



NOTICE OF PREPARATION (NOP) OF A SINGLE CONDITION ENVIRONMENTAL IMPACT REPORT (EIR)

Project Title: Sancerra Mission Road Mixed Use Development
Project Number: TSM25-0005 & SDP25-0001
Applicant: Michael White, Sancerra Mission Road, LLC
NOP Comment Period: May 21, 2026 to June 22, 2026

PURPOSE FOR NOTICE: This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Sancerra Mission Road Mixed Use Development located in the City of San Marcos (City). The City is the lead agency for the project and will prepare a Single Condition Environmental Impact Report (EIR) analyzing the impacts of the development of the site on the single condition of habitat for protected species consistent with SB 131 (California Public Resources Code Section 21080.1), and in accordance with the requirements of the California Environmental Quality Act (CEQA). This NOP is being circulated pursuant to California Public Resources Code Section 211153(a) and CEQA Guidelines Section 15082.

The City is requesting written feedback from the public, interested organizations, and responsible trustee agencies about the scope and content of the environmental information that will be addressed in the single condition EIR.

Project Location: 302 N. Pacific Street, San Marcos, CA 92069. Assessor's Parcel Number(s): 219-114-10, -12, -13 and 219-304-10 (see the vicinity map next page).

Project Description: The project would develop 100 residential townhome units, including four live-work units, on a 5.65 gross acre project site. The project would include 14 buildings totaling 229,793 square feet of gross building area, consisting of 13 residential buildings and one 500 square foot bicycle storage building. The residential buildings would be approximately 35 feet in height, with units ranging from 1,351 to 1,919 square feet, including four live-work units with approximately 312 square feet of dedicated workspace each. Project amenities would include a centrally located courtyard area, nearly one acre of common landscaped area, and a private roadway. The project site is currently mostly vacant, except for a single structure and storage shed adjacent to North Pacific Street. Off-site improvements would include portions of the secondary fire access road to the west of the parcel, as well as potential utility connections beneath North Pacific Street and Descanso Road.

Potential Environmental Effects: Consistent with SB 131 and pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to habitat for protected species as defined in Government Code section 66499.41(a)(9)(I). A Single Condition EIR will be prepared to evaluate the proposed project's potential impacts only on habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), and outline mitigation measures. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in this Single Condition EIR.



NOP Comments: All written comments must be submitted within 30 days of this notice and received no later than close of business on June 22, 2026. Written comments can be submitted via letter or email to the following address, and should include your name and contact information or the name of a contact person in your organization or agency, if applicable.

Sarah Cluff, Senior Planner
 City of San Marcos Planning Division
 1 Civic Center Drive
 San Marcos, CA 92069
 Email: scluff@sanmarcosca.gov

For more information regarding the proposed project, please visit:

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

or contact Sarah Cluff, Senior Planner, at (760) 744-1050 ext. 3227 or scluff@sanmarcosca.gov.

PROJECT LOCATION MAP

