



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND26-004) 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.sanmarcosca.gov/Business-Services/Development/Planning/Community-Input/CEQA-Documents>

PROJECT NUMBER: SDP22-0009, TPM22-0004 and ND26-004

APPLICANT: CRP III Mission, LLC

DESCRIPTION OF THE PROJECT: The proposed Project involves the request for approval of a Site Development Plan (SDP22-0009) and Tentative Parcel Map (TPM22-0004). The project proposes demolition of two existing industrial buildings and redevelopment of the approximately 10.8-acre site at 528 East Mission Road with three two-story warehouse buildings totaling approximately 132,810 square feet, including ancillary office space, along with associated parking, landscaping, lighting, utility connections, and on-site circulation improvements. The project also includes frontage improvements along East Mission Road, relocation of an existing bus stop, dedication of an easement for a future bicycle path, and establishes a public drainage easement along the eastern boundary of the project site, for the installation of a 12-foot by 4-foot concrete box public storm drain. No change to the existing land use or zoning designations for the site are proposed.

LOCATION: 528 E Mission Road. Assessor's Parcel Number(s): 220-210-26-00

PUBLIC REVIEW PERIOD: From September 14, 2026 to October 14, 2026

ADMINISTRATIVE DECISION DATE: January 14, 2027.

Pursuant to San Marcos Municipal Code (SMMC) Sections 19.24.120, 20.515.040, and 20.515.050, a preliminary administrative decision to approve or deny the project is scheduled to occur on the decision date. Ten (10) days following the preliminary decision, a final decision on the project will be made.

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 Corina Flores, Associate Planner at 760-744-1050, ext. 3229, or cflores@sanmarcosca.gov.

COUNTY CLERK: Please post this notice until October 14, 2026 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.

www.san-marcos.net



VICINITY MAP:

