



AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: November 16, 2015

SUBJECT: Brookfield Southern California Land LLC

CASE: P15-0063: SP 15-007, TSM 15-006, SDP 15-009, CUP 15-006, & ND 14-001 (SCH No. 2014021007)(Addendum 2015)

Recommendation

Recommend approval to City Council for:

- 1). An Amendment to the Heart of the City Specific Plan
- 2). Revisions to Rancho Coronado Development & Design Standards manual
- 3). Revised Tentative Subdivision Map allowing for 346 units (single family detached & Courtyard homes)
- 4). A Site Development Plan for layout & design for the 346 units (single family detached & courtyard homes)
- 5). A Conditional Use Permit to allow the operation of a temporary rock crusher
- 6). Adoption of an Addendum to Mitigated Negative Declaration 14-001 (SCH No. 2014021007)

Background

In January 2008, Hanson Aggregates Pacific Southwest, Inc. ceased all operations at 720 S. Twin Oaks Valley Road, related to mining operations for resource extraction. On May 13, 2014, the City Council approved the Hanson Aggregates Pacific Southwest, Inc. project for a Specific Plan Amendment (SP 13-006) to the Heart of the City Specific Plan Area (HOCSP) and a Tentative Subdivision Map (TSM 13-004). The project area covers approximately 253 acres within the HOCSP. The 2014 project was approved to develop various types of residential, non-residential mixed-use and active park uses consistent with the General Plan. Part of the Heart of the City Specific Plan Amendment adopted new design criteria identified as Rancho Coronado Residential Development & Design Standards. The approved project allowed 346 dwelling units on approximately 58 acres consisting of various product types including front-loaded and alley-loaded single family detached, alley-loaded paired (duplex) and alley-loaded courtyard homes. The project included approximately 22 acres of MU-4 (non-residential mixed use which allowed commercial, office professional and business park uses) in the southern portion of the project site, adjacent to Twin Oaks Valley Road. The project was also approved for the future site of a 38 acre City park and approximately 126 acres of preserved open space.



Introduction

On August 24, 2015, Brookfield Southern California Land LLC submitted an application requesting revisions to the Heart of the City Specific Plan and the Rancho Coronado Residential Development & Design Standards, a Tentative Subdivision Map, Site Development Plan and Conditional Use Permit. The proposed changes will retain the same 346 unit count and the overall acreage will be in substantial conformance with the previous entitlements. The architectural revisions proposed the replacement of the attached duplex and alley loaded residential units with detached residential product types described below:

Area A proposes 71 single family detached dwelling units:

- The single family residential lots range from 3,915 to 8,222 square feet per lot.
- Each lot proposes a two-story residential dwelling with a floor plan ranging from 2,695 to 3,301 square feet.

Area B proposes 56 single family detached dwelling units:

- The single family residential lots ranging from 3,290 to 5,988 square feet per lot.
- Each lot proposes a two-story residential dwelling with a floor plan ranging from 2,675 to 3,496 square feet.

Area C proposes 102 single family detached dwelling units:

- 24 - Single family lots ranging from 3,150 to 4,642 square feet per lot.
- 1 – **Two cluster** with a lot size of 10,762 square feet.
- 3 – **Four cluster** ranging from 16,814 to 16,832 square feet per lot.
- 7 - **Six cluster** ranging from 22,120 to 27,573 square feet per lot.
- 2 – **Seven cluster**, ranging from 28,215 to 28,586 square feet per lot.
- 1 – **Eight cluster** proposed as a 34,677 square foot lot.
- Each dwelling unit proposes a two-story residential dwelling with a floor plan ranging from 2,480 to 2,988 square feet.

Area D proposes 117 single family detached dwelling units:

- 1 – **Three cluster** proposed as a 15,803 square foot lot.
- 14 – **Six cluster**, ranging from 18,601 to 20,888 square feet per lot.
- 2 – **Seven cluster**, ranging from 22,326 to 24,761 square feet per lot.
- 2 – **Eight cluster** with both lots at 24,800 square feet.
- Each dwelling unit proposes a two-story residential dwelling with a floor plan ranging from 2,150 to 2,580 square feet.

