

ATTACHMENT D

Public Comments

(2 of 2)

Pedersen, Norman

From: jillcene@aol.com
Sent: Monday, August 26, 2013 5:05 PM
To: jillcene@aol.com; Pedersen, Norman
Cc: Desmond, Jim; Planning Commission; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon
Subject: San Marcos Highlands, Questions for 3rd Workshop

Hello San Marcos Planning Commission: Questions for the City of San Marcos, 8/26/13, regarding San Marcos Highlands project.

Please send me the meeting notes with all the questions/answers discussed during that workshop on August 28th (which I cannot attend due to my schedule working in Irvine that day), via email, to: jillcene@aol.com Please ask these 7 questions in the public forum since I am unable to attend:

- 1) Will the new homeowners in San Marcos Highlands pay Mello Roos and City Taxes?
- 2) By what percentage will the Mello Roos and/or City Taxes be reduced for current Santa Fe Hills residents?
- 3) What steps are being taken to prevent Las Posas from connecting with Buena Creek Road? Or, if nothing is in the City of San Marcos plan to prevent this, why not?
- 4) What compensation will be provided to current residents of Santa Fe Hills for the 10% to 15% reduction in property values, which will be caused by the increased traffic, noise, and smog on Las Posas?
- 5) What paths will be provided for wildlife that takes them around or underneath the busy streets?
- 6) Why would the City of San Marcos allow rezoning to such a high density homes per acre if any of the current residents of your city oppose this?
- 7) Who specifically benefits monetarily from the rezoning to allow more density of homes per acre?

I will reiterate, I am strongly opposed to this project. We are tax-paying, law abiding citizens and we had chosen San Marcos, specifically this quiet little valley, as the place to invest our lives and buy homes. We do not want to have a newcomer who just wants to make a few more bucks, convince you to rezone the land, because he bought property while ago which was zoned for less population of homes per acre. If he wants to develop it, keep it zoned for the original density of homes per acre, (which I recall reading) is 1 house per every 10 acres.

With the commercial development near Las Posas/Hwy. 78 and Grand Avenue/San Marcos Blvd., there is more than enough tax revenue for the City of San Marcos, so choose instead to entice developers to build stores and restaurants and entertainment venues in those areas rather than destroying our quiet neighborhood. Provide incentives for a developer to build on the empty lots on Grand Avenue where Ace Hardware used to be, which are visible from Hwy. 78 so San Marcos looks better to those driving by.

As our City Council and Planning Commission, please listen to your current San Marcos residents! Do not increase traffic on this Northern end of Las Posas!

Sincerely,

Jillcene Bachman

1372 Corte Bagalso

San Marcos, CA 92069

(858) 761-5981

-----Original Message-----

From: jillcene <jillcene@aol.com>

To: NPedersen <NPedersen@san-marcos.net>; jillcene <jillcene@aol.com>

Cc: jdesmond <jdesmond@san-marcos.net>; planning.comm <planning.comm@san-marcos.net>; rjones <rjones@san-marcos.net>; corlando <corlando@san-marcos.net>; kjabara <kjabara@san-marcos.net>; sjenkins <sjenkins@san-marcos.net>

• Sent: Wed, Jul 31, 2013 6:14 pm
Subject: Re: San Marcos Highlands, strongly oppose project

Hello Norm: My views since I first wrote to you in April are the same, I strongly oppose the San Marcos Highlands project. While you answered my questions about the open space lots, the main concern is about the traffic increase on Las Posas Road. I wanted to attend the workshop tonight, but I am still working so I have to send this email instead. What guarantee can the City of San Marcos provide that Las Posas Road will not ever be connected to Buena Creek Road?

I am an outside sales representative (for a large electronics company). I know exactly what it is like to drive the freeways every day, and I can see there is a lot of traffic on the Westbound 78 as cars flow in from I-15. Those drivers would love to go around that traffic bottle neck by exiting off I-15 up North of San Marcos, weave through surface streets, to connect to Las Posas Road, if that route were made available through the planned San Marcos Highlands development. Then they'd connect with 78 at Las Posas and be on their way to Carlsbad where a huge number of employees work, and more office buildings are being built up in that area increasing employment, hence more traffic.

The noise pollution as well as the smog would be increased on Las Posas to such a degree that living in my quiet house on Corte Bagalso would change into living alongside a freeway bypass route. Quality of life would be degraded significantly. Property values would plummet too. I compared house values for similar square footage and age homes along busy routes and they are 10-15% lower. So how would the City of San Marcos reimburse me for the \$50K less value for my home and the other homeowners on Corte Bagalso?

I have voiced my opinion. Now I will wait and see if the project is built, my opinion will be reflected in the next election when I will vote against every one of the current council members and mayor and local officials who approved this project. And I will rally all my neighbors to also vote in new elected officials. Then perhaps those who approve this project, (if it goes forward) will feel pain in their wallets similar to the pain we homeowners will feel as our property values decrease.

Sincerely, Jillcene Bachman (858) 761-5981 1372 Corte Bagalso, San Marcos, CA 92069

-----Original Message-----

From: Pedersen, Norman <NPedersen@san-marcos.net>

To: 'jillcene@aol.com' <jillcene@aol.com>

Sent: Thu, Apr 25, 2013 9:08 am

Subject: RE: San Marcos Highlands

Jillcene,

Thanks for your email.

To answer your questions, please see the following:

- 1) Lot L, along with the other open space lots designated on the map, would remain as open space lots. This would be a condition of approval of the map.
- 2) Lot Q would be for emergency vehicles only. However, pedestrians would have access through there also.
- 3) Per the General Plan, that area is designated for a future specific plan area which would allow for 89 dwelling units, park, and open space. No project is proposed for that area at this time, but if and when that occurs, neighbors will be notified of the proposal.

If you have any questions, please feel free to contact me.

Thanks

Norm Pedersen

Associate Planner

City of San Marcos Planning Division

760.744.1050 x3236

npedersen@san-marcos.net

From: jillcene@aol.com [mailto:jillcene@aol.com]
Sent: Tuesday, April 23, 2013 9:19 AM
To: Pedersen, Norman
Subject: Re: San Marcos Highlands

Thank you for the information. I do have 3 questions that you may be able to answer:

- 1) Will Open Space Lot L remain open space, or will the next developer be allowed to build upon it?
- 2) Is Secondary Emergency Access Lot Q going to allow only emergency vehicles? I'm wondering if there will be regular cars allowed to drive between Avenida Abeja and the new San Marcos Highlands street E?
- 3) The "Rancho Santalina" lot (West of Las Posas Road) is not showing development now. Will that acreage remain open space or will it be developed?

Thanks again, Jill Bachman, Homeowner on Corte Bagalso, San Marcos. jillcene@aol.com

-----Original Message-----

From: Pedersen, Norman <NPedersen@san-marcos.net>
To: 'jillcene@aol.com' <jillcene@aol.com>
Sent: Wed, Apr 17, 2013 12:46 pm
Subject: RE:

Jillcene,

Sorry for the delay. Unfortunately, I missed your email and didn't have a chance to respond until now.

Thank you for your inquiry regarding the proposed residential subdivision north of Santa Fe Hills. The project proposes 198 single-family lots and open space within the San Marcos Highlands Specific Plan Area. Please see the attached vicinity map and site plan.

The environmental review of the project is currently in the works, so any potential noise, air quality, lighting, and fire danger impacts, among others, will be evaluated as part of that process. In the future, you will receive a notice when the environmental document is available for public review. Regarding potential wildlife impacts, the environmental review will include evaluation of the project for compliance with the previously approved wildlife regulatory permits.

The City does not regulate whether an applicant is a citizen or not. However, the project will be subject to the payment of public facilities fees which fund highways, streets, storm drains, parks, affordable housing, habitat conservation, etc. within the City. In addition, the developer will be required to pay fees to the school district and water district based on the number and square footage of the homes to be built.

Besides the notice for public review of the environmental document, you will also receive, in the future, notices stating when the project will move forward to a hearing at Planning Commission and City Council. You are welcome to provide comments or ask questions regarding the project at any time during this review process. If you are interested, you are welcome to visit the Planning Division counter at City Hall, and review the conceptual plans for the proposal. If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: jillcene@aol.com [mailto:jillcene@aol.com]
Sent: Saturday, April 06, 2013 9:23 AM

To: Pedersen, Norman

Subject:

Hello Norm: Thank you for returning my call and leaving me the voicemail message. I am requesting that you email me the map of the proposed P13-0009 San Marcos Highlands, located North of Santa Fe Hills at the Northern terminus of N. Las Posas Road. Will you also send me the aerial photo that you mentioned?

I am very concerned that the quiet area where I chose to buy my house is going to be disrupted with noise, smog, lights, and fire danger which will be caused by the new development. Also the local wildlife will be displaced. I am against it, and do not want a developer profiting at my expense because my view will be ruined and my home value lowered.

Is this developer (applicant Farouk Kubba) an American Citizen? I'm asking because if not, his profits will not be reinvested in the USA nor taxes paid in CA or USA.

Please send me the map and photo, and advise when the public hearing will be scheduled.

Thank you, Jillcene Bachman, homeowner on Corte Bagalso, San Marcos.

Pedersen, Norman

From: Linda Strand [lstrand@indenergysolutions.com]
Sent: Tuesday, August 27, 2013 9:29 AM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Backoff, Jerry
Cc: sk940@cox.net
Subject: Why I Oppose the San Marcos Highlands Project

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I have concerns regarding the development of the Highlands Project, which is located in a precious open space of our region. I urge you to reconsider the use of the land so it doesn't continue on track with "just another set of the brown color cluster homes" – that look just like all other neighborhoods in San Marcos: adding more traffic to an already congested area.

I have a lot of ideas on how we can make San Marcos the "jewel" of the North County and still be economically prosperous.

I will be happy to meet with your committee to discuss this matter.

Thank you for your attention to this request.

Sincerely,
Linda Strand
1522 W. Borden Road
San Marcos

Pedersen, Norman

From: Blanca Arias [blanca.arias55@gmail.com]
Sent: Wednesday, August 28, 2013 9:47 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Highlands Project - Opposed x2

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

As a long time resident of the Santa Fe Hills development (since 1996) who wishes to minimize increase in traffic and congestion my husband and strongly oppose the proposed San Marcos Highlands project. I have been informed that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing.

Please notify me of any workshops, meetings, hearings or documents related to this project.

1. Stop additional housing developments.
2. Halt any destruction of natural habitat.
3. Stop any additional traffic on Los Posas and surrounding area.

Thank you for your attention to this request.

Sincerely,
Blanca Arias and Edward Carrillo
1385 Avenida Azul
San Marcos, CA 92069

--

If you want to awaken all of humanity, then awaken all of yourself. If you want to eliminate the suffering in the world, then eliminate all that is dark and negative in yourself. Truly, the greatest gift you have to give is that of your own self-transformation. —Lao Tzu

Blanca Arias, LCSW
Tel: 760 715 0704

Pedersen, Norman

From: jmtel1 . [jmtel1@gmail.com]
Sent: Thursday, August 29, 2013 11:03 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I am aware that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing. This letter is to advise you that I am opposed to this project. Please notify me of any workshops, meetings, hearings or documents related to this project.

The project needs to be smaller in scope of homes and area being redeveloped. It currently goes too far north of the end of Las Posas and too high up in the hills to the east & west. Consider pulling back half of extension of Las Posas and at least 50 homes pulled out of the highland hills as proposed.

Thank you for your attention to this request.

Sincerely,
James Telios
662 Jay Court
San Marcos, CA 92069

Pedersen, Norman

From: Chiriboga, Roque
Sent: Thursday, August 29, 2013 4:04 PM
To: 'Tom Byrne '
Cc: Scollick, Phil; Backoff, Jerry; Pedersen, Norman
Subject: FW: My 10 questions on FACTS ABOUT CFD 88-1 (Paloma/Santa Fe Hills) document
Attachments: PRA - Tom Byrne.doc; College Area Community Plan - Map.pdf; Summary of Changes to Exhibit C Facilities per 1998 Workout Agreement.pdf; Summary of Hwy 78 Las Posas Interchange Costs and Funding Sources.pdf; List of Planning Areas in CACP outside of Paloma - 08-26-13.pdf; General Plan - Street Network.pdf

Tom,

Good afternoon. Attached is a Word document listing your questions. Responses are written in red next to the corresponding question. Also attached are various documents as referenced in the responses.

I hope the information provided answers all of your questions.

Have a great Labor Day weekend.

Roque Chiriboga
Manager of Financial Analysis and Debt Administration
City of San Marcos
1 Civic Center Dr.
San Marcos, CA 92069
Phone: (760) 744-1050 Ext. 3133
Fax: (760) 744-9520
Email: rchiriboga@san-marcos.net

From: Tom Byrne [____]
Sent: Sunday, August 25, 2013 8:52 PM
To: CFD Information
Subject: My 10 questions on FACTS ABOUT CFD 88-1 (Paloma/Santa Fe Hills) document

I have ten questions about the CFD 88-1 Fact sheet posted recently...

Please provide the following clarifications on the CFD facts for CFD 88-1, I thank you in advance for your assistance.

<http://www.ci.san-marcos.ca.us/modules/showdocument.aspx?documentid=7712>

1. What units make up the 784 number listed in this line item
Number of Units (CACP Properties - Excluding Paloma/Santa Fe Hills) ?
I count 198 in the proposed Highlands outside Paloma/Santa Fe Hills what else makes up the other 586 units?
2. Highlands(proposed) is 198 units... what is their specific facilities cost per unit for each highlands unit in that specific proposed development?
3. What are Fire Station Facilities \$700,000 (C facilities) and Fire Station Site \$160,000 (B facilities)? Is there going to be a new Fire Station built if so where/when?

4.School Contribution (Facilities C) is \$3,068,194 what is the breakdown between Elementary, Middle and High School impact fees?

5.Community Park - Phase II (Facilities C) \$927,000 What is this for specifically? What is Community Park - Phase II? What new facilities does this pay for?

6.Borden Rd 2 Lane Widening (Facilities C) \$1,300,000 Why is this needed? What traffic study supports widening Borden now or in the future?

7.Community Park - Pool Facilities (Facilities C) \$350,000 What is this for specifically?

8.Las Posas Fwy Off ramps \$5,000,000 (Facilities c) A 2005 newspaper article stated \$13.6 million will come from San Marcos developer fees for that interchange what developments paid into that total and is this \$5,000,000 listed part of that total?

9.Las Posas 2 Lanes - Boundary to Buena Creek (Facilities C) \$5,000,000
What is the breakdown in this number, what specifically does this pay for?

10.Water Facilities - 2nd 2.6 MG Reservoir \$617,600 Where will this be built and when?

Thank You,

Tom Byrne

San Marcos, CA 92069

I have ten questions about the CFD 88-1 Fact sheet posted recently...

Please provide the following clarifications on the CFD facts for CFD 88-1, I thank you in advance for your assistance.

<http://www.ci.san-marcos.ca.us/modules/showdocument.aspx?documentid=7712>

1. What units make up the 784 number listed in this line item

Number of Units (CACP Properties - Excluding Paloma/Santa Fe Hills) ?

I count 198 in the proposed Highlands outside Paloma/Santa Fe Hills what else makes up the other 586 units? Attached is a file titled "List of Planning Areas in CACP outside of Paloma (1989 Estimate)" as well as a file titled "College Area Community Plan – Map". Please note the map shows 93 units for Planning Area 14. In 1989 the number of units for Planning Area 14 was reduced to 91 units to reflect the actual development.

2. Highlands(proposed) is 198 units... what is their specific facilities cost per unit for each highlands unit in that specific proposed development? An estimate is provided on the City's website at the following link: <http://www.san-marcos.net/modules/showdocument.aspx?documentid=7712>. Please see the "Facility Cost Comparison" section. Please note the amount of the school fees will be based upon the actual square footage of each unit.

3. What are Fire Station Facilities \$700,000 (C facilities) and Fire Station Site \$160,000 (B facilities)? Is there going to be a new Fire Station built if so where/when? The cost estimate prepared in 1989 contemplated the construction of a fire station within the CACP. (Please refer to the CACP map.) As a result of negotiations between the City and the Paloma Homeowners Committee it was mutually agreed upon not to construct the fire station. The fire station site was converted into residential property. In place of constructing a new fire station, the parties to the 1998 Workout Agreement agreed that the Exhibit C facilities should include a \$700,000 contribution towards the expansion of Fire Station No. 1. Please refer to the attached file titled "Summary of Changes to Exhibit C Facilities per 1998 Workout Agreement".

4. School Contribution (Facilities C) is \$3,068,194 what is the breakdown between Elementary, Middle and High School impact fees? The City is not presently aware of any documents that meet the parameters of the request. Please direct your question to the San Marcos Unified School District.

5. Community Park - Phase II (Facilities C) \$927,000 What is this for specifically? What is Community Park - Phase II? What new facilities does this pay for? The 1998 Workout Agreement eliminated phase II of the park from the list of facilities. Please refer to the attached file titled "Summary of Changes to Exhibit C Facilities per 1998 Workout Agreement".

6. Borden Rd 2 Lane Widening (Facilities C) \$1,300,000 Why is this needed? What traffic study supports widening Borden now or in the future?

7. Community Park - Pool Facilities (Facilities C) \$350,000 What is this for specifically? The pool facilities were paid for by Baldwin in an effort to enhance the amenities of their project for marketing purposes. The pool was not financed by proceeds of bonds issued by CFD 88-1.

8. Las Posas Fwy Off ramps \$5,000,000 (Facilities c) A 2005 newspaper article stated \$13.6 million will come from San Marcos developer fees for that interchange what developments paid into that total and is this \$5,000,000 listed part of that total? The City is not presently aware of any documents that meet the parameters of the request. However, with that said, please refer to the attached file titled "Summary of Hwy 78 Las Posas Interchange Costs and Funding Sources".

9. Las Posas 2 Lanes - Boundary to Buena Creek (Facilities C) \$5,000,000
What is the breakdown in this number, what specifically does this pay for? The 1998 Workout Agreement reduced the contribution for to the extension of Las Posas to Buena Creek from \$5,000,000 to \$1,500,000. Please refer to the attached file titled "Summary of Changes to Exhibit C Facilities per 1998 Workout Agreement".

10. Water Facilities - 2nd 2.6 MG Reservoir \$617,600 Where will this be built and when? The 1998 Workout Agreement eliminated the 2nd 2.6 MG reservoir from the list of facilities. Please refer to the attached file titled "Summary of Changes to Exhibit C Facilities per 1998 Workout Agreement".

Thank You,

Tom Byrne

San Marcos, CA 92069

**CITY OF SAN MARCOS
COLLEGE AREA COMMUNITY PLAN
COMMUNITY FACILITIES DISTRICT NO. 88-1
SUMMARY OF CHANGES TO EXHIBIT "C" FACILITIES**

Project Number	Description of Facilities	Cost Estimates	
		Original (1)	Revised (2)
29	Borden Rd - 2 Lane Widening (East Boundary - TSM 291)	\$1,300,000	\$1,300,000
30	Las Posas - 2 Lanes (Boundary to Buena Creek)	5,000,000	1,500,000
31	Water Facilities - 2nd 2.6 MG Reservoir	617,600	0
32	School Contribution	3,068,194	3,639,915
33	Community Park - Phase II	927,000	0
34	Community Park - Pool Facilities	(3)	(3)
35	Community Park - Child Care Facilities	300,000	0
36	Fire Station Facilities	700,000	700,000
37	Las Posas/78 On Ramps	5,000,000	2,500,000
Totals		\$16,912,794	\$9,639,915

- (1) Based on Modified Description and Cost Estimate of Modified Facilities (8/25/89)
- (2) Per Attachment 8 of the "Restated Agreement Regarding the Restructuring and Refinancing of Community Facilities District No. 88-1" dated February 1, 1998.
- (3) Facilities have been built.

City of San Marcos
Summary for Hwy 78/Las Posas Interchange - 8001
As of June 30, 2012

EXPENDITURES:	FY 98/99	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	Total
General Fund (100)													
100-43-511000 Salaries	?	6,591.39	13,045.76	18,048.92	22,287.49	1,345.84							61,319.40
Total General Fund		6,591.39	13,045.76	18,048.92	22,287.49	1,345.84							61,319.40
Capital Improvement (401):													
401-00-600004 Construction													
Total CIP Fund													
Public Facilities Fund (402)													
402-00-600002 Right of Way	?	10,458.25		1,219,926.26	725,711.49	175,944.80	9,920.36	5,122,424.87					1,956,096.00
402-00-600003 Planning, design		529.48		479,277.16	183,719.56		368,169.52						418,041.76
402-00-600004 Construction				46.76	313.50	309.53							368,169.52
402-00-600005 Constr. Support						302,887.31	49,219.00						669,779
402-00-600006 Environmental													352,106.31
Total Public Facilities Fund		10,987.73		1,267,900.78	909,744.55	479,141.44	427,308.88	5,122,424.87					3,095,083.38
Transnet- Hwy Fund (403)													
403-00-600003 Planning, design								12,987.37					12,987.37
403-00-600004 Construction							16.90	1,167,169.52					1,167,169.52
403-00-600005 Constr. Support							4,732.25	2,700.47					16.90
403-00-600006 Environmental													7,432.72
Total Transnet-Streets Fund							4,749.15	1,182,857.36					1,187,606.31
Transnet- Streets Fund (404)													
404-00-600002 Right of Way		66,875.97	3,751,878.54	1,017,652.05			922.64						4,836,406.56
404-00-600003 Planning, design		56,861.06	645,793.16	295,270.16			274,435.91						998,847.02
404-00-600004 Construction				438.79									274,435.91
404-00-600005 Constr. Support							120,941.55						438.79
404-00-600006 Environmental							3,700.00						120,941.55
404-00-600007 Utility Relocation													3,700.00
Total Transnet-Streets Fund		123,737.03	4,397,671.70	1,313,361.00			400,000.10						6,234,769.83
CFD 88-1 Acquisition Fund (409)													
409-00-600002 Right of Way				600,000.00				78,460.00	4,500.00				600,000.00
409-00-600003 Planning, design								525,263.40					4,500.00
409-00-600004 Construction								589.00					603,723.40
409-00-600006 Environmental													589.00
Total CFD 88-1 Fund				600,000.00				78,460.00	530,352.40				1,208,812.40
RDA #1 (941)													
941-90-600003 Planning, design								1,873.76	21,884.14	4,891.98			28,649.88
941-90-600004 Construction								1,254,930.55	50,504.80	57,615.70			1,371,065.18
941-90-600006 Environmental								1,567.98					1,567.98
Total RDA #1 Fund								1,258,372.09	72,388.94	62,507.68			1,401,283.04
Total Expenditures		141,316.15	4,410,217.46	3,199,310.70	932,032.04	480,487.28	4,779,287.10	7,642,114.32	602,741.34	62,507.68	8,014.33		22,208,538.40
REVENUES:													
402-00-433009-8001		97,588.59	(1)				460,000.00	(3)					97,588.59
404-00-433001-8001			1,000,000.00	(4)									1,400,000.00
404-00-433001-8001		1,000,000.00	(2)										1,000,000.00
404-00-491000-8001		2,000,000.00	(3)										2,000,000.00
403-00-433000-8001								1,170,000.00	(7)				1,170,000.00
401-00-434005-8001							3,897,228.97	(8)	5,122,424.87	(9)			9,019,653.84
941-90-443009-8001												50,331.20	50,331.20
941-00-120001									1,374,665.70				1,374,665.70
Total Revenues		3,097,888.59	1,000,000.00				4,297,228.97	6,292,424.87	1,374,665.70			50,331.20	16,112,639.33
		2,956,872.44		(3,410,217.46)	(3,199,310.70)	(932,032.04)	(480,487.28)	(1,349,689.43)	771,924.36	(62,507.68)	(8,014.33)	50,331.20	(6,095,889.07)

(1) Received on 12/7/99, CR #7779
 (2) Received on 8/5/99, CR #4656, Transportation Sales Tax.
 (3) Loan proceeds - JE 0012.5
 (4) Received on 10/3/00, CR #15542, Transnet funding.
 (5) Received on 11/2/04, CR #70473, Transnet funding.
 (6) Received on 6/24/05, CR #20953, JE 0512.128 for STP Grant receivable and JE 0512.127 for STP Grant adjustment.
 (7) Received on 5/5/05, CR #82756, Transnet funding.
 (8) Caltrans funding - Received on 9/29/05, CR #85944, on 2/6/06, CR #90312, on 2/14/06, CR #90502, on 3/23/06, CR #92781, on 6/12/06, CR #95948, and JE 0612.102 for receivable.
 (9) Reimbursement from \$54,055,000 and \$69,740,000 bond proceeds
 (10) Refund from State of CA, CR#146586 1/12/10

**City of San Marcos
College Area Community Plan
List of Projected and Actual Units within Planning Areas 14-29
(As of August 26, 2013)**

