



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND22-008) for the project described below. The Draft Mitigated Negative Declaration and technical appendices will be available for review at the Development Services Department's public information counter during normal business hours at 1 Civic Center Drive, San Marcos, CA 92069, and on the City's website at:

<https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents>

PROJECT NO.: GPA21-0008, R21-0004, MFSDP21-0002, & ND22-008

APPLICANT: Paul Mayer, Santa Fe Flores LP

DESCRIPTION OF THE PROJECT: Request for a Multi-Family Site Development Plan, including a Density Bonus, for construction of a proposed 50-unit residential apartment building and 107 parking spaces on 2.23 acres. Project includes a General Plan Amendment and Rezone to change the land use and zone of the property from Commercial (C) and Light Industrial (L-I) to Multi-Family Residential (R-3-10).

LOCATION: Northwest corner of S. Santa Fe Avenue and Las Flores Drive. Assessor's Parcel Number(s): 217-161-18-00 and 217-161-19-00.

PUBLIC REVIEW PERIOD: From **September 27, 2022** to **October 27, 2022**.

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.

For more information regarding this notice or the proposed project, please contact Norm Pedersen, Associate Planner, at 760-744-1050, ext. 3236, or npedersen@san-marcos.net

COUNTY CLERK: Please post this notice until **October 27, 2022** 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:

