Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sunrise San Marcos SDP23-0002

Lead Agency: City of San Marcos | Contact Person: Sarah Cluff
Mailing Address: 1 Civic Center Drive | Phone: 760-744-1050 ext. 3227
City: San Marcos | Zip: 92069 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: San Marcos
Cross Streets: San Elijo Road/Paseo Plomo | Zip Code: 92078
Longitude/Latitude (degrees, minutes and seconds): 33 ° 6 ′ 2.71 ″ N / 117 ° 12 ′ 14.91 ″ W | Total Acres: 2.45
Assessor's Parcel No.: 223-651-01-00, 223-812-02 | Section: 29 | Twp.: 12S | Range: 3W | Base: San Bern.
Within 2 Miles: State Hwy #: n/a | Waterways: San Marcos Creek
Airports: n/a | Railways: n/a | Schools: San Elijo Elem., San Elijo Middle

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ☒ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Minor Hillside Development Permit, Mir

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. 93,375 Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☒ Other: 25,100 s.f. parking

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

San Marcos parcel is designated and zoned Specific Plan Area (SPA). Within the University Commons SP, the site is zoned as Senior Residential (S-R). Carlsbad parcel is designated Community Facility (CF) and zoned Planned Community (P-C).

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 11		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 9
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 15, 2026 Ending Date November 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Sophia Mitchell & Associates
Address: PO BOX 1700
City/State/Zip: Gualala, CA 95445
Contact: Sophia Habl Mitchell
Phone: 858-243-0843

Applicant: Sunrise Development, Inc.
Address: 7902 Westpark Drive
City/State/Zip: McLean, VA 22102
Phone: 858-663-8814

Signature of Lead Agency Representative: Sarah Cluff **Date:** October 2, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.