



# AGENDA REPORT

## Meeting of the San Marcos Planning Commission

MEETING DATE: March 16, 2015  
SUBJECT: Orlando Company. 19-Lot Tentative Subdivision Map with a Specific Plan.  
CASE: P14-0027/SP 14-004/TSM 14-005/ND 15-001

### Recommendation

Recommend to City Council adoption of a Specific Plan (SP) and approval of a Tentative Subdivision Map (TSM) for up to nineteen (19) single-family lots on a 4.9-acre property within the Specific Plan Area (SPA) Zone, and adoption of a Mitigated Negative Declaration (ND).

### Introduction

The existing site is an approximately five (5) acre vacant property located on the west side of N. Twin Oaks Valley Road, between Windy Way and Legacy Drive. The site was previously developed with a single-family residence which has been demolished. The terrain gradually slopes up from N. Twin Oaks Valley Road to the western property line. The properties to the north and west are developed with single-family residences and the property to south is developed with a light industrial park. To the east, across N. Twin Oaks Valley Road, is an open space area which is part of the Twin Oaks Valley Ranch Specific Plan Area (SPA).

A public workshop was conducted on December 10, 2014 to discuss the proposed project with neighbors in the vicinity. The workshop was attended by four (4) neighbors who asked a variety of questions regarding the proposal which included how the subdivision will be accessed by traffic travelling north on N. Twin Oaks Valley Road. There is an existing landscaped median along the center of N. Twin Oaks Valley Road from Windy Way to Legacy Drive which includes the property's frontage. In order to maintain adequate traffic flow circulation on N. Twin Oaks Valley Road which is a major arterial, a median break or intersection at the subdivision entry will not be allowed. The subdivision will be accessed from N. Twin Oaks Valley Road by "right-turn in" and "right-turn out" movements only. Northbound traffic on N. Twin Oaks Valley Road will make a U-turn at the intersection of Legacy Drive to the north in order to access the subdivision. Workshop attendees expressed concern regarding this. However, based on review with the City traffic engineer, the configuration of the intersection at N. Twin



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Oaks Valley Road and Legacy Drive is adequate, even at peak traffic hours, to provide for U-turn movements for northbound trips to the project site.

#### **Discussion**

The site is zoned Specific Plan Area (SPA). The General Plan designates the site as Focus Area 46 with a designation of Specific Plan Area (SPA), Very Low Density Residential (VLDR) (2.1 to 4.0 dwelling units per acre). The yield for the proposed project is 3.9 dwelling units per acre which complies with the density per the General Plan. The General Plan requires approval of a Specific Plan for the new development which will establish development criteria for the proposed subdivision including incorporation of a landscape buffer between the proposed residences and the adjacent light industrial park to the south which is required for this Focus Area. The Specific Plan will also establish a minimum lot size, building setbacks, height limit, and parking requirements for the development. Street side setbacks for Lots 1 and 19 will comply with the special building setback of seventy-seven (77) feet from the centerline of N. Twin Oaks Valley Road in accordance with SMMC Section 20.300.060. The project proposes lots ranging in size from 6,105 to 11,880 square feet which are comparable in size to the 35-lot Planned Residential Development (PRD) to the west which has lots ranging in size from 5,883 square feet to 14,715 square feet.

The Specific Plan also requires several architectural styles and floor plans for the future residences including architectural enhancements: varied floor and roof plans, pop outs and wall projections, and features such as stone, brick, wood, shutters, rafters, window sills, and trims. Four (4) conceptual elevations showing Craftsman and Old World architectural styles are proposed in the Specific Plan.

Front elevations of all the proposed residences will be required to be enhanced with architectural features. In addition, the side elevations, facing N. Twin Oaks Valley Road, for Lots 1 and 19 and the rear elevations for Lots 1, 2, and 19 will also be enhanced. The project is conditioned for the future builder to submit architectural elevations to the Planning Division for review and approval prior to issuance of grading permit. Each future residence will require a minimum 2-car garage for a residence up to 3,000 square feet in size, or a 3-car garage for a residence above 3,000 square feet.

All manufactured slopes of the subdivision will be landscaped with a mixture of trees, shrubs, and ground cover to beautify the neighborhood, including landscaping along the project frontage on N. Twin Oaks Valley Road. Landscaping will be required to comply with the City's Water Efficient Landscape Standards (SMMC Chapter 20.330). A final fencing plan, in conjunction with landscape plans, will be required to be submitted for review and approval with a consistent type and style of fencing for the development. The landscape buffer and landscaping along N. Twin Oaks Valley Road will be required to be maintained by a Home Owners Association (HOA).



