



## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) AND SCOPING MEETING

**Project Title:** Oakcrest Specific Plan

**Project Number:** SP25-0004, GPA25-0005, R25-0004, TSM25-0006, SDP25-0002, SDP25-0003, CUP25-0001, and EIR25-004

**Applicant:** Meritage Homes of California, Inc.

**NOP Comment Period:** June 13, 2025 to July 14, 2025

**Meeting Date/Time:** Thursday, June 26, 2025, at 6:00 pm

**Meeting Location:** San Marcos City Hall, Valley of Discovery Room (next to City Council Chambers), located at 1 Civic Center Drive, San Marcos, CA 92069

**Purpose for Notice:** This Notice of Preparation (NOP) is being issued by the City of San Marcos for the proposed Oakcrest Specific Plan project located in the City of San Marcos. The City is the lead agency for the project and will prepare an Environmental Impact Report (EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines. This NOP is being circulated pursuant to California 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 EIR.

**Project 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.

**Project Description:** 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.

**Potential Environmental Effects:** Pursuant to CEQA Section 15060(d) of the CEQA Guidelines, the project may result in significant impacts related to: Aesthetics/Visual, Agricultural Land, Air Quality, Archaeological/Historical, Biological Resources, Drainage/Absorption, Floor Plain/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services/Facilities, Recreation/Parks, Schools/Universities, Sewer Capacity, Soil Erosion/Compaction/Grading, Solid Waste, Toxic/Hazardous, Traffic/Circulation, Vegetation, Water Quality, Water Supply/Groundwater, Wetland/Riparian, Growth Inducement, Land Use and Cumulative Effects. An EIR will be prepared to

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evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives. Responses received on this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR.

**Scoping Meeting:** An Environmental Impact Report (EIR) Scoping Meeting for the project will be held on **Thursday, June 26, 2025 at 6:00 pm** at San Marcos City Hall in the Valley of Discovery Room (next to City Council Chambers) located at 1 Civic Center Drive, San Marcos, CA 92069. The intent of the Scoping Meeting is to obtain information and solicit comments from the public about the issues and content of the EIR. During the meeting, the project applicant will provide an overview of the project, will explain the environmental review process, and will be available to hear your comments and questions. Attendance of the scoping meeting is not required in order to submit written comments. A separate Public Workshop on the project will be held at a later date.

**NOP Comments:** All written comments must be submitted within 30 days of this notice and received no later than 5pm on July 14, 2025. 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.

Chris Garcia, Senior Planner  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
Email: [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net)

For more information regarding the proposed project and the environmental review, please visit: <https://www.san-marcos.net/departments/development-services/planning/environmental-review-sustainability/environmental-documents> or contact Chris Garcia, Senior Planner, at (760) 744-1050 ext. 3237 or email at [cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net).

#### **Project Location Map:**