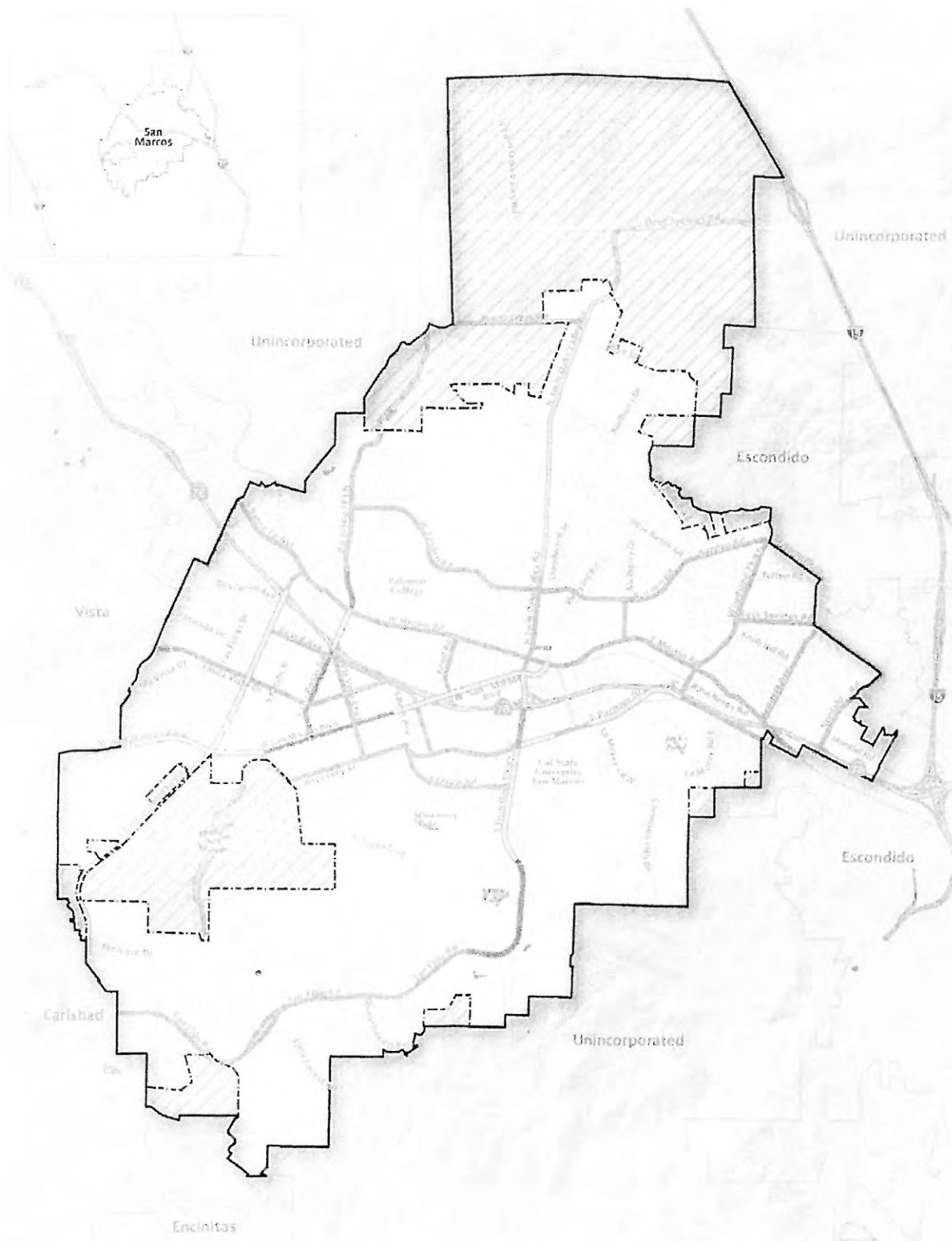
Planning Area	Number of Projected Units (1989 Estimate)	Number of Projected Units (1998 Workout Agreement)	Number of Actual Units
14	91	N/A	91
15*	300	N/A	N/A
16	100	100	94
17**	40	82	
18**	127	169	
19	26	26	
20	36	36	
21	27	27	
22	5	5	
23	4	4	
24	4	4	
25	7	7	
26	3	3	0
27	3	3	2
28	9	9	58
29	2	2	0
Totals	784	477	245

* When the 1998 Workout Agreement was entered into, it was agreed by the parties of said agreement that Planning Area 15 would not benefit from the facilities needed to develop the entire College Area Community Plan and was dropped from the list.

** When the 1998 Workout Agreement was entered into, the San Marcos Highlands Project was expected to generate an additional 84 units than what was originally contemplated in 1989. For purposes of the table above the additional 84 units were spread equally between Planning Areas 17 & 18.

FIGURE 3-1

City of San Marcos
General Plan
Roadway
Classification
System—
Street Network



Mary H. Clarke,
Co-Chair, Friends of
Hedionda Creek
168 Elise Way
Oceanside, CA 92057
(760) 231-7362
September 26, 2013

CITY OF SAN MARCOS
PLANNING DIVISION

Mr. Jerry Backoff, Planning Director
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069-2949

RE: San Marcos Highlands project, CEQA document

Dear Mr. Backoff:

I am writing on behalf of the Friends of Hedionda Creek (FHC), a grassroots organization whose goals are to preserve and protect the riparian habitat, native vegetation, and water quality of the headwaters of Agua Hedionda Creek, where the San Marcos Highlands (Highlands) project is sited. (The owner/developer of the project is Farouk Kubba, and I will refer to the site as the Kubba property.) We also seek to protect the sensitive species on the property, both wildlife and vegetation. In addition, we support the residents of the areas surrounding the Kubba property, particularly in the County, in their objection to the project on the basis of its conflict with the existing community character, which is rural, low density, and agricultural. Lastly, we oppose the extension of Las Posas Road along the creek, north to Buena Creek Road, due to environmental damage, air pollution, and increased traffic in a rural area.

The purpose of this letter is to urge the City of San Marcos (San Marcos) to require that a Supplemental Environmental Impact Report (SEIR) be prepared for the Highlands project which is currently under review by the City. Following are the reasons that we believe a SEIR is required, rather than a Mitigated Negative Declaration.

A. Changes on the site and in surrounding areas since previous EIR was certified

1. An EIR was certified in 2002 for the San Marcos Highlands Specific Plan. (For the purposes of identification, that EIR will be referred to as the "2002 EIR.") That was eleven years ago. The Biological Resources Report which supported the EIR was dated January 8, 2001. According to the U.S. Fish and Wildlife Services' Biological Opinion (4/8/05, p. 3), a Biological Assessment was prepared by PCR, June 2003. Focused surveys of sensitive species were done in 2002 and 2004. To our knowledge, those are the latest on-site surveys of sensitive biological resources that have been done. We understand that a biologist has recently looked at the Kubba property, but we are not aware that a new Biological Resources Report has been prepared. Given the valuable environmental resources on the Kubba property, it is imperative that a new Biological

Resources Report/Environmental Assessment be prepared as part of the CEQA process, so that the public and decision-makers can be fully aware of the current status of the environmental resources on the property. Then the SEIR needs to address how the impacts to sensitive environmental resources will be mitigated to less-than-significant levels.

2. In 2011, the Buena Creek Gnatcatcher Preserve (BCGP) was set aside for the protection and preservation of the coastal California gnatcatcher. This preserved area is immediately adjacent to the Kubba property on the northwest side. It is in this vicinity that the gnatcatcher was observed on the Kubba property. It is reasonable to assume that more gnatcatchers may have moved onto the Kubba property, given the continuity of coastal sage scrub from the BCGP onto the Kubba property. It is important to formally assess the current status of gnatcatchers on the Kubba property, as the gnatcatcher is a listed species. As noted in the April 8, 2005, Biological Opinion (BO) by the U.S. Fish and Wildlife Service (FWS), "The gnatcatcher found within the proposed on-site preserve is in an area that is not proposed for direct impact. However, the extent of the use area/territory is not reflected on the map included in the Permit Application prepared by PCR (2004c). Because the map represents points at which the gnatcatcher was identified, rather than the true use area, the extent of the bird's use areas is not known, and a majority of the territory may even be in areas to be developed." (p. 42, BO)

Also, we note that the BCGP was set aside after the BO was written, and conditions on the Kubba property related to the gnatcatcher may have changed since the BO was issued.

Given the length of time that has elapsed since the last gnatcatcher survey and the possibility of more gnatcatchers on the site, it is imperative that a new gnatcatcher survey be conducted and discussed in a SEIR.

3. For several years, we have observed that the wildlife undercrossing of Las Posas Road, where the road crosses Agua Hedionda Creek, is flooded with runoff from the Santa Fe Hills development. It does not appear that wildlife can use this undercrossing, due to the amount of water in the creek at that location. Since the wildlife undercrossing proposed in the Highlands project, where Street A crosses Agua Hedionda Creek, is even more constrained than the existing one that is not functioning as planned, the adequacy of the proposed undercrossing needs to be carefully studied to insure that wildlife will be able to use it to cross under the road once all upstream runoff is considered. A hydrology and engineering analysis needs to be prepared and presented in a SEIR.

4. The Highlands project currently being processed includes an offsite easement for the northwest/southeast wildlife corridor, just west of Agua Hedionda Creek. This offsite easement was not identified or assessed in the 2002 EIR. It needs to be fully addressed in a SEIR, including how the land in the easement will be restored to a condition that will promote wildlife movement and how edge effects from the human habitation and the roadway on the property will be controlled. Also, how will it be managed and monitored?

If the easement is to be re-vegetated to function as a wildlife corridor, how will the residence that is adjacent to the re-vegetated easement maintain a 100-foot defensible space, as per current fuel modification requirements? A SEIR should evaluate how this easement will work as part of a functioning wildlife corridor and how it is in compliance with the Goals and Guidelines of both the MHCP and the North County MSCP. The SEIR should also identify any additional mitigation needed to accommodate both the needs of the wildlife and the needs of the residents on the property who must comply with current fire codes.

5. A CEQA document needs to assess whether the proposed project could substantially degrade the existing visual character or quality of the site and its surroundings. The 2002 EIR used photos taken from adjacent properties looking towards the site, but many of these views have changed over the last eleven years. Due to new wildland fire regulations and increases in water rates, property owners in the rural areas around the Kubba property have cut back or removed vegetation that once screened their properties from the Highlands site. In addition, new homes have been built both in the County and in the City of San Marcos which view the Kubba property and whose views could be impacted by the proposed Highlands project. A SEIR is needed to evaluate visual character based on current conditions.

6. Traffic conditions have changed since the certification of the 2002 EIR. Traffic generated by the Highlands project represents cumulative traffic impacts. The changed conditions include:

a. Palomar College has expanded the San Marcos Campus. The Educational Master Plan 2010 Update for the College (p. 12) shows that this campus had a 6.1% increase in student enrollment from Fall 2003 to Fall 2008. This increase in enrollment has no doubt increased the traffic on Las Posas Rd.

b. Other projects, such as the Palomar Station project, have been approved and will add traffic to Las Posas Road.

c. The San Marcos transit district location and the Sprinter line constrain traffic on Las Posas Road along the quarter mile between the westbound Las Posas Road off-ramp from SR78 and Mission Road. During peak hours, traffic bound for Palomar College and Santa Fe Hills backs up onto SR78, creating a safety issue at the off-ramp, since westbound traffic seeking to enter SR78 from San Marcos Blvd. must merge with the stopped traffic on the off-ramp.

d. The Sprinter line is at grade as it crosses Las Posas Road, and creates additional traffic delays.

In addition, the 2002 EIR for the Highlands project evaluated impacts based upon the land use designation and future development as reflected in the old San Marcos General Plan. Recently, the City approved a new General Plan that will add significant density

along the Sprinter rail line and SR78 corridor. The traffic impacts of projects such as Creekside and Palomar Station, among others, were not known in 2002.

A SEIR is needed to assess current and future traffic conditions along Las Posas Road and adjacent roadways; assess the cumulative impact of the additional 2,980 ADT generated by the proposed Highlands project; propose mitigation measures for traffic congestion; and address how to eliminate the safety issue on the SR78 Las Posas off-ramp.

7. According to the 2002 EIR for the Highlands project, "... it is expected that, through an inter-district service agreement, SMUSD would provide school service for the entire project area." It was also stated that all schools in the SMUSD were currently near or above design capacities.

Since 2002, projects in San Marcos, such as Palomar Station, have added/will add students to the SMUSD. There is concern that Paloma Elementary School lacks capacity to accommodate children from the proposed Highlands project. A SEIR is needed to assess the current capacity of schools in the Highlands area, and if the schools are overcrowded, identify mitigation measures to relieve the increased enrollment from the Highlands project. Cumulative impacts from the Highlands project and other projects that were not known at the time of the 2002 EIR need to be identified, assessed, and mitigation measures proposed, if there are significant negative impacts. Questions such as what schools students from the Highlands project will be using and how they will get to school need to be addressed in a SEIR.

B. Changes in requirements and regulations since the previous EIR was certified

In addition to changes on the project site and in the surrounding areas since the 2002 EIR, there have been changes in requirements and regulations that need to be addressed in a SEIR. These include:

1. On August 15, 2001, the Army Corps of Engineers (ACOE) sent a letter to Kurt Bausbeck of KB Homes, the previous applicant for certifications for the Highlands project. The letter requested that the applicant provide the entire road alignment for Las Posas Road to Buena Creek Road, including an assessment of impacts to wetlands and waters of the U.S., for the different alternatives that were being evaluated including the overall project purpose and need for the entire Las Posas Road project. The 2002 EIR did not include an assessment of the entire length of Las Posas Road and associated impacts. The ACOE's letter pointed out it appeared that, by segmenting the road, the overall project was being piecemealed, preventing an adequate and thorough review of the direct, indirect and cumulative impacts associated with the overall project.

The impacts associated with the overall project of extending Las Posas Road to Buena Creek Road need to be spelled out in a SEIR. Project-level impacts and cumulative impacts need to be presented and mitigation measures identified.

2. Since a portion of the site that is most impacted by the proposed development is in the unincorporated area, outside the City of San Marcos, a SEIR should evaluate the County portion of the Kubba property based on new County policies and ordinances passed since the 2002 EIR. These include the County's Biological Mitigation Ordinance of 2004, the draft North County Multiple Species Conservation Plan of 2009, and the County's Conservation Subdivision Ordinance. In addition, it should be noted that the new County General Plan, adopted in 2012, zones this portion of the Kubba property SR 10 (one dwelling unit per 10 acres). Since the issue of the Highlands project's density in the County is a major one, it will be discussed in a separate section (see section 4., below).

A range of reasonable alternatives to the project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project should be described in a SEIR. The comparative merits of the alternatives should also be evaluated.

Both the County's and the City of San Marcos' land use policies and ordinances could yield feasible projects under CEQA; however, we are concerned that the City's land use policies and ordinances would yield a less environmentally superior project than the County's. Since LAFCO will be required to consider San Marcos' request to annex the Kubba property to the City, a SEIR is needed to provide a range of reasonable alternatives, including a comparison of the City's project to alternatives that would be possible if the County's land use policies and ordinances were used. We believe that the portion of the Kubba property outside the City of San Marcos, if developed per the new County General Plan, would yield an environmentally superior project; one that would avoid or substantially lessen any of the significant effects of the project.

Two alternatives that should be evaluated in a SEIR are discussed below:

a. The County adopted the Biological Mitigation Ordinance in 2004 to preserve important habitat areas. The County's North County Multiple Species Conservation Plan (NC MSCP) identifies the County portion of the Kubba property as a Pre-Approved Mitigation Area (PAMA) due to the valuable environmental resources on the property. A SEIR project alternative should evaluate use of a parcel-by-parcel development approach on the Kubba property in the County, using the Biological Mitigation Ordinance, to determine if that approach would yield a more environmentally superior project.

b. A second alternative that should be studied is to strictly apply the County's Conservation Subdivision Ordinance to develop an environmentally superior project.

3. The County is developing its North County Multiple Species Conservation Plan (NC MSCP) and issued a Preliminary Public Review Draft on Feb. 19, 2009. As stated above, because of the valuable environmental resources on the Kubba property, it has been designated as a "Pre-Approved Mitigation Area" (PAMA) in the NC MSCP.

A new County General Plan was approved in 2011. The Kubba property in the County was zoned SR 10 (one dwelling unit per 10 acres). After the new General Plan was

5. The County adopted Residential Subdivision Design Guidelines in May 2012. The portion of the project that is in the County appears to be in conflict with these guidelines that were developed to help preserve the rural viewshed and create projects that would reflect the scenic character of existing rural and semi-rural county development.

This conflict needs to be addressed in a SEIR.

6. Since the 2002 EIR, the County has implemented the Guidelines for Determining Significance and Report Format and Content Requirements, Dark Skies and Glare. (See: www.sdcountry.ca.gov/pds/docs/Dark_Skies_Guidelines.pdf). It references the County's Light Pollution Code (LPC), also known as the Dark Sky Ordinance, which was adopted "to minimize light pollution for the enjoyment and use of property and the night environment by the citizens of San Diego County and to protect the Palomar and Mount Laguna Observatories from the effects of light pollution that have a detrimental effect on astronomical research by restricting the permitted use of outdoor light fixtures on private property." (Sec. 59.101)"

A SEIR is needed to evaluate and propose mitigation measures for light pollution on that part of the Highlands project that is in the County, in accordance with the above-referenced Guidelines for Determining Significance, etc. The evaluation should include potential impacts of the project on adjacent County residences and conformance to County Dark Sky policies.

7. In 2011, the County released documents showing the entire Highlands site and surrounding area as a "Very High" Fire Hazard Severity Zone. The proposed project is sited at the headwaters of Agua Hedionda Creek, near a dense riparian area and between two large blocks of Coastal Sage Scrub (CSS). The prevailing winds blow up the riparian corridor to the north. The development site is vulnerable to wildfires. The project plans appear to indicate that there is only one northern emergency egress, across private property. Lack of egress would endanger not only the residents of the Highlands, but also County residents who live adjacent to the site.

Since the 2003 wildfires, building codes, fuel management policies, and emergency egress policies have all changed. Based upon these changes in regulations, the fire hazard situation related to the Highlands project needs to be assessed, evaluated and mitigation measures proposed in a SEIR.

(See: www.sdcountry.ca.gov/pds/docs/pds664.pdf and www.sdcountry.ca.gov/pds/docs/cosd-fire-code.pdf)

8. The 2002 EIR did not address impacts of increased automobile pollution on children attending the school and play areas near the intersection of Las Posas Road and Borden Road.

The South Coast Air Quality Management District study entitled "Air Quality Issues in School Site Selection, Guidance Document" (June 2005, revised May 2007) recommends

that a general buffer zone of no less than 500 feet and possibly as much as 1,000 feet between major roadways and school sites should be considered to protect the health of students and school employees and meet state guidelines on location of mobile source emissions. (See: www.aqmd.gov/prdas/aqguide/doc/School_Guidance.pdf)

Since the proposed Highlands project will add 19,800 vehicle trips per day on Las Posas Road and will facilitate the extension of Las Posas Road to Buena Creek Road, there is concern that this added pollution will impact children attending Paloma Elementary School. The impacts of the increased traffic in the area due to the Highlands project and the extension of Las Posas Road need to be assessed and mitigation measures proposed in a SEIR.

9. New stormwater regulations became effective in 2013. How does the City of San Marcos intend to insure that the Highlands project meets the requirements of these new regulations? This needs to be spelled out in a SEIR.

10. The Agua Hedionda Watershed Management Plan (AHWMP) was finalized in August 2008, after over a year's work. The plan was sponsored by the City of Vista, whose City Council adopted it on 4/28/09 by a unanimous vote. The City of San Marcos was a participant in the development of the plan, along with the Regional Water Quality Control Board, the County of San Diego, City of Carlsbad, City of Oceanside, California Dept. of Parks and Recreation, California Dept. of Fish and Wildlife, and the U.S. Fish and Wildlife Service, along with several NGOs and other interested parties.

The Highlands project is at the headwaters of Agua Hedionda Creek, and development is proposed on both sides of the creek, with a road crossing the creek. The County's staff analysis of Mr. Kubba's request to rezone the portion of the property that is in the County (NC-22 Property Specific Request) notes that the project is at the headwaters of Agua Hedionda Creek "... and thus higher density development in this area could have detrimental effects on water quality and downstream erosion in the watershed."

How does the City of San Marcos plan to implement the AHWMP? In particular, the plan recommends implementing watershed-specific low impact development (LID) techniques for stormwater management, including reduction of impervious surface, stream buffer policies and the use of structural stormwater management practices (extended detention facilities, grass swales, and permeable pavement). (See AHWMP, page ES-3.) How does the Highlands project incorporate LID techniques?

Importantly, what kind of buffers does the Highlands project plan for the creeksides?

These issues need to be discussed in a SEIR.

11. The compliance of the Highlands project with the County's Jan. 2008 Low Impact Development Guidelines needs to be assessed in a SEIR.
(See: www.sdcountry.ca.gov/pds/docs//LID-Handbook.pdf)

C. Problems with the proposed Highlands project

Following are problems with the proposed Highlands project that need to be addressed in a SEIR and corrections made and/or mitigation measures developed:

1. The most recent environmental documents that are available to the public appear to be the Biological Opinion on the San Marcos Highlands Project from the U.S. Fish and Wildlife Service to the U.S. Army Corps of Engineers dated April 8, 2005, and the San Marcos Highlands Habitat Mitigation and Monitoring/Water Quality Management Plan (HMMP) prepared by PCR Services Corp. for KB Home Coastal, Inc., dated October, 2005.

a. We have reviewed these documents in some detail. An issue raised in the Biological Opinion (BO) needs to be addressed, as follows:

The BO (p. 33) points out that the Highlands project falls within the Pre-Approved Mitigation Area (PAMA) in the County's North County MSCP. The PAMA assumes 75% preservation of included lands. The Highlands project does not preserve 75% of the included lands. The City of San Marcos and the Highlands developer need to demonstrate that the Highlands project meets the requirements of the North County MSCP. This issue needs to be addressed in a SEIR, with clear identification of how much land is to be preserved on the site and how much off the site. Mitigation ratios need to be presented.

b. Regarding the HMMP, we note that it was prepared for an entity that, apparently, is no longer involved in the Highlands project (KB Home Coastal, Inc.). We also note that it is labeled, "Preliminary Working Draft – Work in Progress." How will the current developer update the HMMP? When will it be finalized?

2. The plan for the proposed Highlands project includes a street that crosses Agua Hedionda Creek. The length of Agua Hedionda Creek functions both as a waterway and a wildlife corridor. Therefore, an adequate undercrossing for water flow and wildlife use needs to be planned. Mule deer have been observed on the site. The undercrossing needs to be of the correct height, width and length to accommodate mule deer. In an e-mail communication with Dr. Wayne Spencer of The Conservation Biology Institute, he stated, "Most studies of deer use of underpassings show them only using those higher than about 15 to 20 feet. Bigger is certainly better. Very open bridges are best."

The 2005 HMMP describes an arch culvert under the street as it crosses Agua Hedionda Creek. The culvert is 10 feet high by 12 feet wide and 159 feet long. The height of 10 feet is considerably less than what is recommended.

Why is the undercrossing lower than needed to accommodate mule deer? Why is it smaller than the Las Posas Rd. undercrossing to the south of the site? These issues need to be addressed in a SEIR and an undercrossing of the correct size to accommodate both water flow and wildlife, including mule deer, needs to be part of the project.

3. The proposed project is different from what was presented in the 2002 EIR and could have substantial adverse effects on scenic vistas.

At a recent public workshop, the project consultants said that the project has been modified to reduce the steep cuts into the hillsides. The homes will now sit up higher on the site; therefore, the massing of buildings will be more visible from adjacent properties. The visual impact of the development will be greater than what was identified in the 2002 EIR. The project may be more visible from Buena Creek Road. Accurate visual studies need to be done and story poles erected on site so that the public and decision makers are aware of the visual impact of the project. This issue needs to be addressed in a SEIR and mitigation measures proposed.

4. As previously stated in item A.4., the current Highlands project includes an offsite easement for the northwest/southeast wildlife corridor, just west of Agua Hedionda Creek. This easement was not identified or assessed in the 2002 EIR. Please see item A.4. for a discussion of the issues related to this easement that need to be addressed in a SEIR.

D. Other Issues

1. The extension of Las Posas road to Buena Creek Road

The Highlands project map shows Las Posas Road extending to the northern edge of the development. As previously stated in Item B.1., the Army Corps of Engineers has recognized and pointed out that to discuss only the impacts of the section of Las Posas Road that is on the Kubba property amounts to piecemealing the extension of Las Posas Road to Buena Creek Road and prevents an adequate and thorough review of the total impacts of the overall project.

a. It is clear that the City of San Marcos intends to extend Las Posas Road through to Buena Creek Road. At the workshop on August 29, 2013, a document entitled "Facts About CFD 88-1 (Paloma/Santa Fe Hills)" was given to the public by the City of San Marcos. On the second sheet, "Summary of Facilities Costs," Exhibit C #30 shows that the College Area Community Plan (CACP) properties, excluding Santa Fe Hills, would pay \$5 million for the extension of Las Posas Road to Buena Creek Road. Therefore, although the City has said that the Highlands project does not include the extension of Las Posas Road to Buena Creek Road, the City plans to collect fees and/or taxes from the Highlands project to extend Las Posas Road to Buena Creek Road. The Highlands project is linked through funding to the future road extension, and the impacts of the full length of the extension of Las Posas Road to Buena Creek Road should be evaluated in an SEIR.

b. Under Section XVII, "Mandatory Findings of Significance," on the CEQA checklist, Item B poses the question, "Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental

effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)”

As pointed out above, an assessment of the Highlands project’s traffic impacts must include an assessment of the impacts of extending Las Posas Road to Buena Creek Road.

The County of San Diego is in the process of reviewing requests from property owners for amendments to the new County General Plan to increase densities (Property Specific Requests). One of these requests is for the Merriam Mountains project, which is a probable future project. This project will add significant traffic along Buena Creek Road and then along the extension of Las Posas Road to Buena Creek Road. The impacts of this increased traffic need to be assessed.

c. In relation to traffic impacts of the extension of Las Posas Road to Buena Creek Road, the County’s new General Plan shows a density of 30 dwelling units per acre (VR-30) in the area near the Sprinter Station at Buena Creek Road. The traffic generated by the implementation of this density will impact both Buena Creek Road and Las Posas Road once it is extended. These traffic impacts on the residents of the Highlands project and the residents of Santa Fe Hills need to be assessed and evaluated in a SEIR.

2. Impacts of Greenhouse Gas (GHG)

The previous CEQA documents for the Highlands project do not assess the impacts of GHG, both project impacts and cumulative impacts. These impacts need to be addressed in a SEIR and mitigation measures presented that will reduce the impacts to a less-than-significant level.

