

RESOLUTION PC 25-5155

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR 46 RESIDENTIAL CONDOMINIUMS IN THE WOODWARD 46 SPECIFIC PLAN AREA (SPA) ZONE

EIR23-005

Cornerstone Communities

WHEREAS, on November 15, 2022, the City received an application from Cornerstone Communities requesting a Specific Plan (SP22-0005) to establish rules and regulations for the development of the project site; a Specific Plan Amendment (SP22-0006) of the Heart of the City Specific Plan to change the sub-plan designation from “Richmar Specific Plan” to “Woodward 49 Specific Plan” for the subject property; a General Plan Amendment (GPA22-0004) to amend the land use maps and text related to Specific Plan changes in the Land Use Element; a Multi-Family Site Development Plan (MFSDP22-0005) for design review of a residential condominium complex; a Tentative Subdivision Map (TSM22-0004) for a 46-unit condominium map; and a Conditional Use Permit (CUP22-0005) to allow for a temporary rock crusher during grading operations (Project); and

WHEREAS, the Project requires approval of a discretionary action by the City, which is subject to compliance with the California Environmental Quality Act (Public Resources Code Sections 21000 et. seq) (CEQA), the California Guidelines for the Implementation of CEQA (14 Cal. Code of Regs. Sections 15000-15387) (State CEQA Guidelines), and the City’s environmental review ordinance (San Marcos Municipal Code Chapter 18.04) (City CEQA Guidelines); and

WHEREAS, the City is the lead agency, as defined by CEQA and the State CEQA Guidelines, responsible for the preparation, consideration and approval of environmental documents for the Project; and

WHEREAS, on August 30, 2023, the City held an Environmental Impact Report (EIR) Scoping Meeting to provide an overview of the project Notice of Preparation, in accordance with CEQA Guideline Section 15083, and Public Workshop with the general public; and

WHEREAS, the City prepared, or caused to be prepared, an Environmental Impact Report (EIR) to assess the Project in conformance with CEQA; and

WHEREAS, the Draft EIR was available to the general public and other public agencies for a 45-day review and comment period from March 21, 2025 to May 5, 2025; and

WHEREAS, the City received **XX** comment letters on the Draft EIR from private individuals, private entities, or public agencies; and

WHEREAS, the City issued a Final Environmental Impact Report (EIR23-005, State Clearinghouse No. 2023080449) (Final EIR) on June 16, 2025, incorporating the March 2025 Draft EIR; comments and recommendations received by the City on the Draft EIR, either verbatim or in summary, and a list of private individuals or entities and public agencies that submitted comments; City responses to significant environmental points raised in the review and consultation process; modifications made to the text of the Draft EIR that are also included in the Final EIR; and appendices to the Draft and Final EIRs; and

WHEREAS, the Final EIR evaluates the possible environmental impacts of the proposed Specific Plan (SP22-0005), Specific Plan Amendment (SP22-0006), General Plan Amendment (GPA22-0004), Multi-Family Site Development Plan (MFSDP22-0005), Tentative Subdivision Map (TSM22-0004), and Conditional Use Permit (CUP22-0005); and

WHEREAS, to the extent authorized by law, the City desires and intends to use the Final EIR and the documents incorporated by reference therein, to comply with the environmental documentation requirements pursuant to CEQA, the State CEQA Guidelines and the City CEQA Guidelines for each of the above-referenced discretionary actions for the Project; and

WHEREAS, the City prepared the Findings of Fact as specified in Exhibit A in accordance with CEQA and the State CEQA Guidelines and San Marcos Municipal Code Chapter 18.04 (City CEQA Guidelines); and

WHEREAS, the Planning Commission is responsible pursuant to San Marcos Municipal Code Chapter 18.04 for reviewing the Final EIR and making a recommendation to the City Council as to whether the Final EIR should be certified if prepared in compliance with all applicable requirements; and

WHEREAS, the required public hearing held on June 16, 2025 was duly noticed and held in the manner prescribed by law.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Resolution.
- B. The Final EIR concludes that the Project would have direct and/or cumulative impacts in the following areas which can be reduced to less than significant levels with implementation of the mitigation measures in the Final EIR:
 - 1. Biological Resources (sensitive habitat and species)
 - 2. Cultural Resources (on-site cultural feature and unknown cultural resources during project grading)
 - 3. Noise (rock crusher noise)

4. Tribal Cultural Resources (on-site cultural feature and unknown cultural resources during project grading)

C. The Final EIR indicates that the Project would have no impact or less than significant impacts in the following areas without the implementation of mitigation measures:

1. Aesthetics
2. Agricultural and Forestry Resources
3. Air Quality
4. Energy
5. Geology and Soils
6. Greenhouse Gas Emissions
7. Hazards and Hazardous Materials
8. Hydrology and Water Quality
9. Land Use and Planning
10. Mineral Resources
11. Population and Housing
12. Public Services
13. Recreation
14. Transportation
15. Utilities and Service Systems
16. Wildfire

D. The Final EIR indicates the Project will not have significant, direct and/or unavoidable and adverse impacts on the environment after all feasible mitigation measures recommended in the Final EIR are implemented.

E. The Final EIR reflects the independent judgment of the City, as required by Section 21082.1(c)(3) of CEQA; and

F. The Final EIR was prepared and completed in compliance with CEQA and all applicable

requirements, as required by Section 15090 of the State CEQA Guidelines, including the Findings of Facts to be considered.

- G. Upon consideration of the Finding of Facts, together with the staff report (copies of which are on file in the Planning Division), public testimony presented at the Planning Commission hearing, and all other oral and written evidence received by the City on this Project, the Planning Commission recommends City Council certification of the Final EIR.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 16th day of June, 2025 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Fatima Rios, Chairperson

ATTEST:

Gina Jackson, Senior Office Specialist

Attachment(s):

Exhibit A –Findings of Fact

EXHIBIT A

**CEQA FINDINGS REGARDING SIGNIFICANT EFFECTS
FOR THE WOODWARD 46 PROJECT**

EIR 23-005