

**CITY OF SAN MARCOS
NOTICE OF DETERMINATION**

TO:
Office of Planning and Research
Mail: PO Box 3044
Sacramento, CA 95812-3044
Street: 1400 Tenth Street, Room 113
Sacramento, CA 95814
 County Clerk/Recorder, David Butler
County of San Diego
P.O. Box 1750
San Diego, CA 92112-4147

FROM: City of San Marcos
Planning Division
1 Civic Center Drive
San Marcos, CA 92069
760-744-1050 ext. 3233

Lead Agency (If different from above):

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023070468

Pico Place (GPA22-0005, R22-0004, TSM22-0005, MFS22-0006, and GPA23-0004 consistent with California Government Code Section 65358(b))

Project Title

Pico 7 Investments, LLC, 29250 Paseo Sedano San Juan Capistrano, CA 92675 Phone: (951) 801-0888
Project Applicant Name, Address, and Phone Number

236 & 244 Pico Avenue (Assessor's Parcel Number 220-140-16-00, 220-140-05-00 & 220-140-06-00), San Marcos, CA, San Diego County

Project Location (include County)

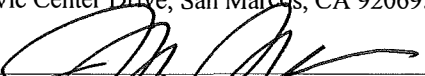
A 16-unit residential condominium project on a two-parcel site located at 236 and 244 Pico Avenue. The project includes a General Plan Amendment and Rezone to change the land use of a 0.33-acre portion of the project site from Commercial (C) to Medium High Density residential (MHDR)/Multifamily Residential R-3-6 and a Tentative Subdivision Map to consolidate the lots and create 16 airspace condominium units.

Project Description

This is to advise that the **City of San Marcos** has approved the above described project on 10/24/2023 and has made the following determinations regarding the above described project.

1. The project [will, will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were, were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was, was not] adopted for this project.
5. A statement of Overriding Considerations [was, was not] adopted for this project.
6. Findings [were, were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the General Public at: 1 Civic Center Drive, San Marcos, CA 92069.

Signature (Public Agency):  **Title:** Planning Division Director

Date: October 24, 2023 **Date received for filing at OPR:** _____

Authority cited: Sections 21083, Public Resources Code
Reference Section 21000-21174, Public Resources Code