

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025060511

Project Title: Oakcrest Specific Plan

Lead Agency: City of San Marcos

Contact Name: Chris Garcia

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Phone Number: (760) 744-1050 ext. 3237

Project Location: San Marcos

City

San Diego

County

Project Description (Proposed actions, location, and/or consequences).

The project applicant is requesting approval of a Specific Plan (SP25-0004), General Plan Amendment (GPA25-0005) to change the site's land use designation from Rural Residential/Agricultural Residential (RR/AG) to Specific Plan Area (SPA), Rezone (R25-0004) to change the site's zoning designation from Residential Estate/Agriculture-1 (R-1-20/A-1) to Specific Plan Area (SPA), Tentative Subdivision Map (TSM25-0006) for 172 lots, a Site Development Plan (SDP25-0002) for 257 detached single-family homes and associated facilities, a Site Development Plan (SDP25-0003) for an approximately six-acre public park, a Conditional Use Permit (CUP25-0001) for use of a temporary rock crusher during project construction, and adoption of an Environmental Impact Report (EIR25-004). Development is proposed on roughly 50% of the 136-acre site. Approximately 50 acres are proposed to be preserved as biological open space area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see Summary Form Attachment A

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Topic raised during the NOP comment period and scoping meeting include:

Aesthetics: visual character, rural/agricultural character, lighting design/dark sky impacts.

Agriculture: impacts to farmland.

Air Quality: construction-related air emissions, dust impacts on adjacent properties.

Biological Resources: wildlife corridors, sensitive species, rare plants, wildlife habitat, loss of open space, loss of biodiversity, wildlife displacement, conservation easement details, indirect project impacts, landscape plans, alternative to reduce biological resources impacts.

Hazards and Hazardous Materials: past agricultural activities on the project site, testing of any imported soil fill material.

Hydrology/Water Quality: location of proposed water quality basin, post-development runoff.

Land Use: proposed General Plan and zoning changes, density of development.

Noise: vehicular noise on internal and external roadways, noise from the proposed public park, ground-borne vibration due to rock crushing.

Public Services: schools, emergency services, fire department response times.

Recreation: proposed public park (park amenities, hours of operation, access).

Traffic: traffic impact study, congestion, cumulative impacts, suitability of existing infrastructure, need for deceleration lane on Twin Oaks Valley Road at the project entrance, internal project circulation, bicycle/pedestrian/equestrian movement

Utilities and Service Systems: water supply, water pressure, irrigation of park, fire hydrants, sewer infrastructure, energy use, undergrounding of utilities.

Wildfire: evacuation and access, public safety, emergency vehicle access.

Alternatives: eliminate proposed public park, decrease density.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
Regional Water Quality Control Board