



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

FILED
Sep 26, 2025 09:35 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000813
State Receipt # 37092620250740
Document # 252-NOD-98

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 26, 2025
Posted September 26, 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.

**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): 2023080449

EIR23-0005, 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. 92037 Phone: (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 23, 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.

Signature (Public Agency): Joseph Farace Digitally signed by Joseph Farace
Date: 2025.09.25 11:35:24 -07'00' **Title:** Planning Division Director

Date: September 23, 2025 **Date received for filing at OPR:** _____

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