

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND21-001) for the project described below. An electronic copy of the Mitigated Negative Declaration is available for public review on the City's web site at [www.san-marcos.net](http://www.san-marcos.net). A printed copy is available for review at the City of San Marcos, Development Services Department, 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.:** SP19-0004, GPA19-0004, R19-0002, CUP19-0011, & ND21-001

**APPLICANT:** Carkel San Marcos, LLC- Starbucks

**DESCRIPTION OF THE PROJECT:** Request for a proposed 1,797 square-foot drive-thru coffee shop with an approximately 331 square-foot outdoor dining area on a 0.55-acre property. The project includes a Specific Plan Amendment, General Plan Amendment and Rezone to change the land use designation and zone of the property from San Marcos Creek Specific Plan Area (SPA) to Commercial (C), and a Conditional Use Permit for review of the proposed project design. Project includes the installation of 300 feet of 8-inch sewer pipeline within Bent Avenue.

**LOCATION:** Southeast corner of San Marcos Blvd. and Bent Ave. Assessor's Parcel Number(s): 219-270-06-00.

**MND PUBLIC REVIEW PERIOD:** From **May 10, 2021** to **June 9, 2021**.

**PUBLIC HEARING DATE:** A public hearing date has 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](mailto:npedersen@san-marcos.net)

**COUNTY CLERK:** Please post this notice until **June 9, 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**