



## **CITY OF SAN MARCOS ENGINEERING DIVISION**

1 Civic Center Dr., San Marcos, CA 92069-2918 (760) 744-1050 FAX (760) 591-4135

### **AN APPLICANT'S GUIDE TO PROCEDURES FOR:**

### **MASTER TRAILS PLAN DEDICATION AND IMPROVEMENT REQUIREMENTS**

#### **PURPOSE**

To provide information regarding the Master Trails Plan dedication and improvement requirements placed on a development. The attached exhibit provides information regarding the dedication and improvements, if required, based on the 1991 adoption of the Master Trails Plan. The Master Trails Plan is a component of the Park and Recreation Element of the City's General Plan.

#### **DISCUSSION**

Applicants desiring to develop their property or construct improvements to existing legal structures may be required to dedicate trail right-of-way and/or construct trail improvements. Generally, single family residences (SFR) may have only a trail dedication requirement, while residential subdivision, industrial and commercial projects may have both a dedication and improvement requirement. The attached exhibit provides details and also indicates when an improvement project may have no dedication or improvement requirements.

Applicants desiring additional information are encouraged to contact the Engineering Division of the Development Services Department at 744-1050, Ext. 3273 for more information. If necessary, an information meeting can be scheduled at no charge to the applicant.

## STREET/TRAILS DEDICATION/IMPROVEMENT GUIDELINES

TYPE OF DEVELOPMENT		STREET DEDICATION	STREET IMPROVEMENT	TRAIL DEDICATION	TRAIL IMPROVEMENT
<b>MINISTERIAL APPROVAL (permitted by right)</b>					
1.	Residential additions - no new dwelling unit, additions total less than 50% cumulative expansion	No	No	No	No
2.	Residential additions in new dwelling unit; a guest house or granny flat	Yes	No*	No	No
	Residential additions 50% or more of original house	No	No*	No	No
3.	New single family dwelling on residential lot	Yes** (if warranted)	No*	Yes** (if warranted)	No
4.	Agricultural structures specifically for agriculture use not suitable for primary use as place of work or residence, such as a barn or equipment storage	No	No	No	No
* Unless required for health or safety reasons. ** If warranted. Single-family trails dedication limited to 10'x 80' in area.					
<b>DISCRETIONARY APPROVAL (subject to approval by City)</b>					
5.	Agricultural development, such as greenhouses and farm stands (retail) (Retail or other business activity generating impact may require improvements per Note "d" next page)	Yes	No	Yes	No
6.	Multiple residential development	Yes	Yes	Yes	Yes
7.	Non-residential additions, accessory building, tenant improvements -- if impacts substantiate dedication/improvements	Yes	Yes	Yes	Yes
8.	Commercial, office/professional, industrial and similar development	Yes	Yes	Yes	Yes

Note: Impacts must substantiate exaction

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**NOTE: EXTRACTS FROM CHAPTER 17.40 RELEVANT TO TRAILS POLICY**

- (a) Any aggrieved person may appeal any determination of the Administrative Authority in connection with the administration and enforcement of the provisions of this policy to the City Manager. Further appeal shall be to the City Council if believed to be necessary.
- (b) The City Council may make such modifications in the requirements of this policy or the determination of the City Manager thereunder. The City Manager or City Council shall determine which modification may be required in order to prevent any undue hardship under the facts of each individual case. No such modification shall be granted unless it is in conformity with the spirit and intent of this chapter.
- (c) The Administrative Authority may approve and allow such variations and deviations from the aforesaid requirements as determined to be necessary by the conditions of the terrain and the existing improvements contiguous to the property involved or to assure public safety.
- (d) No part of this Section is intended to limit the City's authority to require additional improvements based on a subdivision, Specific Plan, Conditional Use Permit, Environmental Impact Report, or other City requirement.