

**CITY OF SAN MARCOS  
NOTICE OF DETERMINATION**

**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St. Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: San Diego  
Address:  
PO Box 121750, San Diego, CA 92112

**From:**

Public Agency: City of San Marcos  
Address:  
1 Civic Center Drive, San Marcos, CA 92069  
Contact: Susan Vandrew Rodriguez  
Phone: 760.744.1050

Lead Agency (if different from above):  
Address:  
Contact:  
Phone:

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2019049004

Project Title: Sunrise Specific Plan

Project Applicant: The Sunrise Gardens Project Owner, LLC; 2235 Encinitas Blvd, Suite 216, Encinitas, CA 92024; 760.944.511

Project Location (include county): Cross streets of Barham Drive and Meyers Avenue in the City of San Marcos and County of San Diego. Assessor's Parcel Numbers (APNs) 228-312-09-00 and 228-312-10-00 in San Diego County.

Project Description: The proposed project would allow the development of 192 multi-family units (100 two-story townhomes and 92 three-story townhomes) within the project site. The Specific Plan is a comprehensive planning document that establishes development guidelines for the project site. The document will serve as the primary land use, policy, and regulatory document for the project by providing a development planning review process, as authorized by California Government Code §65450, in conjunction with the City of San Marcos Zoning Ordinance, Chapter 20.535. The proposed project also includes open space, active recreational areas, bio-retention areas, circulation improvements, and a public services and facilities plan. The proposed project would require several off-site improvements including storm drainage facilities, roadway network construction, and sewer improvements. The requested City project entitlements and discretionary actions for which this Notice of Determination is being filed include a Prezone to Specific Plan Area on 10.8 acres, Rezone from Residential Manufactured Home Park (R-MHP) to Specific Plan Area (SPA) on 3.6 acres, and the establishment of a Specific Plan on 14.4 acres.

This is to advise that the City of San Marcos has approved the above  
( Lead Agency or  Responsible Agency)

described project on July 14, 2020 and has made the following determinations regarding the above  
(date)

- described project.
1. The project [will will not] have a significant effect on the environment.
  2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
  3. Mitigation measures [ were  were not] made a condition of the approval of the project.
  4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
  5. A statement of Overriding Considerations [ was  was not] adopted for this project.
  6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of San Marcos, 1 Civic Center Drive, San Marcos, CA 92069

Signature (Public Agency):  Title: Planning Manager

Date: July 14, 2020 Date Received for filing at OPR: Governor's Office of Planning & Research