The additional vehicle miles traveled from this project and the resultant GHG emissions will continue to add to GHG impacts for the life of the project. Superior Court rulings have now found two local EIRs inadequate for failing to address cumulative GHG impacts by not considering changes past 2020. The following explains why it is essential that these cumulative impacts be considered:

a. The website of the *United Nations Framework Convention on Climate Change* (http://unfccc.int/essential_background/basic_facts_figures/items/6246.php) states that an increase of 2 degrees Celsius/Centigrade in global temperatures from pre-industrial levels is the highest we can afford if we want a 50% chance of avoiding the worst effects of climate change. This same source then states that the concentration of carbon dioxide equivalent in the atmosphere, that the world must stay at or under, to stay true to the 2 degrees Celsius goal, is 450 parts per million.

b. Opening Brief, Superior Court, County of San Diego Case 37-2011-00101595-CU-TT-CTL states that science establishes that to stabilize the climate and avoid the most catastrophic outcomes of climate change, we must substantially reduce our annual GHG emissions over time, achieving a low-carbon future by mid-century. It then states that California has memorialized these scientifically supported GHG reduction objectives in law and that in 2005, Governor Schwarzenegger issued Executive Order (GEO) S-3-05 to establish target dates for the progressive reduction of GHG emissions in California. It then states that the GEO called for 2000 emission levels by 2010, 1990 emission levels by 2020, and 80% below 1990 emission levels by 2050.

c. From the California Air Resources Board, *Climate Change Scoping Plan*, p. 4 (Dec. 2008): “[The 2050 greenhouse gas emissions reduction goal represents the level scientists believe is necessary to reach levels that will stabilize climate....”

Summary and Conclusion

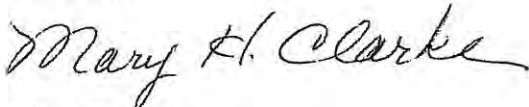
This letter presents four categories of issues that need to be addressed in a SEIR:

- A. Changes on the site and in surrounding areas since the previous EIR was certified in 2002
- B. Changes in requirements and regulations since the previous EIR was certified
- C. Problems with the proposed Highlands project
- D. Other issues

We urge the City of San Marcos to require a thorough investigation of the issues we have raised. We believe that, upon analysis, many of the issues cannot be mitigated to a less-than-significant level. Therefore, a Mitigated Negative Declaration is not appropriate.

Your careful consideration is requested.

Sincerely,



Mary H. Clarke

Co-Chair, Friends of Hedionda Creek

CC: Kevin K. Johnson, Esq.

KEVIN K. JOHNSON, APLC

Kevin@JohnsonLawAPLC.com

Pedersen, Norman

From: Kelli Larose [kellilarose@cox.net]
Sent: Sunday, September 01, 2013 10:17 AM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Why I Oppose the San Marcos Highlands Project

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I am aware that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing. This letter is to advise you that I am opposed to this project. Please notify me of any workshops, meetings, hearings or documents related to this project.

The extension of Las Posas Rd to Buena Creek Road is unnecessary and will significantly reduce my home value and quality of life. Adding another subdivision without requiring them to pay mello-roos is unfair to every homeowner in this neighborhood. I will not cast another vote for any politician who supports this project.

Thank you for your attention to this request.

Sincerely,
Kelli Larose
1232 Corte Cielo
San Marcos

Pedersen, Norman

From: Jon Larose [jonboi6@cox.net]
Sent: Sunday, September 01, 2013 10:18 AM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Why I Oppose the San Marcos Highlands Project

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I am aware that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing. This letter is to advise you that I am opposed to this project. Please notify me of any workshops, meetings, hearings or documents related to this project.

The extension of Las Posas Rd to Buena Creek Road is unnecessary and will significantly reduce my home value and quality of life. Adding another subdivision without requiring them to pay mello-roos is unfair to every homeowner in this neighborhood. I will not cast another vote for any politician who supports this project. Thank you for your attention to this request.

Sincerely,
Jon Larose
1232 Corte Cielo
San Marcos

Pedersen, Norman

From: Chris Tomlin [cmtomlin@gmail.com]
Sent: Sunday, September 08, 2013 12:27 AM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: San Marcos concerns

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I am aware that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing. This letter is to advise you that I am opposed to this project. Please notify me of any workshops, meetings, hearings or documents related to this project.

Thank you for your attention to this request.

Sincerely,
Christopher Tomlin
710 Lupine Drive
San Marcos, CA 92078



September 10, 2013

Mr. Jon Montgomery

San Marcos, CA 92069

Re: Proposed San Marcos Highlands Project

Mr. Montgomery,

I am in receipt of your letter dated August 31, 2013 regarding the above project. I have provided a copy of the letter to City staff so that it is part of our files on the project. I have also asked staff to add your contact information to their list of persons who wish to be contacted regarding future public meetings on the proposed project. If you would like to be contacted via email, please feel free to email our City Manager, Jack Griffin, that request. His email address is jgriffin@san-marcos.net.

I appreciate your concerns and can assure you that the City will consider all of the public comments it receives before making and decision on this matter.

Very Truly Yours,

Jim Desmond, Mayor

Cc: Jack Griffin, City Manager

Jon Montgomery

San Marcos, CA 92069
August 31, 2013

Mayor Jim Desmond
City of San Marcos
1 Civic Center drive
San Marcos, CA. 92069

RECEIVED

SEP 06 2013

CITY OF SAN MARCOS
CITY CLERK DEPT

RECEIVED

SEP 11 2013

CITY OF SAN MARCOS
PLANNING DIVISION

Subject: PENDING LAND DEVELOPMENT PROJECTS – NORTH SAN MARCOS.

Dear Mayor Desmond:

I am writing to express my concern about the pending land development project known as the San Marcos Highlands (P13-0009). I have been a resident of San Marcos for over six years, and am still in awe about the community. The northern aspect of San Marcos has a rural charm, combining a unique blend of country living with urban amenities that has evolved into a wonderfully dynamic, family friendly community. The unique sense of isolation created by the restricted access to the area provides a welcome sanctuary, a respite to the arduous element of modern commuting life. This is why I moved my family to the area. I am writing to express my concern about the upcoming housing projects, that, in combination, will severely impact, if not eliminate the special character of our neighborhood and our way of life.

The current construction project, as designed, will have a significant environmental impact; causing the destruction of the local lake and tributaries, changing water drainage patterns, and adversely impact wildlife migration. There will be some significant social impacts as well, affecting traffic patterns, school density and property values.

There are two very concerning elements associated with the project. First of all... there is the matter of compensation. As written, the new property's mello roos will be a separate fund, not to be merged with the surrounding communities. However, the proposed development does not include any additional schools or services (fire, police, etc.); proper provision will need to be made for use of the existing community assets. Secondly, the proposed project does not adequately represent the extent of the associated environmental and social impact on the area at large. The highlands project is actually one of four separate/disassociated construction sites in various states of implementation within the given area. None of the social or environmental impact statements on file adequately addresses the combined impact of the Highlands (P13-0009), Eastern San Marcos ridgeline construction (P13-0001) and the western ridgeline construction projects.

As the Mayor of San Marcos, I know you are very busy, and problems with private land use may seem trivial; however, the proposed land use actually entails a combined

August 31, 2013

Page 2

use of private, county and city land assets. This is an inappropriate use of public land for private benefit, and affects the quality of life of everyone that lives along the (north) Las Posas corridor. I respectfully request further review into the matter, and possible third party involvement, as the city is now an interested party in a for-profit land transaction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Montgomery', with a long horizontal flourish extending to the right.

Jon Montgomery

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, September 24, 2013 5:33 PM
To: 'Bob Conway'
Cc: Backoff, Jerry; Chiriboga, Roque
Subject: FW: 3rd Request....Highlands Facilities Question

Bob,

As a follow up to my previous email.....

After checking with the Finance Department, the City does not currently have a cost break-down for each of the Exhibit C improvements specifically for the Highlands project. The estimates are only based on fees collected from all projects outside of Santa Fe Hills. In addition, an actual construction cost estimate for the Borden Road widening is not available since final improvement plans have not been developed at this time.

If you have any additional questions, please contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Pedersen, Norman
Sent: Friday, September 20, 2013 5:35 PM
To: 'Bob Conway'
Cc: Backoff, Jerry; Chiriboga, Roque
Subject: RE: 3rd Request....Highlands Facilities Question

Bob,

Thanks for your email.

In regards to your previous question (attached email), please see the attached CFD Fact Sheet which includes the cost per unit for Exhibit C facilities to be paid by the Highlands project. My apologies if I overlooked emailing the fact sheet to you. However, this information was available at the last 2 public workshops and is currently posted on the City's website at www.san-marcos.net/highlands under CFD Fact Sheet. The cost per unit anticipated to be paid by the Highlands project is given on page 2 of the fact sheet. This fee would include contribution toward the Borden Road widening improvement.

On page 3 of the fact sheet, the estimated cost for the Borden Road widening is \$1,300,000. These Exhibit C cost estimates take into account fees to be paid by all remaining development outside of Santa Hills (Paloma), and not specifically for the Highlands project. Therefore, I will follow up with you next week regarding what would be the individual cost by the Highlands project toward the Borden Road widening, if there is a current cost break-down for that specific improvement.

If you have any additional questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Bob Conway
Sent: Tuesday, September 17, 2013 10:24 AM
To: Pedersen, Norman
Subject: 3rd Request....Highlands Facilities Question

Norm,

What is the actual cost assessment to Mr. Kubba for the extension of Borden Road from the eastern boundary of Santa Fe Hills to Comet?

I've asked you for this some six weeks ago.

Secondly, which is a new request, is.... what is the current actual construction cost estimate to do the same?

Thanks very much for attention to this matter.
Bob Conway

Continuing ignored requests will force me to copy to all interested parties at the top until I get a response.
You must be incredibly busy.

Pedersen, Norman

From: Francois Thuilliere [fairprod@gmail.com]
Sent: Thursday, September 26, 2013 1:14 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: San Marcos Highlands Project opposition

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I've but a resident of San Marcos for the last 10 years, and have been generally very happy with the city planning and the overall management of the city.

But I've learned that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing. This letter is to advise you that I am opposed to this project, and here are a few reasons why:

-The Santa Fe Hills was not designed to accommodate a major highway. There are only 2 lights from the las posas entrance to the Via Artista. But there are also 4 other intersections without traffic light. For instance, coming from Camino del Sol and merging to Las Posas south is already difficult and dangerous. With added traffic and no added traffic lights, it is a recipe for disaster. If you add more traffic lights, than what's the point of making Las Posas a major axis.

-if the red light system stays as it is right now, it will totally cut off the west and east side of the neighborhood. There are only 2 lights from the las posas entrance to the Via Artista, requiring pedestrians to walk at least half a mile to cross la posas. Today, I see pedestrians crossing elsewhere when traffic is not too bad, but with increased traffic, it will just cut off the 2 sides off. And it will put the kids on the west side of the neighborhood at much greated risk of accident when walking to school and having to cross the street.

-The Las Posas section between Mission and Highway 78 will be total chaos. In this stretch of only 1/4th of a mile, there are already 4 traffic lights + a railroad crossing. It is often already a grid lock at rush hour, but add to this the new apartments being build in that area and this new Highlands development (and even worse a connection to Buena Creek Road), it'll just be a nightmare.

-I have heard that the new development is not going to have mello roos. That is totally unacceptable. Why should we continue paying for many years to come while new residents will just enjoy the facilities that we are paying for?

-The project will destroy the wildlife in the beautiful Buena Creek area

-Paloma Elementary is at capacity, has not been meeting AYP requirements for 2 years in a row and is now in Program Improvement. Classes are already over crowded.

Please notify me of any workshops, meetings, hearings or documents related to this project.

Thank you for your attention to this request.

Sincerely,

Francois Thuilliere
1094 Camino del sol
San Marcos

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, November 26, 2013 5:34 PM
To: 'Justin Forbes'
Subject: RE: San Marcos Highlands Project
Attachments: PC WORKSHOP NOTICE.pdf; PC PUBLIC HEARING NOTICE.pdf

Mr. Forbes,

Thank you for your comments regarding the proposed San Marcos Highlands project. You may already be aware that there is an upcoming Public Workshop and Planning Commission Hearing scheduled for December 16th and January 6th, respectively. If you have not received a notice as of yet, please see the attached. You are welcome to attend the workshop and hearing, and provide your input regarding the proposal. Your comments below will be included in the review package for the Planning Commissioners when the proposal goes to the public hearing.

If you have any questions, please contact me.

Thanks

Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Justin Forbes [<mailto:justinforbes1@gmail.com>]
Sent: Thursday, November 21, 2013 2:37 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: San Marcos Highlands Project

I live at 805 Via Barquero, San Marcos, CA 92069. I moved here 2 years ago with my family, drawn primarily by the excellent school my children would be attending (Paloma Elementary) and the beautiful landscape surrounding our Santa Fe Hills neighborhood.

I'm very disappointed to hear about the San Marcos Highlands Project under consideration. This project would have a negative impact on Paloma Elementary, and the additional traffic and construction will diminish the quality of life we have here in San Marcos.

I want to be sure you understand that as a citizen of San Marcos, I do not support the San Marcos Highlands project, and as my elected representatives, I urge you to take this under consideration for future hearings.

Thank you.

Justin Forbes

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, November 27, 2013 8:54 AM
To: 'beverly.knauer@cox.net'; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: RE: Please stop the Highlands Project
Attachments: PC WORKSHOP NOTICE.pdf; PC PUBLIC HEARING NOTICE.pdf

Ms. Knauer,

Thank you for your comments regarding the proposed San Marcos Highlands project. You may already be aware that there is an upcoming Public Workshop and Planning Commission Hearing scheduled for December 16th and January 6th, respectively. If you have not received a notice as of yet, please see the attached. You are welcome to attend the workshop and hearing, and provide your input regarding the proposal. Your comments below will be included in the review package for the Planning Commissioners when the proposal goes to the public hearing.