Areas A, B, C, & D include five styles of architecture consisting of Eclectic Santa Barbara, Colonial, Monterey, Ranch Adobe and Andalusian.



The proposed housing types offer additional driveway and street parking capacity. Due to the new product types, there will be adjustments to lot lines, additional retaining walls ranging from 12 to 15 feet, minor grading revisions throughout site (less than 2' in difference), reduction in the paseo network while still preserving interconnectivity, the addition of a cul-de-sac to address fire access and additional emergency access with opticon sensor activation gates.

Public Workshop

A public workshop was held on September 3, 2015, in an effort for the developer to present the proposed land plan and specific plan features with surrounding residents. In general, the discussion went well and there were no major concerns or issues raised. Brief discussion covered the on-going student parking and the developer proposes to avoid impacts by providing gated entries and private street design to discourage student parking. There were inquiries relating to the temporary rock crusher, hours of operation and its general location. Residents also asked about the size of the dwelling units and anticipated sales price. The developer did a thorough job at presenting the project and responding to all questions. After the conclusion of the workshop, a few residents remained to ask further questions as to the pad height relationship to their property. During the processing of the project staff received a few calls from those who could not attend the workshop and the main questions were on clarification of the project, why the developer wasn't proposing a single story residential product and how soon will construction start.

Discussion

The Vallecitos Water District (VWD) retains an access road via an easement across the Hanson property. The applicant/developer has been conditioned to provide permanent access to the existing VWD pump station and relocate any existing utilities serving the pump station.

The applicant shall obtain State Division of Safety of Dam (DSOD), Vallecitos Water District (VWD) and City of San Marcos approval of the South Lake Dam ultimate spillway construction documents. The construction of the ultimate South Lake spillway drainage course must be completed prior to the issuance of the first building permit on the MU-4 site.

The eastern and northern portions of the former Hanson mining site are disturbed from past aggregate mining activities and the remainder of the site contains undeveloped native habitat. All upland habitat impacts associated with the mining and the current residential project have been previously analyzed within an approved Habitat Loss Permit (HLP; HLP 03-08). However, since that approval, additional wetland habitat has re-established on site. Brookfield is currently pursuing all necessary permits with the regulatory agencies for clearance to proceed with the proposed project.



A Fire Management Plan (FMP) is currently under revision and will be resubmitted by Brookfield for final review and approval by the Fire marshal. The FMP cannot be completed until the metes & bounds for the conservation easement have been established. Once the easement boundary is determined, along with the buffer zone, all residential dwelling units that fall within the 150 foot area will require special construction mitigation along with a recorded deed restriction placed on the affected residential properties.

Phasing

The applicant intends to develop the project in two infrastructure phases. The first phase would include the interior improvements for Areas A and B along with Street A from Orchid Avenue to the roundabout at Street B, along with all the Street B improvements. All offsite improvements required to support the development of Areas A and B would be included in this first phase.

The second phase would include all the interior improvements with Areas C/D along with Street A from the Street B roundabout to Twin Oaks Valley Road, along with the Twin Oaks Valley Road parkway improvements adjacent to Areas C/D. There is no timing dependency between the two phases although it is the applicant's current intent to start the second phase of work several months after the start of the first phase.

At this time, the applicant does not have a phasing plan for housing construction starts in any of building Areas A-D. The developer assumes that model homes in Areas A and B will start concurrently and model homes in Areas C and D will start concurrently. The project will be required to submit a phasing plan to ensure all streets improvements, trails, pocket parks, and the recreation center are installed prior to first occupancy for that respective phase.

The applicant shall submit a phasing plan to establish appropriate timing for the construction of all the private pocket parks and recreation center prior to the issuance of the first certificate of use and occupancy for the first production home.

Traffic

The proposed project revisions by the applicant do not alter the previous TSM 13-004 traffic study findings or conclusions.

