



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND 20-008) for the project described below. An electronic copy of the Negative Declaration is available for public review on the City's web site at www.san-marcos.net. A printed copy is available for review at the Info Desk in the City Hall lobby at 1 Civic Center Drive, San Marcos, CA 92069-2949. Upon request, the document is also available digitally on a CD for a nominal fee.

PROJECT NO.: SP20-0001, GPA20-0001, CUP20-0004, V20-0001, and ND20-008

APPLICANT: Breakers Real Estate (Creekside Assisted Living)

DESCRIPTION OF THE PROJECT: Request for review of a proposed 3-story, 138-unit assisted living and memory-care facility on a 3.78-acre property in the Heart of the City Specific Plan Area- Commercial (SPA-C) Zone. Project includes an amendment of the Heart of the City Specific Plan and a General Plan Amendment to remove the Richmar Specific Plan sub-plan designation of the property and remove the Richmar Avenue bridge from Mobility Element maps; a Conditional Use Permit for review of the project design; and a Variance for setback reduction.

LOCATION: Southeast corner of Twin Oaks Valley Road and Richmar Avenue. Assessor's Parcel Number: 220-063-03-00 & 220-063-05-00.

MND PUBLIC REVIEW PERIOD: From 12/7/20 to 1/6/21.

Pursuant to Governor Newsom's Executive Order N-25-20, the Development Services public counter is closed until further notice. Therefore, written comments cannot be accepted in-person at the public counter. In the interest of reducing the spread of COVID-19, all written comments must be received by mail at the address indicated above or by email to npedersen@san-marcos.net. Comments must be received no later than **January 6, 2021 at 5:30 p.m.**

PUBLIC HEARING DATE: Public hearings have not been scheduled at this time.

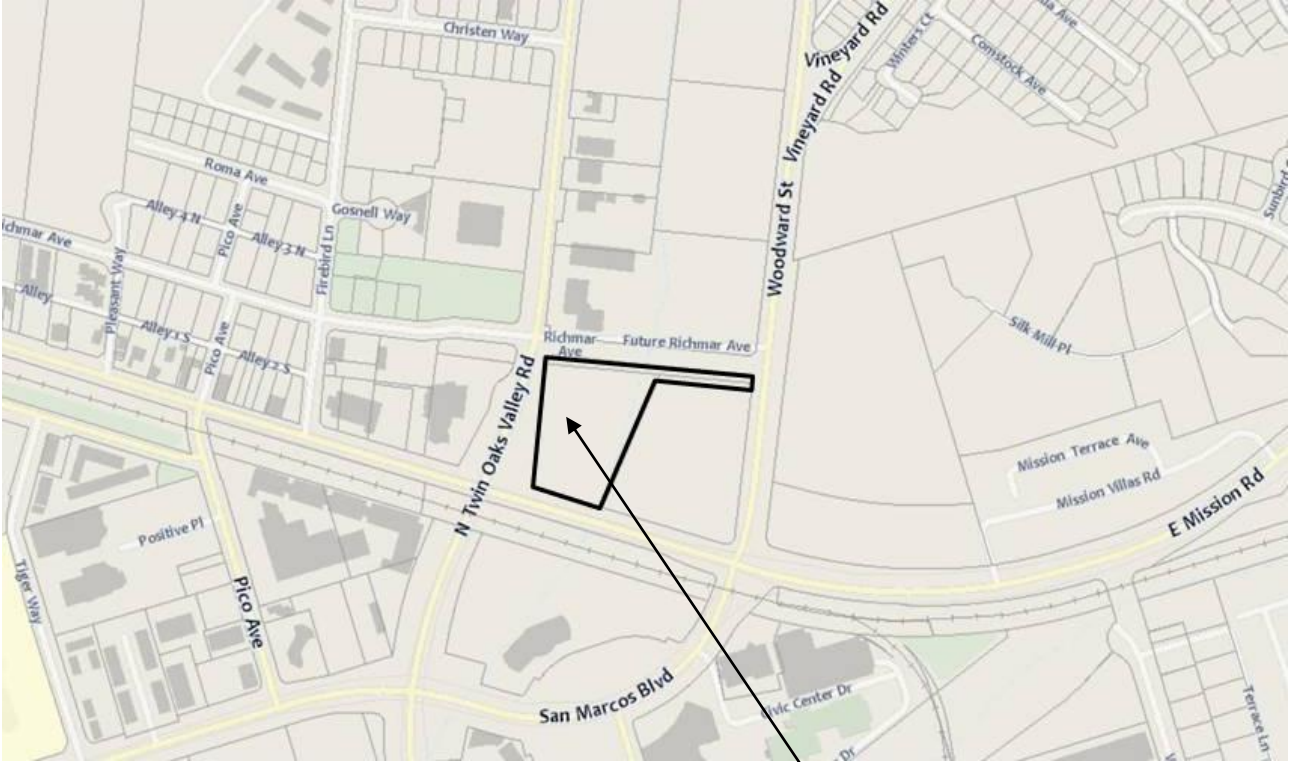
The purpose of this notice is to give interested persons an opportunity to be informed of the environmental review process and to provide comments during the public review period prior to any action taken by the City. If you have questions about this Notice, you may contact Norm Pedersen, Associate Planner, by calling 760-744-1050, Extension 3236, or npedersen@san-marcos.net.

COUNTY CLERK: Please post this notice until January 6, 2021 per Section 21092.3 of the Public Resources Code.

*Negative Declaration means a written statement/analysis describing the reasons why a proposed project's impacts will be less than significant on the environment.



Vicinity Map:



PROJECT LOCATION