San Diego County

Transaction #: 9367807
Receipt #: 2026436739

JORDAN Z. MARKS
Assessor/Recorder/County Clerk
1600 Pacific Highway Suite 213
P. O. Box 121750, San Diego, CA 92112-1750
Tel. (619) 237-0502 Fax (619) 557-4155
www.sdarcc.gov

Cashier Date: 11/12/2026
Cashier Location: SD

Print Date: 11/12/2026 11:08 am

Payment Summary

Total Fees:	$4,277.50
Total Payments:	$4,277.50
Balance:	$0.00

Payment

CHECK PAYMENT #1813	$4,277.50
Total Payments	$4,277.50

Filing

CEQA - NOD — FILE #: 2026-001045 Date: 11/12/2026 11:05AM Pages: 2

State Receipt # 37-11/12/2026-0963

Fees:	Fish & Wildlife County Administrative Fee	$50.00
Fees:	Fish & Wildlife Environmental Impact Report	$4,227.50
Total Fees Due:		$4,277.50

Grand Total - All Documents: $4,277.50

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
37-11/12/2026-0963

STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN MARCOS PLANNING DIVISION		11/12/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	2026-NOD-0112

PROJECT TITLE
OAKCREST SPECIFIC PLAN-GPA 25-0005 SDP25-0003 TSM25-0006 CUP25-0001 EIR25-004

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
MERITAGE HOMES OF CALIFORNIA INC			949-299-3824
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
5 PETERS CANYON STE 310	IRVINE	CA	92606

PROJECT APPLICANT (*Check appropriate box*)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$4,227.50	$	4,227.50
☐ Mitigated/Negative Declaration (MND)/(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	0.00

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
☒ County documentary handling fee		$	50.00
☐ Other		$	0.00

PAYMENT METHOD

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 4,277.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Brianda S.	San Diego County Clerk, BRIANDA SHIVERS, Deputy

Payment Reference #: CHECK# 1813

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

FILED
Nov 12, 2026 11:05 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2026-001045
State Receipt # 37111220260963
Document # 2026-NOD-112

THIS SPACE FOR CLERK'S USE ONLY

TYPE OR PRINT CLEARLY

Project Title

OAKCREST SPECIFIC PLAN - GPA 25-0005,SDP25-0003, TSM25-0006,CUP25-0001,EIR25-004

Check Document being Filed:

- (●) Environmental Impact Report (EIR)
- ( ) Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ( ) Notice of Exemption (NOE)
- ( ) Other (Please fill in type):

Posted: 11/12/26

Filed by: BRIANDA SHIVERS

Deputy County Clerk

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Appendix D

CITY OF SAN MARCOS
NOTICE OF DETERMINATION

TO:

☒ Governor's Office of Land Use and Climate Innovation (LCI)
P.O. Box 3044 Room 113
Sacramento, CA 95812-3044
Street: 1400 Tenth Street, Room 113
Sacramento, CA 95814

☒ Jordan Z. Marks Assessor/Recorder/County Clerk,
County of San Diego
P.O. Box 121750
San Diego, CA 92112-4147

FROM:

City of San Marcos
Planning Division
1 Civic Center Drive
San Marcos, CA 92069
760-744-1050 ext. 3239

Lead Agency (If different from above):

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025060511

Oakcrest Specific Plan – GPA25-0005, SDP25-0002, SDP25-0003, TSM25-0006, CUP25-0001, EIR25-004
Project Title

Meritage Homes of California, Inc. 5 Peters Canyon, Ste 310 Irvine, CA 92606 949-299-3824
Project Applicant Name, Address, Phone Number

West side of N. Twin Oaks Valley Road, between Legacy Dr and Deerbrook Dr; San Marcos, CA; San Diego County; APN(s): 218-110-02, 218-110-03, 218-330-05, 218-330-08, 218-330-09, 218-330-13, 218-330-26, 218-330-27, & 218-330-28
Project Location (include County)

A Site Development Plan (Residential), Site Development Plan (Public Park), Tentative Subdivision Map, Conditional Use Permit, and Environmental Impact Report, to allow construction of 257 single-family homes and a 6.2-acre public park on a 136.1-acre property, including a General Plan Amendment to change the land use designation of the property from Rural Residential (RR) / Agricultural/Residential (AG) to Specific Plan Area (SPA).
Project Description

This is to advise that the **City of San Marcos** has approved the above described project on **11/10/2026** and has made the following determinations regarding the above described project.

1. The project [☒ will, ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were, ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was, ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was, ☐ was not] adopted for this project.
6. Findings [☒ were, ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the General Public at: 1 Civic Center Drive, San Marcos, CA 92069.

Signature (Public Agency): Joseph Farace Digitally signed by Joseph Farace Date: 2026.11.12 07:44:20 -08'00' Title: Planning Division Director

Date: 11/12/2026 Date received for filing at LCI: _____

Authority cited: Sections 21083, Public Resources Code

Reference Section 21000-21174, Public Resources Code

Revised 2026