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The property has been mapped as "Valley and Foothill Grassland" in the General Plan Conservation and Open Space Element. Therefore, a biology survey was prepared for the subject site to assess potential biological impacts by the proposal. Per the report, the site supports 4.12 acres of Non-native Grassland (NNG), 0.22 acres of Eucalyptus Woodland, and 0.56 acres Disturbed Land. The Non-Native Grassland is dominated by wild oats (*Avena sp.*), ripgut grass (*Bromus diandrus*), and red brome (*Bromus madritensis*), and includes some scattered native individual species that are too few and widespread to form a distinct native habitat. Non-Native Grassland is considered a sensitive vegetation community, because it provides potential foraging habitat for raptors (hawks, owls). Therefore, the impact of the 4.12 acres of Non-Native Grassland will require mitigation. In order to reduce impacts to less than significant, the proposed project will be required to secure no less than 2.06 acres of Non-Native Grassland (using a 0.5:1 mitigation ratio) in a City-approved mitigation bank or other City-approved location conserving such resources. Impacts to Eucalyptus Woodland and Disturbed Land are not considered significant.

No sensitive plant species were observed on site during the general survey; however, Thread-Leaved Brodiaea (*Brodiaea filifolia*) has a moderate potential to occur due to the presence of Non-Native Grassland and clay soils on site. Thread-Leaved Brodiaea is listed as threatened by the U.S. Endangered Species Act and endangered under the California Endangered Species Act. The species has been known to occur within a 2-mile area of the site. It is difficult to distinguish the species from grasses unless the survey is conducted during the flowering season (March to June). Therefore, a focused survey will be required at the appropriate time of year to determine whether Thread-Leaved Brodiaea is present on site. If the species is found, then mitigation measures will be required to be developed in consultation with the U.S. Fish & Wildlife Service (USFWS). Mitigation measures will typically include, but are not limited to, transplanting of the Thread-Leaved Brodiaea to an off-site conservation area. If the species is not present, then no mitigation is required.

No sensitive wildlife species were observed on site; however, there is a moderate to high potential for Cooper's hawk (*Accipiter cooperii*) to forage in the Non-Native Grassland on site and nest within the trees that occur on site and within the vicinity. This species is listed on the California Department of Fish & Wildlife watch list. No other sensitive wildlife species have the potential to occur on site. The site is not part of a wildlife movement corridor.

Several mature trees on site may serve as potential nesting habitat for resident songbirds and raptors, such as the aforementioned Cooper's hawk (*Accipiter cooperii*). Therefore, a nesting survey will be required prior to any tree removal or other disturbance of the site if proposed during the nesting season. The existing trees will be replaced with new trees in the proposed subdivision at a more than 3 to 1 ratio.



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Because of the small size of the site and that it is located within an area of urban development, the potential impacts of biological resources can be reduced to less than significant with implementation of the following mitigation measures.

A cultural resources study was prepared which analyzed potential prehistoric and historic resources on the subject property. The report indicates there are several archaeological sites within a one-mile vicinity, but no sites have been previously recorded on the property. A field survey was also conducted by the consultant that identified no evidence for prehistoric resources on site. In addition, the report investigated the potential for any historic resources on the property, and indicates that the property was previously developed with a single-family residence with two (2) outbuildings which have been demolished. Slabs, footings, and remnant materials from the buildings remain on site. Review of historical aerial photos show that the buildings are first found on site in a 1938 USDA aerial. Under CEQA, structures more than 45 years old are eligible for the California Register of Historical Resources (CRHR). Apart from the remaining minor portions of footings, slabs, and ornamental plantings, very little of the historic fabric of the structures is retained on the property. As such, the remains of the structures do not retain sufficient integrity to be evaluated for inclusion on the CRHR and are not considered to be significant cultural resources. No significant prehistoric or historic cultural resources were found during the field survey of the property. However, there is the potential for subsurface resources to exist; therefore, all ground-disturbing work for the project will be required to be monitored by an archaeologist and Native American observer per a pre-excavation agreement. Therefore, any potential impacts to cultural resources will be mitigated to a level below insignificance.

According to a noise study, traffic noise generated from N. Twin Oaks Valley Road may potentially impact exterior noise levels in the rear yards of those lots adjacent to said arterial. The report estimates the potential traffic noise level to be 63 dB CNEL within the rear lots of the proposed Lots 1 & 19. Per the General Plan Noise Element, 60 dB CNEL is an acceptable exterior noise level for single-family residences. In order to mitigate for potential exterior noise impacts to a level below significance, a minimum six (6) foot high masonry sound wall will be required to be installed along the eastern property line of those lots to reduce potential noise levels to 60 dB or less. A combination masonry and acrylic-glass wall may also be used. Therefore, exterior noise levels at these locations will not exceed the threshold. In addition, the Noise Element specifies interior noise levels not to exceed 45 dBA for single-family residences. The California Building Code requires the future residences to be constructed to comply with this standard.

