

**CITY OF SAN MARCOS  
NOTICE OF EXEMPTION**

TO:

Office of Planning and Research  
Mail: PO Box 3044, Room 113  
Sacramento, CA 95812-3044  
Street: 1400 Tenth Street, #113  
Sacramento, CA 95814

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

X COUNTY CLERK/RECORDER  
COUNTY OF SAN DIEGO  
P.O. Box 1750  
San Diego, CA 92112-4147

Site Development Plan (SDP) 24-0006 – San Marcos Blvd. Mixed-Use Development (“Sears Site”)  
PROJECT TITLE

Lennar Homes of California, LLC, 16465 Via Esprillo Suite 150 San Diego, CA 92127 Phone: (760)484-8797  
PROJECT APPLICANT NAME, ADDRESS AND PHONE NUMBER

1100 W. San Marcos Blvd.  
PROJECT LOCATION - SPECIFIC

San Marcos San Diego  
PROJECT LOCATION - CITY PROJECT LOCATION - COUNTY

A Site Development Plan (SDP24-0006), Tentative Subdivision Map (TSM24-0002), and Conditional Use Permit (CUP24-0002) to redevelop a 2.8-acre site within the Mixed-Use 1 (MU-1) Zone a new mixed-use development. This development will include 71 residential units, 2,916 square feet of commercial space, a 2,981-square-foot private indoor recreation amenity, private open space, and onsite parking facilities. SDP24-0006 authorizes the project's development, TSM24-0002 permits street dedication and the formation of up to 71 residential and 10 commercial condominium units, and CUP24-0002 allows for up to 34% of the provided onsite parking to consist of tandem spaces within private garages.

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT

City of San Marcos  
NAME OF PUBLIC AGENCY APPROVING PROJECT

Joseph Farace, Planning Division Director  
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT

**EXEMPT STATUS: (CHECK ONE)**

- MINISTERIAL (SEC. 21080(b)(1); 15268)  
 DECLARED EMERGENCY (Sec. 21080(b)(3); 15269(a))  
 EMERGENCY PROJECT (Sec. 21080(b)(4); 15269 (b)(c))  
 CATEGORICAL EXEMPTION (STATE TYPE AND SECTION NUMBER)  
Section 15332, Class 32

STATUTORY EXEMPTIONS. State code number: \_\_\_\_\_  
REASONS WHY PROJECT IS EXEMPT: The project is consistent with the Mixed-Use 1 general plan designation and all applicable general plan policies as well as with Mixed-Use 1 (MU-1) zoning designation and regulations. The project occurs within city limits on a site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Joseph Farace (760) 744-1050 X. 3248  
LEAD AGENCY CONTACT PERSON AREA CODE/TELEPHONE/EXTENSION

If filed by applicant: 1. Attach certified document of exemption finding.  
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

SIGNATURE:  Date: December 2, 2024  
Joseph Farace, Title: Planning Division Director

Signed by Lead Agency  Signed by Applicant Date Received for filing at OPR: \_\_\_\_\_