If you have any questions, please contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

-----Original Message-----

From: beverly.knauer@cox.net [<mailto:beverly.knauer@cox.net>]
Sent: Tuesday, November 26, 2013 6:38 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Please stop the Highlands Project

I moved to San Marcos four years ago because I was in awe that there was actually a place in this State that had the most valuable resource there is- open land!! I couldn't wait to buy my home in this area that preserved undeveloped terrain. I am actually appalled and saddened at the vast amount of the undeveloped terrain I see going away every single day in San Marcos. Once it is gone, we can never get it back.

We are already too congested and this plan for the road and the new developments will not solve the problem.

Act to protect the San Marcos citizens over the almighty developer's dollar. You have the chance here to do the right thing. It is up to you to stand by us and act on our behalf.

When I read this, I literally became sick.

And discussions with every City Council member strongly indicate they back the project as is, despite the community opposition.

Why would such an ill-conceived plan, plagued with a myriad of severe issues, be supported by our elected officials?

Because it's about the road. It's about the money.

People, can we sometimes make the right decision instead of the decision that is all about money? Continuing the Las Posas road is not going to resolve the current traffic issues. More development is only going to bring more cars and more traffic.

San Marcos City Council , please stand up to the developers. I strongly urge all of you to preserve the undeveloped open space, our most precious commodity.

Please note that I agree a new Environmental Impact Report needs to be done.

Thank you for listening.

Sincerely,
Beverly Knauer
790 Avenida Abeja
San Marcos CA 92069

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, December 10, 2013 11:35 AM
To:
Cc: Romero, Lydia; Backoff, Jerry
Subject: San Marcos Highlands Project
Attachments: PC WORKSHOP NOTICE.pdf; PC PUBLIC HEARING NOTICE.pdf

Mr. Jackson,

Thank you for your comments regarding the proposed San Marcos Highlands project. There is an upcoming Public Workshop and Planning Commission Hearing scheduled for December 16th and January 6th, respectively, for the proposed project. Please see the attached notices. You are welcome to attend the workshop and hearing, and provide your input regarding the proposal. Your comments below will be included in the review package for the Planning Commissioners when the proposal goes to the public hearing.

If you have any questions, please contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Wmd Jackson
Sent: Sunday, December 08, 2013 1:40 PM
To: City Hall
Subject: Santa Fe Hills Project

Please kill this abomination. As long as there is not enough water and not enough school space and too much traffic already. Developers should be kept away from what remains of open space. Just raise taxes and crowding for the rest of us.

I do not live near where it will be but realize its destructiveness.

W. Jackson

92069

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, December 10, 2013 11:29 AM
To: 'Silva Fattal'; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: RE: Why I Oppose the San Marcos Highlands Project
Attachments: PC WORKSHOP NOTICE.pdf; PC PUBLIC HEARING NOTICE.pdf

Ms. Fattal,

Thank you for your comments regarding the proposed San Marcos Highlands project. You may already be aware that there is an upcoming Public Workshop and Planning Commission Hearing scheduled for December 16th and January 6th, respectively. If you have not received a notice as of yet, please see the attached. You are welcome to attend the workshop and hearing, and provide your input regarding the proposal. Your comments below will be included in the review package for the Planning Commissioners when the proposal goes to the public hearing.

If you have any questions, please contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

-----Original Message-----

From: Silva Fattal [<mailto:gkfwj4@yahoo.com>]
Sent: Tuesday, December 10, 2013 7:07 AM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Why I Oppose the San Marcos Highlands Project

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I am aware that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing. This letter is to advise you that I am opposed to this project. Please notify me of any workshops, meetings, hearings or documents related to this project.

[ADD SPECIFIC ASPECTS OF THE PROJECT THAT YOU WANT CHANGED]

Thank you for your attention to this request.

Sincerely,
Silva Fattal]
728 Via Cafetal
San Maros, CA 92069

Pedersen, Norman

From: Chiriboga, Roque
Sent: Wednesday, December 11, 2013 8:32 AM
To: 'Tom Kumura'
Cc: Astatler@san-marcos.net; Pedersen, Norman; Scollick, Phil
Subject: RE: Additional information
Attachments: Loma Alta and Vallecitos Ridge Pff.pdf

Tom,

Please accept my sincerest apologies for taking so long to get back to you on your remaining unanswered question from your August 22, 2013, email in which you asked:

Would like to see how other Exhibit "C" projects (non-Highlands) that have been built, paid for 1) project specific PFF and 2) city wide PFF.

Researching the individual building permits and the various agreements pertaining to these two projects took longer than expected. To date there have been two projects that have developed within the College Area Community Plan that would have been subject to paying both city-wide PFF and the PFF for Exhibit "C" Facilities. These projects are Loma Alta and Vallecitos Ridge. A summary of the PFF fees that they paid are attached.

The Loma Alta project paid \$1,162,592 towards the city-wide PFF and \$822,500 towards the Exhibit "C" Facilities PFF. The Vallecitos Ridge project paid \$1,101,479, after receiving \$863,864 in fee credits for drainage facilities constructed by the developer, towards the city-wide PFF. No PFF for Exhibit "C" Facilities were paid for by this project.

Roque Chiriboga
Manager of Financial Analysis and Debt Administration
City of San Marcos
1 Civic Center Dr.
San Marcos, CA 92069
Phone: (760) 744-1050 Ext. 3133
Fax: (760) 744-9520
Email: rchiriboga@san-marcos.net

From: Tom Kumura
Sent: Thursday, August 22, 2013 7:43 PM
To: Chiriboga, Roque
Cc: Astatler@san-marcos.net; Pedersen, Norman
Subject: Additional information

Roque, Alan and Norm, it was a pleasure meeting with each of you yesterday. I am checking to see when I can get an electronic copy of the 1998 workout agreement for CFC 88-1.

I am also looking forward to receiving from Alan, examples of the PFF fees (both Exhibit C and city wide PFF fees that were paid).

Found this table on the city of San Marcos web-site (<http://www.ci.san-marcos.ca.us/Modules/ShowDocument.aspx?documentid=2561>) and was wondering if I can get the data by each planning area (14 to 28):

**Community Facilities District No. 88-1
Improvement Area No. 1
Maximum Annual Special Tax for Facilities (per unit)
Fiscal Year 2013-14**

Fiscal Year Building Permit Was	Planning Area				
	13	1, 7 & 11	3, 5 & 6	2	14
1988-89 (or prior)	\$1,393.74	\$1,528.88	\$1,749.61	\$2,015.38	NA ⁽¹⁾
1989-90	\$1,393.74	NA ⁽¹⁾	NA ⁽¹⁾	NA ⁽¹⁾	NA ⁽¹⁾
1990-91	\$1,452.30	\$1,592.61	\$1,821.78	\$2,097.71	\$2,275.43
1991-92	\$1,483.48	\$1,626.54	\$1,860.20	\$2,141.54	NA ⁽¹⁾
1992-93	\$1,515.27	\$1,661.14	\$1,899.38	NA ⁽¹⁾	NA ⁽¹⁾
1993-94	NA ⁽¹⁾	\$1,712.62	\$1,957.69	NA ⁽¹⁾	\$2,442.81
1994-95	NA ⁽¹⁾	\$1,748.90	\$1,998.78	NA ⁽¹⁾	\$2,493.41
1995-96 (or after)	NA ⁽¹⁾	\$1,785.90	NA ⁽¹⁾	NA ⁽¹⁾	\$2,545.00

(1) Not applicable – no homes were built in these planning areas in those years.

**Community Facilities District No. 88-1
Improvement Area No. 2
Maximum Annual Special Tax for Facilities (per unit)
Fiscal Year 2013-14**

Planning Area			
8B, 9B & 10B	11	5, 6, 8A, 9A & 10A	4
\$1,578.69	\$1,658.39	\$1,897.51	\$2,041.47

**Community Facilities District No. 88-1
Improvement Area No. 3
Maximum Annual Special Tax for Facilities (per unit)
Fiscal Year 2013-14**

Planning Area 12
\$1,658.39

Maximum Special
Tax Rates (Services):

For fiscal year 2013-14 the maximum special tax for services, for each of the three Improvement Areas, is \$151.38 per unit and increases by 2% per year.

DATA DISCLAIMER:
Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information see the Data Disclaimer on the City's website or [Click here to read the Data Disclaimer](#).

Roque, is any of the data above incorrect? How come the data disclaimer? Why is the City presenting data that may not be accurate? Why are the maximum annual special tax for facilities (per unit) changes from year to year? For example in planning area 13, it was \$1,483.48 in FY 91-92 but \$1,452.30 in FY 90-91? Is there any services? Why the different rate for each planning area for a given fiscal year?

What is the annual inflation rate adjustment the city of San Marcos is using for fiscal years 1989 to 2014?

Per the summary, on the top of page 2 "The maximum special tax for facilities does not increase in CFD 88-1 IA #1, but does increase by 0.05% per year in CFD 88-1 IA #2 and IA #3." Is this a true statement? Why the changes between fiscal years? For CFD 88-1 #2 and #3, can I get the same detail by fiscal year. (1989 to present) Did any of the data change due to the workout in 1998?

Would like to know what was the principle, cost of issuance, premium total along with interest rate and terms for 1) the 1988 bond and 2) the 1990 bonds. What is the specifics of the bond used to refinance the 1988 and 1990 bonds.

On page 3 of the Summary of Facilities Cost, Allocated Between Paloma/Santa Fe Hills and Other Properties within CACP, for Exhibit "B" Facilities (Paloma/Santa Fe Hills) shows the "Revised Cost Estimate" of \$34,326,671 (Per CFD Report for Alterations/Modifications dated June 23, 1989) while the Actual Costs total \$28,826,242 (Reflects actual costs paid for from CFD 88-1 bonds issued in 1988 and 1990 as verified per independent CFD Audit dated December 19, 1997). What happened to the \$5.5 million dollars (\$34.3 million minus \$28.8 million).

Would like to see how other Exhibit "C" projects (non-Highlands) that have been built, paid for 1) project specific PFF and 2) city wide PFF.

Exhibit B - Facilities - CACP Properties - Paloma/Santa Fe Hills		Revised Cost Estimate	Actual Costs	
30	Border Police Training - Eastern Property - 1989 TSV 1991	\$2,322,000	\$2,322,000	
31	Las Posas Library - Boundary to Blue Lake	\$5,000,000	\$5,000,000	N
32	Water Facilities - 2nd Lake Reservoir	\$5,170,000	\$0	N
33	Service Center	\$3,268,194	\$0	N
34	Community Park - Phase	\$927,000	\$0	N
35	Community Park - Pool Facilities	\$150,000	\$0	N
36	Community Park - Child Care Facilities	\$100,000	\$0	N
37	Fire Station Facilities	\$700,000	\$700,000	
38	Las Posas Full Office	\$5,000,000	\$2,500,000	N
	Subtotal	\$17,067,194	\$6,000,000	

1. Per CFD Report dated August 1, 1988 - Summary of Facilities Costs

Who paid for item 34, community Park – Pool Facilities? Why is it not part of Exhibit C PFF?

Can I get a detail breakout of the estimate of 477 units by project; Planning Area 14 = ? units (actual number of units if available otherwise 2013 est.)

Planning Area 15 = ? units

Planning Area 16, 17, 18, 19, 20, 21, 22, 23 and 24; which planning area is the SM Highlands?

Does the Mell Roos fees collected within a CFD have to be spent within the CFD? We were discussing about one of the unit outside Exhibit C homes that have Mell-Roos fees and that the fees collected were not spent within the CFD. Did I hear correctly?

Looking forward to receiving responses via email. Thank you again. Tom

Loma Alta Public Facilities Fees

	Per Unit from Building Permit	x 94 units	Total	Actual Amount		Difference*	÷ 94 units	Per Unit
				Paid 01/09/03				
Circulation Streets	\$2,267.00	94	\$213,098.00	\$1,035,598.00		\$822,500.00	94	\$8,750.00
SR-78 Hwy Widening	1,536.00	94	144,384.00	144,384.00		0.00		
Park/Trail	3,675.00	94	345,450.00	345,450.00		0.00		
Geo Info System	40.00	94	3,760.00	3,760.00		0.00		
Affordable Housing	4,850.00	94	455,900.00	455,900.00		0.00		
Total	\$12,368.00		\$1,162,592.00	\$1,985,092.00		\$822,500.00		
Citywide PFF per Unit	\$12,368.00							
Exhibit "C" Facilities per Unit	8,750.00							
Total City fees per unit	\$21,118.00							

*\$822,500 represents the portion of PFF fees collected for Exhibit "C" Facilities.

Vallecitos Ridge Public Facilities Fees

	Per Unit from Building Permit	x 103 units	Total	Actual Amount		Difference
				Paid		
Circulation Streets*	\$2,267.00	103	\$233,501.00	\$58,501.00		(\$175,000.00)
SR-78 Hwy Widening	1,536.00	103	158,208.00	158,208.00		0.00
Park/Trail	3,675.00	103	378,525.00	378,525.00		0.00
Drainage Basin*	6,688.00	103	688,864.00	0.00		(688,864.00)
Geo Info System	40.00	103	4,120.00	4,120.00		0.00
Affordable Housing	4,875.00	103	502,125.00	502,125.00		0.00
Total	\$16,814.00		\$1,965,343.00	\$1,101,479.00		(\$863,864.00)

*Per Staff Report for TSM 420 "This project is required to make off-site master planned drainage improvements on Richmar/ Liberty/Mission with fee credits as approved by the City Manager from the drainage component of PFF. The existing box culvert on Mission Road appears to be undersized. The developer is asked to provide a capacity analysis and if warranted upgrade the Mission Road storm drain crossing. Fee credits will be available to this improvement as well as determined by the City Manager."

Pedersen, Norman

From: Thomas, Will [will.thomas@viasat.com]
Sent: Tuesday, December 17, 2013 1:03 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Why I Oppose the San Marcos Highlands Project

Hello City Council Members,

I'm a resident of San Marcos. I own a home at 1359 Corte Avispon. My name is William Michael Thomas (Will). I am fervently opposed to the San Marcos Highlands project! Please see these notes:

- 1) Our community cannot handle the traffic that this project will cause. Have you ever seen the logjam already created by Palomar College traffic? And they are EXPANDING enrollment!
- 2) My children ride their bikes on the dirt pathway of Las Posas Rd. If this project goes through, that road will become a traffic-laden thoroughfare.
- 3) Our schools are already full! How will we place these new children into our already overcrowded schools?

Who does this project serve??? Certainly not the citizens of San Marcos!

I will not vote for any current city council member for any Government position ever if this goes through. I will support the voting in of any other candidate. This is the largest political issue I've ever been concerned about and it will have great weight in my opinion of the City Council and their ability to act in the best interests of the City of San Marcos.

Best Regards,

Will Thomas

To: Kevin Mecum; Backoff, Jerry
Cc: jennifer.domeier@sdcounty.ca.gov; mike.ott@sdcounty.ca.gov; Griffin, Jack; Romero, Lydia; Scollick, Phil; Planning Commission
Subject: RE: San Marcos Highlands / Ridgeline Ordinance / County of San Diego Annexation

Kevin,

Thanks for your email.

The Ridgeline Overlay Zone (ROZ) overlays the eastern half and a southern section of the subject site. A primary ridgeline is identified within the eastern half of the site and another primary ridgeline is identified to the south within the Santa Fe Hills open space area. Both of these ridgelines and their 100-foot vertical setbacks are located within areas of existing or proposed preserved natural open space. Basically, the proposed lots south of Street A on the east side of the development are located within the City boundaries of the ROZ. The location of these lots complies with the ROZ Ordinance, because they do not encroach onto any designated ridgeline or its vertical setback area. The remaining proposed lots of the development are currently located within the County, and outside of the Ridgeline Overlay Zone.

The evaluation of potential ridgelines to be protected by the ROZ Ordinance was a public review process headed by a ridgeline committee of San Marcos citizens, and approved by City Council and a City-wide ballot vote. Per the adopted Ridgeline Overlay Zone, no ridgelines are identified for County properties within the City's Sphere of Influence. Some ridgelines in the County were considered during the ridgeline evaluation process by the ridgeline committee, but were not adopted into the City ordinance. During the evaluation of County properties, the knoll (where Street F is proposed) was determined not to be a primary or secondary ridgeline since it is situated at a much lower elevation and is not a major landform feature as compared to the aforementioned primary ridges to the south and east. Therefore, the subject County area would not be required to be zoned to the Ridgeline Overlay Zone (ROZ) when the County properties are annexed into the City.

If you feel the ROZ Ordinance should be modified to adjust the boundaries of the ridgeline overlay zone to accommodate the subject County area, please contact the City Clerk's Office regarding the procedures for collection of signatures to place a referendum on the City ballot.

If you have any questions, please contact me.

Thanks
 Norm Pedersen
 Associate Planner
 City of San Marcos Planning Division
 760.744.1050 x3236
 npedersen@san-marcos.net

From: Kevin Mecum [mailto:kevin.mecum@gmail.com]
Sent: Friday, December 20, 2013 10:10 AM
To: Backoff, Jerry; Pedersen, Norman
Cc: jennifer.domeier@sdcounty.ca.gov; mike.ott@sdcounty.ca.gov; Griffin, Jack; Romero, Lydia; Scollick, Phil; Planning Commission
Subject: San Marcos Highlands / Ridgeline Ordinance / County of San Diego Annexation

Hello Norm and Jerry,

I would like to formally request that the annexation of the unincorporated land that is currently part of the San Marcos Highlands Draft Mitigated Negative Declaration/Initial Study ND 13-010, specifically Lots 171 - 198, be predicated on a ballot vote to amend the Ridgeline Protection & Management Overlay Zone Ordinance. If there is paperwork that I need to fill out to initiate this process, please let me know.

In 2008, the people of San Marcos voted in favor of ordinance No. 2008-1314 to create a **Ridgeline Protection & Management Overlay Zone**. The ordinance states the following:

20.131.020 Purpose & Intent

The purpose of this ordinance is to preserve Primary Ridgelines in their natural state and minimize visual impact to Secondary Ridgelines through a Ridgeline Overlay Zone that protects natural view sheds, unique natural resources, minimizes the physical impacts to ridgelines, and establishes innovative site and architectural design standards. Furthermore, in adopting this ordinance it is the desire of the City Council to have as little financial impact as possible on single family property owners while still meeting the intent of the ordinance.

(Ordinance 2008 1314 is attached to this email)

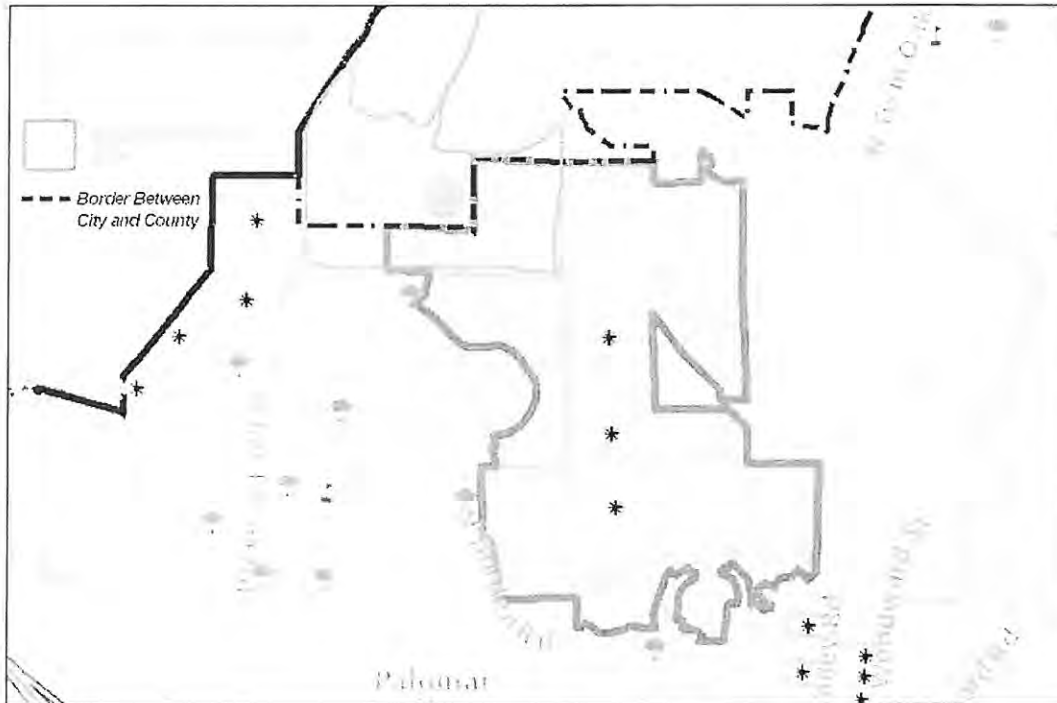
The east portion of the proposed San Marcos Highlands development, Lots 171 - 198, meets the criteria to be included in the Ridgeline Protection & Management Overlay Zone. The only reason this land is not already included in Ridgeline Protection & Management Zone is because it is County land (in the San Marcos Sphere of Influence), and not yet part of San Marcos. The San Marcos Highlands development proposes to annex the land from the County into San Marcos. Resolution PC 05-3869 states the following:

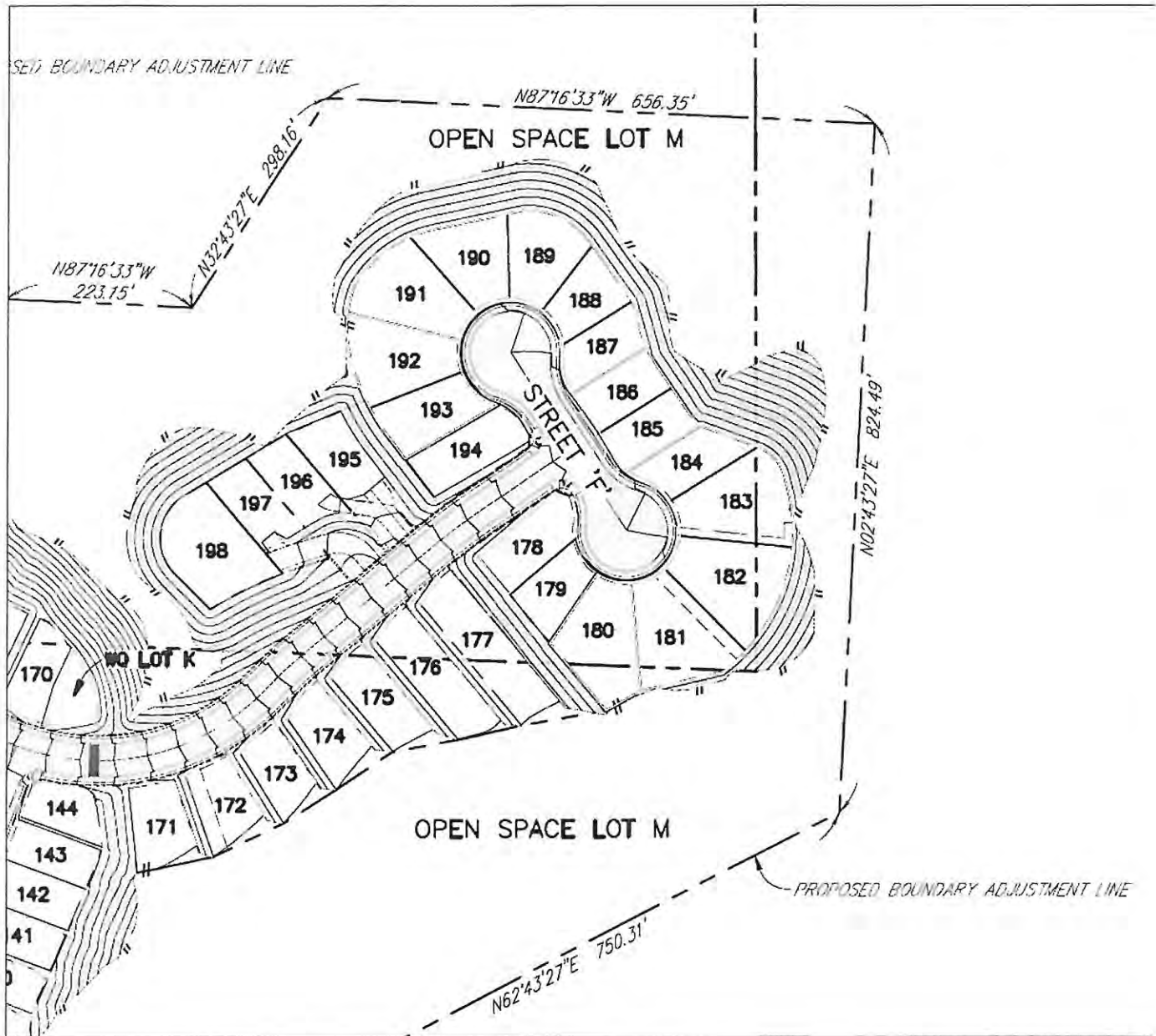
That establishment of the Ridgeline Protection and Management Overlay Zone is necessary to preserve remaining primary and secondary ridgelines within the City and its adopted Sphere of Influence.

(Resolution PC 05-3869 is attached to this email)

This means, once annexed, this land will become part of the Ridgeline Protection & Management Overlay Zone. Other words, based on the vote of the people in 2008 to preserve the San Marcos ridgelines, this land cannot be developed. Again, I would like to formally request that annexation of this land be predicated on a ballot vote to amend the Ridgeline Protection & Management Overlay Zone Ordinance.

Below are images to help you identify the specific ridgeline that I am referring to.