The property to the south of the project site is a designated as a Special Plan Area (SPA) for a light industrial park. All businesses in the park operate within the buildings which include uses such as office, warehouse, repair services, and manufacturing. No outdoor storage is permitted within the light industrial park. Off-site noise sources which may potentially impact the proposed project include roof-



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mounted HVAC units and noise from the parking area such as car doors closing and vehicles arriving and leaving. The HVAC unit nearest the project site is approximately 60 feet from the project site boundary, and all HVAC units are contained within solid enclosures. Based on site observations, noise from N. Twin Oaks Valley Road is the predominant source of off-site noise. All noise from adjacent land uses, including noise from HVAC units of the light industrial park, is barely audible. Based on these observations, the adjacent light industrial park does not have significant potential to generate noise levels that will result in exterior noise levels exceeding 60 dB CNEL within the rear yards of the proposed single-family lots.

Project related noise sources, such as vehicles arriving and leaving, children at play, and landscape maintenance machinery, would be consistent with the single-family residential development to the north and west. However, noise impacts may result from HVAC units within the project. Noise generated from exterior condenser units within close proximity to a property line may exceed the exterior noise level of 50 dB and 60 dB CNEL during nighttime and daytime hours, respectively, on an adjacent single-family lot. Since the specific HVAC equipment is unknown at this time, the noise study analyzed a typical unit used for single-family residences: a ground floor, 4-ton Carrier 38HDR HVAC unit. Noise generated from this type of unit is approximately equivalent to 65 dBA Leq at 3 feet. In order to mitigate for potential exterior noise impacts to a level below significance, HVAC units will be required to be placed at least nine (9) feet from property lines. If a HVAC unit is placed within nine (9) feet of the property line, then a 6-foot high masonry wall will be required to be constructed between the unit and the adjacent single-family lot. If a quieter HVAC unit is proposed than that analyzed in the noise study, then a supplemental analysis will be required to be submitted prior to issuance of building permit to substantiate that the quieter equipment will comply with the 50 dBA noise limit for nighttime hours at the property line.

Based upon the trip generation rate established by San Diego Association of Governments (SANDAG), this project will generate an estimated 190 Average Daily Trips (19 units x 10 trips per unit = 190 ADT). Due to the size of the development, the increase in ADT is negligible and no greater than anticipated by the General Plan for the area. The nineteen (19) future residences will be accessed by "Street A" off of N. Twin Oaks Valley Road that will end with a cul-de-sac which will provide adequate turn-around for emergency vehicles. "Street A" is proposed to have sidewalks on both sides and will be privately maintained by a Home Owners Association (HOA).

In order to comply with the City's Storm Water Management Regulations, the project proposes low impact site-design Best Management Practices (BMPs) which include natural infiltration into landscape areas and two (2) bio-retention basins located along N. Twin Oaks Valley Road. The basins will be landscaped in accordance with the water quality improvement plans. Construction BMPs will be



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required as well. A Home Owners Association (HOA) will be required to maintain the bio-retention basins.

Sewer and water services for the proposed subdivision will be provided by the Vallecitos Water District (VWD). The project is conditioned to pay affordable housing in-lieu fees prior to issuance of building permits.

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**Attachment(s)**

Adopting Resolution

- A- Vicinity Map
- B- Requested Entitlement
- C- Site & Project Characteristics
- D- Negative Declaration

Prepared by:

A handwritten signature of Norm Pedersen.

Norm Pedersen  
Associate Planner

Reviewed by:

A handwritten signature of Karen Brindley.

Karen Brindley  
Principal Planner

Reviewed by:

A handwritten signature of Michael Edwards.

Michael Edwards  
Public Works Director/City Engineer

Approved/Submitted by:

A handwritten signature of Jerry Backoff.

Jerry Backoff  
Planning Division Director

**AGENDA ITEM NO. \_\_\_\_\_**

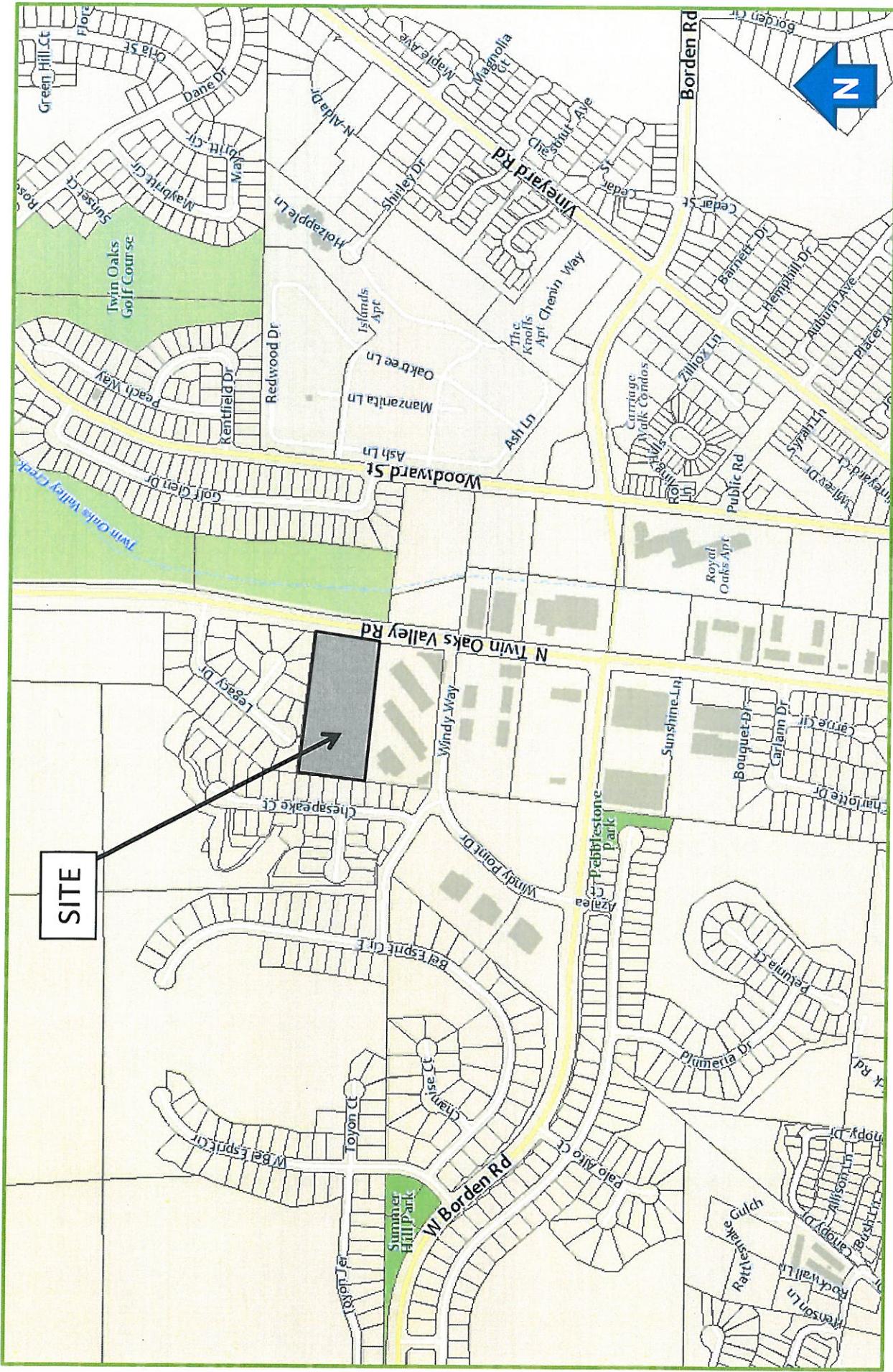


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ATTACHMENT A  
Vicinity Map

AGENDA ITEM NO. \_\_\_\_\_

# VICINITY MAP





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**ATTACHMENT B**  
**Requested Entitlements**

- A Specific Plan (SP) and Tentative Subdivision Map (TSM) to allow for the development of up to nineteen (19) single-family lots within the Specific Plan Area (SPA) Zone, and adoption of Mitigated Negative Declaration (ND 15-001).



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## ATTACHMENT C

### Site & Project Characteristics

<u>Property Subject</u>	<u>Existing Land use</u>	<u>Zoning</u>	<u>General Plan Designation</u>
Subject	Vacant	SPA	Specific Plan Area, Very Low Density Residential (2.1-4.0 du/ac) with Special Consideration
North	Single-Family Res	R-1-10	Very Low Density Residential (2.1-4.0 du/ac)
South	Light Industrial Park	SPA	Specific Plan Area
East	Twin Oaks Valley Ranch Open Space	OS	Open Space
West	Single-Family Res	R-1-20 (PRD)	Rural Residential (1.0-2.0 du/ac)

Flood Hazard Zone	<u> </u> yes <u> </u> no
Resource Conserv. Area	<u> </u> yes <u> </u> no
Sewers	<u> x </u> yes <u> </u> no
Septic	<u> </u> yes <u> x </u> no
Water	<u> x </u> yes <u> </u> no
Gen. Plan Conformance	<u> x </u> yes <u> </u> no
Land Use Compatibility	<u> x </u> yes* <u> </u> no

\*with approval of a Specific Plan.



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**ATTACHMENT D**  
Negative Declaration 15-001

**AGENDA ITEM NO. \_\_\_\_\_**