



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND23-012) 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 NUMBER:** SP22-0003, GPA22-0001, R22-0001, MFSDP22-0002, TSM22-0002, CUP22-0002, TPM22-0001, SDP22-0003 and ND23-012

**APPLICANT:** Lab Holding, LLC

**DESCRIPTION OF THE PROJECT:** Request for approval of a Specific Plan, General Plan Amendment, Rezone, Site Development Plan, Multi-Family Site Development Plan, Conditional Use Permit, Tentative Subdivision Map, and a Tentative Parcel Map for a mixed-use development project within a proposed 12.06-acre Specific Plan Area. The General Plan Amendment and Rezone would change the General Plan designation and Zoning from Commercial (C) to Specific Plan Area (SPA). The project consists of 102 multi-family residential units on 5.03 acres of the project site, and construction of 7,658 square feet (sf) of office space, 49,266 sf of specialty retail space and 7 live-work units on 6.05 acres of the project site.

**LOCATION:** Southwest corner of Grand Avenue and Linda Vista Drive. Assessor's Parcel Number(s): 219-152-42, -44, -45, -51, -61, -70, -74, -75, -76, -77, -78, -79.

**PUBLIC REVIEW PERIOD:** From **July 14, 2023** to **August 14, 2023**

**PUBLIC HEARING DATE:** A public hearing 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 Chris Garcia, Senior Planner at 760-744-1050, ext. 3237, or [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net).

**COUNTY CLERK:** Please post this notice until August 14, 2023 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:**

