



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration\* (ND23-013) 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:** GPA22-0005

**APPLICANT:** Anthony Sfredo, Pico Investments 7, LLC

**DESCRIPTION OF THE PROJECT:**

Request for a General Plan Amendment (GPA22-0005), Rezone (R22-0004), Multi-Family Site Development Plan (MFS22-0006), and Tentative Subdivision Map (TSM22-0005) to develop a 16-unit residential condominium development on a 0.68-acre project site. The project includes a request to change the General Plan land use and Zoning designations of part of the project site from Commercial (C) to Medium High Density Residential (MHDR) and R-3-6 Zone, to be consistent with the other portion of the project site.

**LOCATION:** 236 and 244 Pico Avenue

**Assessor's Parcel Numbers:** 220-140-05-00, 220-140-06-00, and 220-140-16-00

**PUBLIC REVIEW PERIOD:** 30-day period from **Monday, July 24, 2023** to **Wednesday, August 23.**

**PUBLIC HEARING DATE:** At the present time, a public hearing has not been scheduled for this project. When a hearing is scheduled, a follow-up Notice of Public Hearing will be sent to all recipients of this notice. This project requires a decision by the Planning Commission and City Council, therefore two (2) Notices of Public Hearing will be sent, one for each hearing.

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 Sean del Solar, Senior Planner at (760) 744-1050, ext. 3223 or [sdelsolar@san-marcos.net](mailto:sdelsolar@san-marcos.net).

COUNTY CLERK: Please post this notice until August 23, 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.

A vicinity map is provided on the reverse side of this notice.

[www.san-marcos.net](http://www.san-marcos.net)



**VICINITY MAP:**

