



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Negative Declaration (ND19-003) for the project described below. An electronic copy of the Negative Declaration is available for review on the City's web site at www.san-marcos.net. A printed copy is available for review at the Development Services Department Public Counter, located at 1 Civic Center Drive, San Marcos, CA 92069. Upon request, the document is also available on portable digital media, for a nominal fee.

PROJECT NO.: GPA19-0001, R19-0001 and ND19-003

APPLICANT: City of San Marcos

DESCRIPTION OF THE PROJECT: A General Plan Amendment (GPA19-0001) and Rezone (R19-0001) to change the General Plan land use and Zoning designations of an approximately 41 acre portion of the City comprised of 74 residential lots (see vicinity map below). The General Plan Amendment would change the Agricultural (AG) General Plan land use designation of the Rancho La Sombra project area to Rural Residential (RR) and the Rancho La Cima area to Very Low Residential (VLDR). Zoning in the project area will also be changed to be consistent with the new General Plan land use designations. The Rancho La Sombra project area will be rezoned to Estate Residential (R-1-20) and the Rancho La Cima area will be rezoned to Residential Low (R-1-10).

LOCATION: La Sombra Drive (south of Quail Hill Drive and east of Jugador Court), Baja Way, Sunrise Way, Valencia Avenue, Cima Drive (west of McMahr Road), Serena Way, Coyotes Way, McMahr Road (east side), Quail Hill Drive (east of McMahr Road), 1020-1024 Via Vera Cruz, and 1301 Vista Colina Drive (see vicinity map on reverse side of this notice).

MND PUBLIC REVIEW PERIOD: From April 19, 2021 to May 19, 2021.

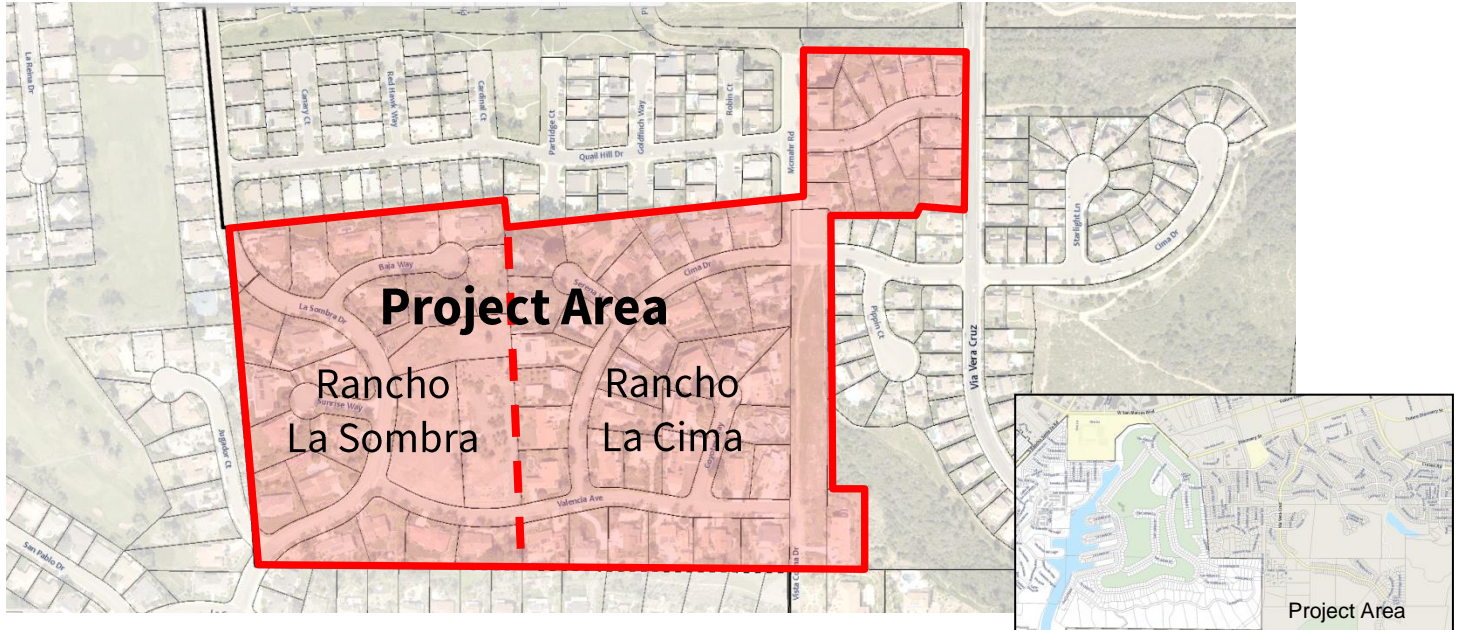
PUBLIC HEARING DATE: A Planning Commission public hearing to consider the proposed project has been tentatively scheduled on Monday, June 21, 2021 at 6:30 PM, in Council Chambers of the City of San Marcos located at 1 Civic Center Drive, San Marcos, CA 92069. An additional Notice of Public Hearing will be mailed before the final date and time of the Planning Commission public hearing for the project.

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 Associate Planner Sean del Solar, AICP by calling 760-744-1050, Extension 3223, or sdelsolar@san-marcos.net.

COUNTY CLERK: Please post this notice until May 19, 2021 per Section 21092.3 of the Public Resources Code.



VICINITY MAP:



FOR MORE INFORMATION: A webpage for the project has been created to provide additional information, access to documents, and provide updates on the status of the project. You can access the webpage through the “Development Projects” link on the Planning Division section of the City’s website <http://www.san-marcos.net>, or scan the QR code to the left with your smartphone device. City staff are also available to respond to any of your questions or concerns about the project.