

**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

 X **County Clerk/Recorder, Jordan Z. Marks**

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): 2023080476SP22-0004 – 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 92127Phone: (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-feet 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-1) to Specific Plan Area (SPA) to implement the proposed Restaurant Row Specific Plan. On December 12, 2023, the City of San Marcos adopted a Mitigated Negative Declaration (MND) (SCH No. 2023080476) and approved the project (SP22-0004, GPA22-0002, TSM22-0003, SDP22-0004, and SDP23-0006) and conducted the first readings of Ordinance No. 2023-1540 for Specific Plan SP22-0004 and Ordinance 2023-1541 for Rezone R22-0002; the December 12, 2023 actions were filed with the County Clerk and State Clearing House on December 13, 2023. On January 9, 2024, the City of San Marcos approved the second reading of Ordinance Numbers 2023-1540 and 2023-1541. No new environmental document was adopted on January 9, 2024, as all environmental impacts associated with the second reading of Ordinance Numbers 2023-1540 and 2023-1541 were previously analyzed and disclosed in the MND adopted on December 12, 2023.

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: January 9, 2024 Date received for filing at OPR: _____

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

Revised 2011