov.

Puede comunicarse con la División de Planificación al 760-744-1050, extensión 3239, o por correo electrónico a slebaron@sanmarcosca.gov.

La Ciudad de San Marcos se compromete a garantizar que sus programas, servicios y actividades sean accesibles para las personas con discapacidad. Si necesita alguna adaptación para participar en esta audiencia pública o en cualquier otro programa, servicio o actividad de la Ciudad, comuníquese con la Oficina de la Secretaría Municipal, ubicada en 1 Civic Center Drive, San Marcos, CA 92069, o llame al (760) 744-1050, extensión 3186.

MAPA DE UBICACIÓN:



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STATE CLEARING HOUSE (OPR) *15*
1400 TENTH ST., ROOM 121
SACRAMENTO, CA 95815