



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

FILED
Sep 11, 2025 11:15 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000765
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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

EIR23-0005, GPA22-0004, SP22-0005, SP22-0006, MFSDP22-0005, TSM22-0004, CUP22-0005 WOODWARD 46

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** September 11, 2025
Posted September 11, 2025 **Removed** _____
Returned to agency on _____
DEPUTY _____

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.

Appendix D

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 3204

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) 2023080449EIR23-0005, GPA22-0004, SP22-0005, SP22-0006, MFSDP22-0005, TSM22-0004, CUP22-0005 Woodward 46**Project Title**Cornerstone Communities, 1241 Cave St Ste 200 La Jolla CA 92037Phone (619) 647-5463**Project Applicant Name, Address, and Phone Number**A 8.6 acres vacant site located on the east side of Woodward Street, approximately 235 feet north of Mission Road, more particularly described as Lots 5 of Block 58 of Rancho Los Vallecitos De San Marcos, in the City of San Marcos, County of San Diego, State of California, according to the map thereof No. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895. Assessor's Parcel No(s): 220-210-49-00**Project Location (include County)**An Environmental Impact Report, General Plan Update, a revision to an existing Specific Plan, the creation of a new Specific Plan, a Multi-Family Site Development Plan, and Tentative Subdivision Map, and Conditional Use Permit for a 46-unit condominium development on 8.6 acres. Project includes Amendments of the Heart of the City Specific Plan and General Plan to remove the Richmar sub-plan designation of the property. Additionally, a Conditional Use Permit for a temporary crushing of rock material during grading operations is requested.**Project Description**This is to advise that the City of San Marcos has approved the above described project on September 9, 2025 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

Digitally signed by Joseph
Farace
Date: 2025.09.10 17:06:38
-07'00'

Joseph Farace

Signature (Public Agency): _____ Title: Planning Division Director

Date: September 9, 2025 Date received for filing at OPR. _____

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