



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of San Marcos has prepared a Draft Environmental Impact Report (EIR) for the proposed Oakcrest Specific Plan project (SCH#2025060511) located in the City of San Marcos. A 45-day public review and comment period for the Draft EIR is provided under State law. The public review period will start **February 6, 2026**, and end **March 23, 2026**. Response letters shall be postmarked by the review end date and submitted to the City at the mailing address given below or emailed no later than close of business on the review end date to:

Chris Garcia, Senior Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Email: cgarcia@sanmarcosca.gov

PROJECT TITLE: Oakcrest Specific Plan

PROJECT NUMBERS: SP25-0004, GPA25-0005, R25-0004, TSM25-0006, SDP25-0002, SDP25-0003, CUP25-0001, and EIR25-004

APPLICANT: Meritage Homes of California, Inc.

LOCATION: The approximately 136.1-acre project site is located along the west side of North Twin Oaks Valley Road between Legacy Drive and Del Roy Drive in the City of San Marcos, California. The majority of the project site is undeveloped, with three single-family homes on the site along with various accessory structures. Assessor's Parcel Number(s): 218-330-05, -08, -09, -13, -26, -27, -28; 218-110-02, -03.

DESCRIPTION OF THE PROJECT: 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. 145 one- and two-story single-family homes will be located on individual lots, while 112 two-story single-family homes will be located on common lots as "airspace condominiums" and have exclusive use yard areas.



ENVIRONMENTAL IMPACTS: The Draft EIR analyzes impacts associated with the Oakcrest Specific Plan project. Potentially significant impacts have been identified for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Tribal Cultural Resources. Significant and unavoidable Transportation impacts have been identified in relation to Vehicle Miles Traveled (VMT) thresholds.

DOCUMENT REVIEW: The Draft EIR and technical appendices will be available for review at the Development Services Department's public information counter during normal business hours and on the City's website given below. The document will also be available at the County Library at 2 Civic Center Drive, San Marcos.

<https://www.sanmarcosca.gov/Business-Services/Development/Planning/Community-Input/CEQA-Documents>

All written comments must be received no later than close of business on **March 23, 2026**.

For more information regarding this notice or the proposed project, please contact Chris Garcia, Senior Planner, at (760) 744-1050, ext. 3237, or cgarcia@sanmarcosca.gov

VICINITY MAP:

