



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND23-011) 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: SP22-0004

APPLICANT: Lennar Homes of California, Inc.

DESCRIPTION OF THE PROJECT: The project proposes to redevelop a 10.5-acre portion of the site with a mixed-use development consisting of 202 residential condominium units, 10,400 square-feet of ground floor commercial space, 1.1 acre neighborhood public park, and street improvements to W. San Marcos Boulevard along the project frontage between S. Las Posas Road and Via Vera Cruz. The project is comprised of a Specific Plan (SP22-0004), General Plan Amendment (GPA22-0002), Rezone (R22-0002), Tentative Subdivision Map (TSM22-0003), a Site Development Plan (SDP22-0006), and a Site Development Plan (SDP23-0004) for the development of the neighborhood public park.

LOCATION: 1020 and 1080 W. San Marcos Blvd. Assessor's Parcel Numbers: 219-200-45-00, 219-020-31-00, and 219-200-30-00.

PUBLIC REVIEW PERIOD: From **August 21, 2023** to **September 20, 2023**.

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.

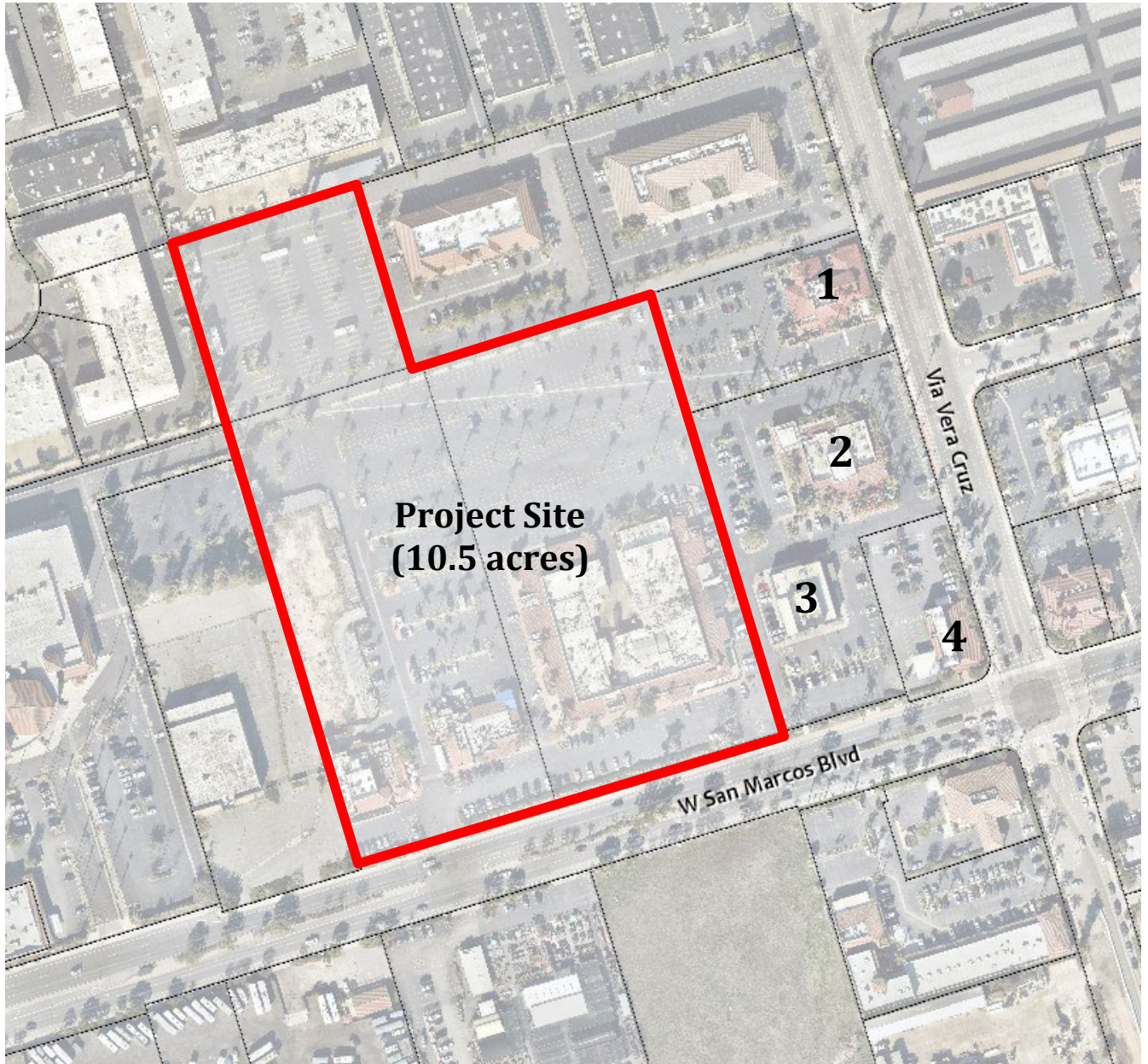
COUNTY CLERK: Please post this notice until September 20, 2023 per Section 21092.3 of the Public Resources Code.

*Negative Declaration means a written statement/analysis describing the reasons why a proposed project's impacts will be less than significant on the environment.

www.san-marcos.net



VICINITY MAP



1. Fish House Vera Cruz (Not-a-part of the proposed project)
2. Cocina Del Charro (Not-a-part of the proposed project)
3. Buffalo Wild Wings (Not-a-part of the proposed project)
4. Wells Fargo Bank (Not-a-part of the proposed project)