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. 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