

**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): 2025010341

TSM21-0004 & ND22-007: Water Mill Homes

**Project Title**

Craig Kozma, 20151 SW Birch Street, Suite 150, Newport Beach, CA 92660, (949) 250-4200

**Project Applicant Name, Address, and Phone Number**

Southwest corner of Cox Road and Mulberry Drive, San Marcos, San Diego County

**Project Location (include County)**

Tentative Subdivision Map for up to nine (9) lots in the Agricultural (A-1) Zone

**Project Description**

This is to advise that the **City of San Marcos** has approved the above described project on 3/17/25 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 (ND22-007) 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:** 3/18/25 Date received for filing at OPR: \_\_\_\_\_

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

Revised 2011