



**SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET**

FILED

Dec 13, 2023 02:32 PM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2023-001001
State Receipt # 37121320230912
Document # 2023-NOD-156

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk


TYPE OR PRINT CLEARLY

Project Title

SP22-0004 - RESTAURANT ROW SPECIFIC PLAN (SP22-0004, GPA22-0002,
R22-0002, SDP22-0004, SDP22-0006, TSM22-0003 AND ND23-011)

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☒ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO
COUNTY CLERK ON** December 13, 2023
Posted December 13, 2023 **Removed** IAN 12 2024
Returned to agency on IAN 16 2024
DEPUTY  **L. Guzman**

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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-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.

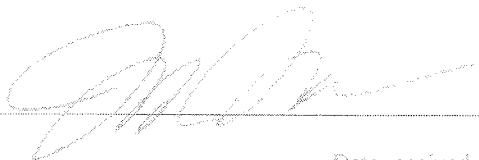
Project Description

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

San Diego County



Transaction #: 7528434
Receipt #: 2023436105

JORDAN Z. MARKS

Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 260
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 12/13/2023
Cashier Location: SD

Print Date: 12/13/2023 2:32 pm

Payment Summary

Total Fees:	\$2,814.00
Total Payments:	\$2,814.00
Balance:	\$0.00

Payment

CHECK PAYMENT #354285	\$2,814.00
-----------------------	------------

Total Payments	\$2,814.00
----------------	------------

Filing

CEQA - NOD FILE #: 2023-001001 Date: 12/13/2023 2:32PM Pages: 3

State Receipt # 37-12/13/2023-0912

Fees:	Fish & Wildlife County Administrative Fee	\$50.00
Fees:	Fish & Wildlife Mitigated/Negative Declaration	\$2,764.00
Total Fees Due:		\$2,814.00

Grand Total - All Documents:	\$2,814.00
------------------------------	------------



State of California - Department of Fish and Wildlife

2023 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:

37-12/13/2023-0912

STATE CLEARING HOUSE NUMBER (If applicable)

2023080476

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN MARCOS PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 12/13/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2023-NOD-0156	

PROJECT TITLE

SP22-0004-RESTAURANT ROW SPECIFIC PLAN (SP22-0004 GPA22-0002 R22-0002 SDP22-0004 SDP22-0006 TSM22-0003 AND ND23-011)

PROJECT APPLICANT NAME LENNAR HOMES OF CALIFORNIA	PROJECT APPLICANT EMAIL		PHONE NUMBER 858-618-4942
PROJECT APPLICANT ADDRESS 16465 VIA ESPRILLO, SUITE 150	CITY SAN DIEGO	STATE CA	ZIP CODE 92127

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee(State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, MARIA GOMEZ, Deputy

Payment Reference #: CHECK # 354285 \$2,814