

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 # _____

Project Title: Sancerra Mission Road Mixed Use Development

Lead Agency: City of San Marcos

Contact Person: Sarah Cluff, Senior Planner

Mailing Address: 1 Civic Center Drive

Phone: (760) 744-1050

City: San Marcos

Zip: 92069

County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos

Cross Streets: W. Mission Road and N. Pacific Street Zip Code: 92069

Longitude/Latitude (degrees, minutes and seconds): 33 ° 9 ' 8.10972 " N / -117 ° 11 ' 37.28868 " W Total Acres: 5.89

Assessor's Parcel No. 219-114-10, -12, -13 and 219-304-10 Section: 0 Twp. n/a Range: Los Vallecitos De San Marcos Land Grant

Base: San Bernardino

Within 2 Miles: State Hwy #: State Route 78 Waterways: n/a

Airports: n/a Railways: Palomar College Station Schools: Paloma Elementary School, San Marcos Middle School, La Mirada Academy, Saint Joseph Academy, San Marcos Elementary School, HTENC Elementary School, Discovery Elementary School, San Marcos High School

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH #) 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: Tentative Subdivision Map and Site Development Plan

Development Type:

- Residential: Units 100 Acres _____ Transportation: Type _____
 Office: Sq. ft. 1,248 Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____ Power: Type _____ Watts _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: 500 Sq. ft. building for bicycle storage Other: _____
 Water Facilities:

Project Issues Discussed In Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Floodplain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/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:

Land Use: Mixed-Use 1 Zoning: Mixed-Use 1

Project Description: (please use a separate page if necessary) See the attached page.

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."

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans District #	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input type="checkbox"/>	Regional WQCB #
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Food Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers & Mtns Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Wildlife Region # 5	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of		
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date May 21, 2026

Ending Date June 22, 2026

Lead Agency (complete if applicable):

Consulting Firm: RECON Environmental, Inc.

Address: 3111 Camino del Rio North, Suite 600

City/State/Zip: San Diego, CA 92108-5726

Contact: Morgan Weintraub

Phone: 619-308-9333 ext. 114

Applicant:

Sancerra Mission Road, LLC

Address: 240 Newport Center Drive, Suite 200

City/State/Zip: Newport Beach, CA 92660

Contact: Michael White, Vice President

Phone: 951-232-9641

Signature of Lead Agency Representative: _____ Date May 15, 2026

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

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.