



August 15, 2014

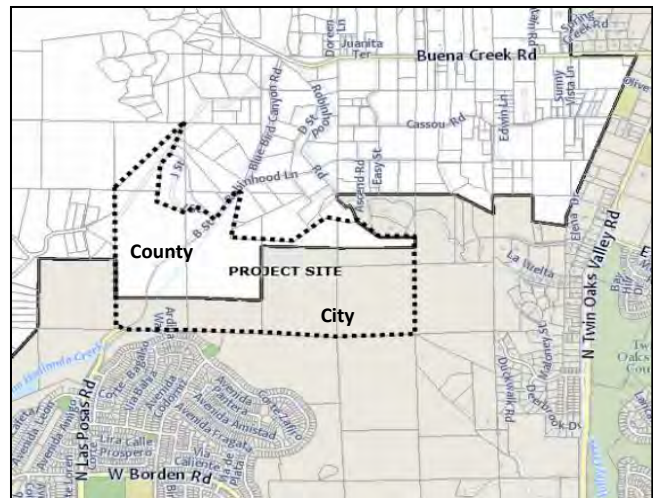
NOTICE OF PREPARATION

PROJECT TITLE: San Marcos Highlands Environmental Impact Report
CASE NUMBER: P-13-0009 (SP 13-001, TSM 13-001, CUP 13-010, ROZ 14-001)
APPLICANT: Farouk Kubba, Vista San Marcos Ltd.

Purpose for Notice: The City of San Marcos is requesting written feedback from the public, interested organizations, and responsible and trustee agencies about the scope and content of the environmental information that will be addressed in the draft Environmental Impact Report (EIR). The EIR will address the environmental issues discussed in the project's initial environmental study that can be found on the City's website at www.san-marcos.net/highlands.

All written comments must be submitted within 30 days of this notice and received no later than September 15, 2014. Please submit all comments to Associate Planner Norm Pedersen via email, npedersen@san-marcos.net or letter mailed to the City of San Marcos Planning Division, 1 Civic Center Drive, San Marcos, CA 92069.

Project Description: The applicant has proposed 189 clustered single-family residential lots on 262 acres at the northern end of Las Posas Road along with an additional 26 acres of open space on an adjacent property to the northwest. The project also proposes annexation of 121 acres, or a portion thereof, from the County of San Diego approval by the Local Agency Formation Commission (LAFCO). A pre-zone from County Zoning (A-70) to Specific Plan Area (SPA) will be required for a 9.7-acre portion of the project site currently in the County.



Additionally, a Ridgeline Development Permit that would allow a portion of the proposed subdivision to be developed within the Ridgeline Overlay Zone and a Conditional Use Permit for temporary use of a rock crusher(s) during grading operations has been requested. The extension of North Las Posas Road to Buena Creek Road is not proposed as part of this project.

Property Location: North of Santa Fe Hills at the northern end of North Las Posas Road.

over



Save the Date

Upcoming San Marcos Highland Project Public Workshops

Scoping Meeting on Thursday, August 28 at 6 pm

A Scoping Meeting for the Draft EIR has been scheduled for Thursday, August 28, at 6 pm at the San Marcos Community Center, 3 Civic Center Drive. During the scoping meeting, the environmental review process will be explained and attendees will have an opportunity to provide input regarding the scope and content of environmental information that the Draft EIR should address. Attendance of the scoping meeting is not required in order to submit written comments.

Written comments can be submitted in advance of the scoping meeting via letter or e-mail to the following and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Norm Pedersen
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
E-mail: npedersen@san-marcos.net

Public Workshop on Wednesday, October 8 at 6pm

A public workshop will be held on Wednesday, October 8 at 6 pm to provide an overview of the proposed subdivision by the project applicant, who will also be available to hear your comments and questions. As adjacent property owners, your input on this project is important—a reminder notice with workshop details will be sent to neighbors within the project vicinity prior to the date of the workshop.

For more information regarding the proposed project, please visit www.san-marcos.net/highlands or contact Associate Planner Norm Pedersen at (760) 744-1050, ext. 3236 or npedersen@san-marcos.net.