



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND22-010) 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: GPA21-0001, R21-0001, CUP21-0001, & V22-0001

APPLICANT: Lonnie Tabbaa

DESCRIPTION OF THE PROJECT: The applicant is requesting approval of a General Plan Amendment (GPA21-0001), Rezone (R21-0001), and Conditional Use Permit (CUP21-0001) to modify the General Plan and Zoning designation of the above referenced property from Mixed Use-3 (MU-3) to Commercial (C) and construct a gas station, car wash, 1,200 square foot commercial tenant space with drive-thru, and a 3,800 square foot convenience store on the subject property. The applicant has also requested a Variance (V21-0001) because portions of the project site are closer than 500 feet from an existing gas station.

LOCATION: A vacant 1.76 acre property located at the southwest corner of W. Mission and N. Las Posas Roads. Assessor's Parcel Number: 219-122-03-00

PUBLIC REVIEW PERIOD: From October 24, 2022 to November 23, 2022.

PUBLIC HEARING DATE: A Planning Commission public hearing has not yet been scheduled to consider the proposed project. Planning Commission meetings are generally conducted on the first and third Mondays of the month, at 6:30 PM in the Council Chambers of the City of San Marcos, located at 1 Civic Center Drive, San Marcos, CA 92069. Prior to the public hearing for this project, a Notice of Public Hearing will be mailed with the date and time of the public 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 Senior Planner Sean del Solar at (760) 744-1050, ext. 3223, or sdelsolar@san-marcos.net.

COUNTY CLERK: Please post this notice until November 23, 2022 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.



VICINITY MAP

