

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: Oakcrest Specific Plan

Lead Agency: City of San Marcos Contact Person: Chris Garcia
 Mailing Address: 1 Civic Center Drive Phone: 760-744-1050 ext. 3237
 City: San Marcos Zip: 92069 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos
 Cross Streets: Twin Oaks Valley Road (between Legacy Drive and Del Roy Drive) Zip Code: 92069

Longitude/Latitude (degrees, minutes and seconds): 33 ° 09 ' 33 " N / 117 ° 09 ' 41 " W Total Acres: 137

Assessor's Parcel No.: 218-110-02, 03, 218-330-05, 08, 09, 13, 26, 27, 28 Section: 12 Twp.: 3 Range: 2 Base: San Bern.

Within 2 Miles: State Hwy #: SR-78 Waterways: Twin Oaks Creek, San Marcos Creek
 Airports: n/a Railways: NCTD Sprinter Schools: Twin Oaks Elem., Mission Hills High

Document Type:

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

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Grading and ROZ Variance

Development Type:

Residential: Units 257 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: 6-acre public park Other: Biological open space
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan designation of Rural Residential/Agricultural Residential (RR/AG) and Zoning designation of Residential Estate/Agriculture-1 (R-1-20/A-1).

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

The project applicant is requesting adoption of the Oakcrest Specific Plan, a General Plan Amendment, Rezone, Tentative Subdivision Map, a Multi-Family Site Development Plan, Site Development Plan, Conditional Use Permit for use of a temporary rock crusher, and a possible Ridgeline Overlay Zone/Grading variance. If approved, these entitlements would allow for the development of 257 residential units (145 single-family residential lots and 112 single-family cluster style homes) and associated infrastructure, an approximate 6-acre public park, and approximately 50 acres of preserved biological open space.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date June 13, 2025 Ending Date July 14, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sophia Mitchell & Associates</u>	Applicant: <u>Meritage Homes</u>
Address: <u>PO BOX 1700</u>	Address: <u>5 Peters Canyon, Suite 310</u>
City/State/Zip: <u>Gualala, CA 95445</u>	City/State/Zip: <u>Irvine, CA 92606</u>
Contact: <u>Sophia Habi Mitchell</u>	Phone: <u>949-299-3825</u>
Phone: <u>858-243-0843</u>	

Signature of Lead Agency Representative: Chris Garcia  Date: _____

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