

**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): 2023080476

SP22-0004 – Restaurant Row Specific Plan (SP22-0004, GPA22-0002, R22-0002, SDP22-0004, SDP22-0006, TSM22-0003 and ND23-011)

Project Title

Lennar Homes of California, 16465 Via Esprillo, Suite 150, San Diego, CA 92127 Phone: (858) 618-4942

Project Applicant Name, Address, and Phone Number

1020 W. San Marcos Boulevard, San Marcos, CA 92078, San Diego County

Project Location (include County)

A Specific Plan (SP22-0004), General Plan Amendment (GPA22-0002), Rezone (R22-0002), Site Development Plans (SDP22-0004 & SDP23-0006) and a Vesting Tentative Subdivision Map (TSM22-0003) to remap a 10.5-acre portion of an existing commercial center (Old California Restaurant Row) with three (3) lots containing up to 202 residential and 30 commercial airspace condominium units, and dedication of an approximately 1.1-acre public park site, right-of-way, and public access easements. The map will facilitate the development of a mixed-use project consisting of 202 residential units, 10,400 square-foot of commercial space, and construction of a 1.1-acre neighborhood park. The project includes a General Plan Amendment to change the General Plan land use designations of the project area from Mixed-Use 1 (MU1) and Light Industrial (LI) to Specific Plan Area (SPA) to reflect the proposed Restaurant Row Specific Plan. A rezone will change the zoning designation of the project site from Mixed Use 1 (MU-1) and Light Industrial (L-I) to Specific Plan Area (SPA) to implement the proposed Restaurant Row Specific Plan.

Project Description

This is to advise that the **City of San Marcos** has approved the above-described project on **12/12/2023** 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: 12/12/2023

Date received for filing at OPR:

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

Revised 2011