SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

Development Services

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The City of San Marcos intends to adopt a Mitigated Negative Declaration (ND 26-003) 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 and Planning counters 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 NAME: Sunrise San Marcos (SDP23-0002)

PROJECT NUMBER: Site Development Plan SDP23-0002 and ND 26-003

APPLICANT: Sunrise Development, Inc.

DESCRIPTION OF THE PROJECT: The project proposes development of an assisted living and memory care facility with access off of San Elijo Road and Paseo Plomo. The majority of the project is located within San Marcos and a small portion of the site is included in Carlsbad. The project applicant is requesting approval of a Site Development Plan (SDP23-0002) to construct a two-story, 93,375 s.f. assisted living and memory care facility consisting of 92 units above 25,100 s.f. of below grade parking. The MND analyzed 97 units and up to 129 beds to provide flexibility for the project applicant to respond to changing market conditions.

Additionally, the project includes physical improvements including driveways, grading and landscaping within a small portion of a lot located in the City of Carlsbad. The project would include a single phase of construction. Grading includes approximately 410 cubic yards (cy) of cut (all within the San Marcos portion) and 24,700 cy of fill (22,220 cy in San Marcos and 2,480 cy in Carlsbad), for a net import of 24,290 cy. Off-site maintenance of vegetation adjacent to the project site to the north/northeast is also proposed to implement the fuel modification zones identified in the project's Fire Protection Plan. A Minor Hillside Development Permit (HDP 2024-0006) and Minor Habitat Management Plan Permit (HMP 2024-0008) would be required from the City of Carlsbad to create access via Paseo Plomo.

LOCATION: 0 San Elijo Road, San Marcos, CA 92078, at on the northeast corner of San Elijo Road and Paseo Plomo. Assessor's Parcel Numbers: 223-651-01-00 and 223-812-02

PUBLIC REVIEW PERIOD: From October 15, 2026 to November 16, 2026

PROJECT DECISION DATE: A preliminary decision date has not been scheduled at this time.

The purpose of this notice is to give interested people 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 Sarah Cluff, Senior Planner at 760-744-1050, ext. 3227, or scluff@sanmarcosca.gov.

COUNTY CLERK: Please post this notice until November 16, 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.

VICINITY MAP: