

NOTICE OF PUBLIC HEARING (Planning Commission)

The Planning Commission of the City of San Marcos will hold the following public hearing telephonically in the City Council Chambers located at San Marcos City Hall, 1 Civic Center Drive, San Marcos, CA 92069 at 6:30 p.m., on Monday, May 18, 2020.

Project No: FEIR 19-002, SP18-0002, GPA 18-0002, PZ18-0001, R18-0002, MFSDP 18-0001, TSM 18-0001, CUP 18-0006, and GV 18-0001.

Applicant: Sunrise Gardens LLC.

Request: A request for the approval of a proposed 192 multi-family residential unit project on a 14.4 acres site located within portions of two jurisdictions: the City of San Marcos (APN 228-312-09-00, approximately 3.6 acres) and the County of San Diego (APN 228-312-10-00, approximately 10.8 acres). One of the two project access points is proposed via a private access easement through a property (APN 228-312-05-00 and 228-312-06-00) in the City of Escondido. The project applicant requests a Specific Plan, General Plan Amendment, Prezone, Rezone, Multi-Family Site Development Plan, Tentative Map, Conditional Use Permit, and Grading Variance from the City of San Marcos, to allow project development. The project also proposes a request for Annexation to the City of San Marcos from the County of San Diego on 10.8 acres which requires approval by the Local Agency Formation Commission (LAFCO).

Environmental Determination: Environmental Impact Report (FEIR19-002) (SCH # 201904049004) was prepared pursuant to the California Environmental Quality Act (CEQA).

Location of Property: The project site is currently located along E. Barham Drive at the southeastern limits of the City of San Marcos, more particularly described as: A Portion of Lot 5 and 7, in Section 18, Township 12 South, Range West, partly in the City of San Marcos, and partly in the County of San Diego, as evidenced by Certificates of Compliance Recorded January 10, 2007 as Instrument No. 200700198581, and February 2, 2007 as Instrument No. 2007-0074634 of the Official Records, in the County of San Diego; and Parcel 3 of Map No. 9838 in the City of Escondido, County of San Diego, State of California, Filed in the Office of the County Recorder on March 26, 1980, as File No. 80-103462 of Official Records. Assessor Parcel Numbers: 228-312-09-00, 228-312-10-00, 228-312-05-00, and 228-312-06.

Further information about this notice can be obtained from Associate Planner Susan Vandrew Rodriguez, by calling (760) 744-1050 extension 3237, or via email svandrew@san-marcos.net.

Pursuant to Governor Newsom's Executive Order N-25-20: Members of the San Marcos Planning Commission and staff may participate in this meeting via a teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit comments via email.

Public Comment: To submit a comment in writing, please email planning.comm@san-marcos.net and write "Public Comment" in the subject line. In the body of the email, include project numbers FEIR 19-002, SP18-0002, GPA 18-0002, PZ18-0001, R18-0002, MFSDP 18-0001, TSM 18-0001, CUP 18-0006, and GV 18-0001 and/or the title of the item as well as your comments. If you would like the comment to be read out loud at the meeting (not to exceed 3 minutes), please write "Read Out Loud at Meeting" at the top of the email. Comment emails will be accepted until the end of the comment period of the public hearing on this project. Comments can also be submitted via telephone, by calling (760) 744-1050, extension 3233 and leaving a message indicating that you are "providing public comment for the Planning Commission on FEIR 19-002, SP18-0002, GPA 18-0002, PZ18-0001, R18-0002, MFSDP 18-0001, TSM 18-0001, CUP 18-0006, and GV 18-0001" and then state your comments. All comments received via email will be included in the Public Hearing for the item. All comments received via telephone by 4 pm on May 18, 2020 will also be included in the Public Hearing.

Notice: Any interested person may appeal the decision of the Planning Commission to the City Council provided the appeal fee is paid (\$20 for residents; \$1,155 for non-residents) and a written appeal is submitted to the Planning Division Secretary within ten (10) calendar days of the date of the decision (due no later than **5:30 PM on May 28, 2020**). The written appeal should specify the reasons for the appeal and the grounds upon which the appeal is based. The City Council will then consider the filed appeal/s at a later public hearing.

The Planning Division can be contacted at (760) 744-1050, extension 3233 or via email ghenderson@san-marcos.net.

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 3145.

STATE CLEARINGHOUSE (OPR)
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