Year 2030 conditions analysis results show that the following intersections are forecast to operate at deficient levels of service (LOS E or F) both without and with the proposed project:

Twin Oaks Valley Road / SR-78 Eastbound Ramps (a.m.: LOS F; p.m.: LOS E)

Twin Oaks Valley Road / Discovery Street-Barham Drive (p.m.: LOS E)



Therefore, the project will result in significant impacts at these two locations under Horizon Year 2030 Conditions and mitigation measures are required. All other roadway segments are forecast to operate at acceptable levels of service (LOS D or better) under Horizon Year 2030 Conditions.

The same mitigation measures for TSM 13-004 are recommended for TSM 15-006 to mitigate the significant intersection impacts at Twin Oaks Valley Road / SR-78 Eastbound Ramp and Twin Oaks Valley Road / Discovery Street-Barham Drive under Horizon Year 2030 Conditions with the proposed project. The developer shall pay a fair share in-lieu fee for the following improvements:

Twin Oaks Valley Road / SR-78 Eastbound Ramps –

Eastbound (Off-Ramp Approach): Construction of an additional dedicated right-turn lane at eastbound (off-ramp) approach of intersection. Re-stripe eastbound approach to include one left-turn lane, one shared left-turn/through/right-turn lane, and two right-turn lanes.

Twin Oaks Valley Road / Discovery Street-Barham Drive –

Northbound Approach: Widening northbound approach of intersection to construct a dedicated right-turn lane.

Future City Park

The project conditions require the future city park acreage to be dedicated to the City with two points of access. The current approved tentative map shows a single access off of Street A to the future park and that a secondary access was uncertain due pending environmental clearances. Fortunately, Brookfield is currently in the process of obtaining all necessary permits which will allow a secondary vehicular access to the future park, which is shown on the revised tentative map.

Noise

A new noise analysis was submitted by BridgeNet International in August 2015 that addressed both construction related noise as well as operational noise of the temporary rock crusher. In order to minimize noise onsite from traffic, noise barriers ranging from six to ten feet will be required for the future homes located along North Village Drive. Six to twelve feet noise barriers will be required along rear yard areas that are adjacent to Twin Oaks Valley Road. The noise analysis also evaluated the request for a temporary rock crusher. According to the study, the operation of the rock crusher must occur at least 1,000 feet from the nearest resident. Ldn Consulting, Inc., prepared a peer review of the BridgeNet International noise analysis, which concluded that the findings meet the City's thresholds and no significant additional changes are required. The required noise barriers described above will be required to install a landscape berm to reduce the vertical presence along the public streets.



Environmental Determination:

In 2014, the City of San Marcos approved the Heart of the City Specific Plan Amendment for Rancho Coronado and adopted the Mitigated Negative Declaration (MND) (SCH No. 2014021007). The approval allowed for the development of 346 residential units (a mix of attached and detached homes), approximately 22 acres of MU-4 (non residential mixed use), and approximately 38 acres of future park use and approximately 129 acres of preserved open space. The potential environmental effects associated with the proposed project changes were examined in relation to the previously adopted MND 14-001 to determine potential environmental impacts that may result from the implementation of the proposed project. The City determined that an Addendum to the previously adopted Mitigated Negative Declaration was warranted. The comparison of the previous project with the proposed project indicates that there are no new significant environmental impacts associated with the implementation of the proposed project. The project proposes minor changes to the timing of the implementation of some mitigation measures. The updated Mitigation Monitoring Reporting Program (MMRP) would be adopted as part of the Addendum to MND 14-001.

Fiscal Impact

The project will result in both service costs as well as the generation of revenues through sales tax, property tax and development impact fees. A fiscal impact analysis was not conducted for the project; however, the largest service costs (fire, police services and landscape maintenance) will be mitigated in part through the established city-wide Community Facilities Districts.

Attachment(s)

Resolutions (4): SP w/Specific Plan (Amended text) & Rancho Coronado Design Guideline Manual, TSM, SDP & CUP

- A – Vicinity/Aerial Map
- B – Requested Entitlements
- C – Site & Project Characteristics
- D – Land Use Plan – Bubble Diagram for Areas A, B, C & D
- E - Mitigated Negative Declaration ND 14-001 & (Addendum 2015)
- F - Site Plans



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AGENDA ITEM NO. _____

