

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 # 2025060511**Project Title:** Oakcrest Specific PlanLead Agency: City of San MarcosContact Person: Chris GarciaMailing Address: 1 Civic Center DrivePhone: 760-744-1050 ext. 3237City: San MarcosZip: 92069County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: San MarcosCross Streets: Twin Oaks Valley Road (between Legacy Drive and Del Roy Drive)Zip Code: 92069Longitude/Latitude (degrees, minutes and seconds): 33 ° 9 ' 39 " N / 117 ° 9 ' 41 " W Total Acres: 137Assessor's Parcel No.: 218-110-02, 03, 218-330-05, 08, 09, 12, 36, 37, 28Section: 29 Twp.: 12S Range: 3W Base: San BernWithin 2 Miles: State Hwy #: SR-78Waterways: Twin Oaks Creet, San Marcos CreekAirports: n/aRailways: NCTD SPRINTERSchools: 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: ☐

Development Type:

☒ Residential: Units 257 Acres 68
☐ Office: Sq.ft. ☐ Acres ☐ Employees ☐ Transportation: Type ☐
☐ Commercial: Sq.ft. ☐ Acres ☐ Employees ☐ Mining: Mineral ☐
☐ Industrial: Sq.ft. ☐ Acres ☐ Employees ☐ Power: Type ☐ MW
☐ Educational: ☐ Waste Treatment: Type ☐ MGD
☒ Recreational: 6 acre public park ☐ Hazardous Waste: Type ☐
☐ Water Facilities: Type ☐ MGD ☒ Other: Biological open space

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 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.

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".

☒ 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
☒ Caltrans District # 11	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ 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
☒ Fish & Game Region # 5	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date February 6, 2026 Ending Date March 23, 2026

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 Digitally signed by Chris Garcia
Date: 2026.02.03 16:20:53 -08'00' Date: _____

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