Actual Visual Analysis from the Mitigated Negative Declaration



PROPOSED PROJECT

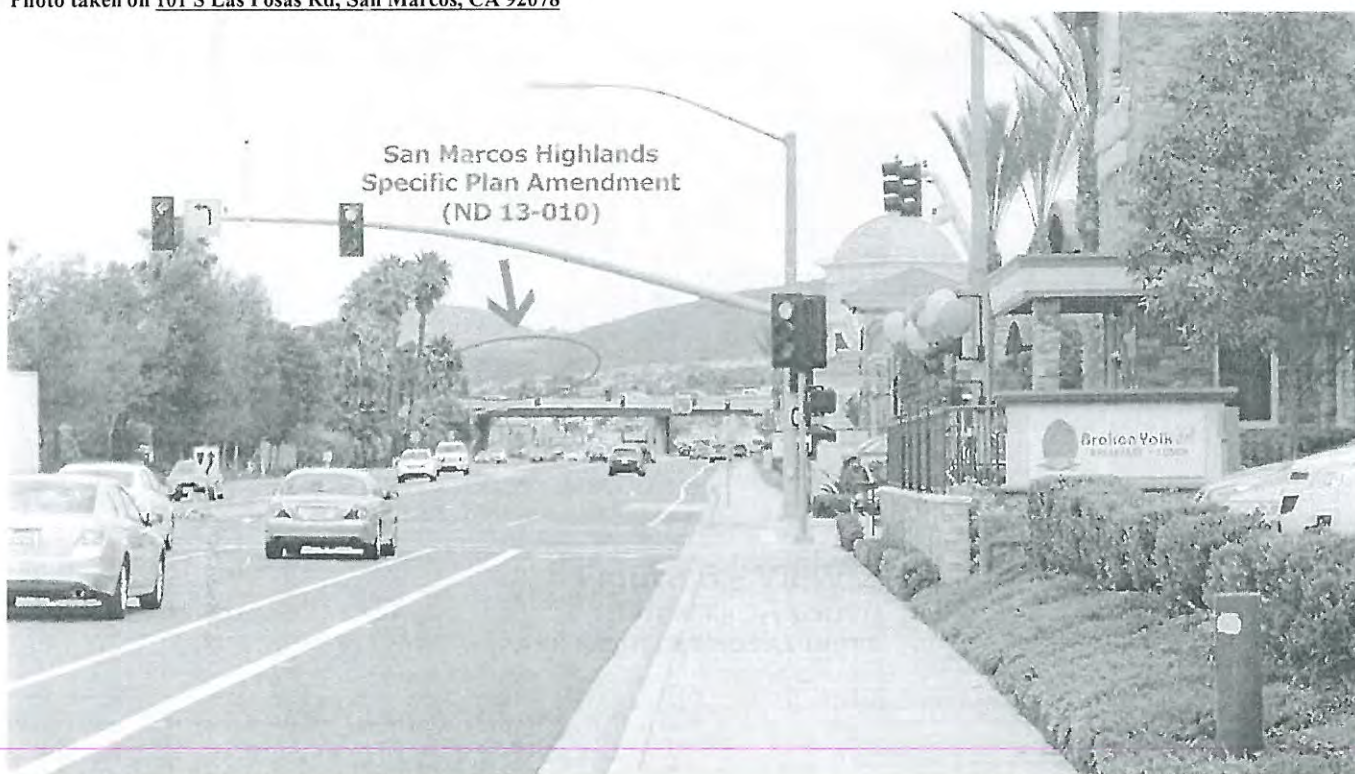


EXISTING CONDITION



Figure 6 - View 2
VIEW FROM SOUTH
PARK NEAR LAS POSAS DRIVE

Photo taken on 101 S Las Posas Rd, San Marcos, CA 92078



Thanks,

KEVIN MECUM
719 Avenida Leon
619-717-6137

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, December 31, 2013 8:23 AM
To: 'Holly'; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: RE: Concerns about Proposed Highlands Project

Ms. Hamilton-Paucar,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process. The proposed project is scheduled for a Planning Commission Hearing on Monday, January 13, 2014. You are welcome to attend the hearing, and provide your input regarding the proposal. Your comments below will be included in the review package for the Planning Commissioners when the proposal goes to the public hearing.

If you have any questions, please contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Holly [<mailto:hollypaucar@hotmail.com>]
Sent: Monday, December 30, 2013 9:36 AM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Concerns about Proposed Highlands Project

I am writing to express my concerns about the proposed Highlands project at the end of Las Posas. My husband and I have lived here for 13 years now and are raising our three kids. We love living here due to the parks, the views of the hills, and the wonderful school. Paloma Elementary continues to have a big increase in the number of students it serves and class sizes continue to grow. One of my big concerns is the increase in the number of students that will need to be served and then the need to build yet again in the area a new school to serve the kids. My second concern is the traffic. By opening this street up further and including that many more people it will significantly increase traffic which increases smog, congestion, and accidents in an area with many children. Wild life and nature continue to be threatened and making parks does nothing for the environment. One of the things I love about San Marcos has been its commitment to keeping its hills and views intact. Part of what makes it beautiful is that it is natural and not all parks that are man made. I am requesting that this project not be approved and to preserve this area while looking for alternatives for growth such as the affordable housing/businesses being planned and built in the downtown business and rails area.

Thank you,
Holly Hamilton-Paucar
1098 Camino Del Sol
760-586-2617

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, December 31, 2013 8:27 AM
To: 'Bob Conway'
Subject: RE: Thank you for attending the Highlands Workshop

Bob,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process. The proposed project is scheduled for a Planning Commission Hearing on Monday, January 13, 2014. You are welcome to attend the hearing, and provide your input regarding the proposal. Your comments below will be included in the review package for the Planning Commissioners when the proposal goes to the public hearing.

If you have any questions, please contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Bob Conway [<mailto:bobconway01@gmail.com>]
Sent: Thursday, December 19, 2013 4:00 PM
To: Pedersen, Norman
Subject: Re: Thank you for attending the Highlands Workshop

Yes Norm, I have a comment to be retained for the official record. The nearly three hour Planning Workshop of Monday Dec.16, 2013 disclosed glaring and "significant new information" which under CEQA Section 15088.5 REQUIRES a full and complete RECIRCULATION of the EIR for the Highlands Project. It is unequivocal in the requirement and superceeds the MND as presented by the applicant and the agent Consultants Colabrative.

Please inform all Planning Commissioners of my official objection based on this specific CEQA Section requirement.

Thanks very much!
Bob Conway
-Santa Fe Hills Resident

On Dec 19, 2013 2:59 PM, "Pedersen, Norman" <NPedersen@san-marcos.net> wrote:
Hello,

Thank you for attending the Planning Commission Workshop last Monday (12/16) for the proposed San Marcos Highlands project. Your questions and comments are an important part of the review process. City staff appreciates you taking the time to attend and providing your input regarding the proposal. If interested, the

powerpoint presentations by City staff and the applicant are available on the City's website at www.san-marcos.net/highlands for your viewing.

If you have any additional questions or comments regarding the proposal, please feel free to contact me.

Thanks

Norm Pedersen

Associate Planner

City of San Marcos Planning Division

[760.744.1050](tel:760.744.1050) x3236

npedersen@san-marcos.net

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, January 08, 2014 5:42 PM
To: 'Helena, Corinne'; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: RE: Why I Oppose the San Marcos Highlands Project

Ms. Helena,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process. The proposed project is scheduled for a Planning Commission Hearing on Monday, January 13, 2014. You are welcome to attend the hearing, and provide your input regarding the proposal. Your comments below will be included in the review package for the Planning Commissioners when the proposal goes to the public hearing.

If you have any questions, please contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Helena, Corinne [<mailto:Corinne.Helena@wellpoint.com>]
Sent: Wednesday, January 08, 2014 4:07 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: Why I Oppose the San Marcos Highlands Project

Dear San Marcos Planning Division, City Council, and San Diego County Planning Department,

I am aware that an application for the San Marcos Highlands project has been submitted to the City of San Marcos for processing. This letter is to advise you that I am opposed to this project. Please notify me of any workshops, meetings, hearings or documents related to this project.

Ample wildlife corridors are essential to the health and well-being of a large variety of species as are healthy and undisturbed wetlands. Additionally, I don't believe we need more dense housing developments.

Thank you for your attention to this request.

Sincerely,

Corinne D Helena

615 Kennedy Way

San Marcos, CA 92078

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information or otherwise be protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, January 15, 2014 3:43 PM
To: 'Jeff Romek'
Subject: RE: San Marcos Highlands Alerts

Mr. Romek,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process, and will be included in the review package for Planning Commission when the proposal goes to a public hearing. No future date of when this project would go to a Planning Commission hearing has been established. When the project is ready to go forward it will be re-advertised, and notices will be sent to Santa Fe Hills residents and surrounding property owners. Your e-mail address will be added to the notification list for future updates on the project.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Jeff Romek [<mailto:jeffromek@gmail.com>]
Sent: Friday, January 10, 2014 4:34 PM
To: Pedersen, Norman
Subject: San Marcos Highlands Alerts

Dear Mr. Pederson,

Please send me all alerts and updates about the San Marcos Highlands project. I oppose this project in its current form because it ignores concerns voiced in prior studies and recommendations and possibly violates the ridgeline protection act. I live in Santa Fe Hills and am opposed to the high density developments in the area.

For instance, I am very disappointed in the new low income housing project on Las Posas between Grand and Mission. This section of Las Posas already has too many traffic light intersections and is very congested. To put that many housing units in the location is going to be a traffic nightmare. Building high density development in the Highlands area will further exacerbate congestion. Additionally, I don't believe that our school district has the capacity to absorb that many households.

There are just too many issues with the current Highlands proposal. I urge the City of San Marcos to reject the current proposal. They need to regroup, have current environmental impact studies completed, and propose a new lower density project that balances the needs of the community and owner.

My name and address are as follows:

Jeff Romek
746 Via Barquero

San Marcos, CA 92069

I am disappointed the next Highlands public meeting was cancelled. I was planning on showing up to voice my opposition. I hope it was not canceled to disrupt opposition turnout. Please make sure to let me know when the next meeting is scheduled.

Thanks.

Jeff.

Pedersen, Norman

From: Backoff, Jerry
Sent: Monday, January 13, 2014 10:28 AM
To: 'Dani Lindamood'; Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Griffin, Jack
Subject: RE: San Marcos Highlands vote

Ms. Lindamood,

Thank you for your e-mail on the Highlands project. Last Friday the City put out a news release on the City's website indicating that the Highlands project is being postponed to further address issues raised by the San Diego Local Agency Formation Commission (LAFCO). As such the scheduled hearing for tonight has been "tabled" which means the item will be pulled from the agenda and not discussed.. No future date of when this project would go to a Planning Commission hearing has been established. When the project is ready to go forward it will be re-advertised. We will put your e-mail address on our notification list for e-mail blasts and updates on the project.

Thank you for your involvement.

Jerry Backoff
Planning Division Director

From: Dani Lindamood [mailto:dani.lindamood@gmail.com]
Sent: Sunday, January 12, 2014 11:41 PM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Subject: San Marcos Highlands vote

Dear Honorable Officials,

First, let me take the time to thank you for reading this email. My name is Danielle Lindamood and I am writing to you concerning the impending vote tomorrow for the San Marcos Highlands development project approval.

I have lived in San Marcos my entire life and have seen the city grow and change, both for the better and in my humble opinion, for worse also. There is no question in my mind that development has been important to bringing both funding and economic growth to San Marcos over the past 20 years. There is also no question in my mind that we have a responsibility to balance economics with environmental stewardship, for our enjoyment and for future generations. The plans in their current state, I believe, should not move forward because the scales in this case have been tipped too far to the economic side of consideration.

In my lifetime, I have seen the beautiful mountains I explored as a child become housing developments time and time again. I know that growth in our fine city is inevitable, but a more concise plan for the Highlands Project could mean the difference between building with very little consideration of wildlife and their habitats and becoming a city that is a beacon of hope in a world that too often disregards the delicate balance between the Earth that provides life and human impact. San Marcos has been applauded in its education sector for sound economic planning that enabled us to get through tough financial times, even building more schools. San Marcos could also become a city that is applauded and widely celebrated for taking steps to approve sustainable development projects going into the future.

I know very well that San Marcos needs more housing and I do not propose that we ignore that need. Rather, I beg you all to consider reworking the Highlands Project into the finest example of environmental stewardship possible through bringing on environmental scientists or other professionals who can give important insights into how we can develop harmoniously with our surroundings. I believe in the potential of the Highlands Project and this small action could turn this development from just another speckling of house on another San Marcos hill into the new, green standard of development.

I strongly believe that we all have the potential to shake from traditions of the past and make real, lasting change. I'm sure as representatives of San Marcos, you all believe in the power of lifting your voice to stand for something important. Choose the environment and do it tomorrow. I thank you so sincerely for your time and your service and I hope that my words inspire you to consider reworking the San Marcos Highlands project and setting a precedent for environmental stewardship going into the future.

With warm regards,

Danielle Lindamood
Environmental Advocate
dani.lindamood@gmail.com
(760) 519-7813

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, January 15, 2014 3:19 PM
To: 'linda green'; +jdesmond@san-marcos.net; +rjones@san-marcos.net; +corlando@san-marcos.net; +kjabara@san-marcos.net; +sjenkins@san-marcos.net; +sanmarcoshighlands@gmail.com; +jennifer.domeier@sdcounty.ca.gov; +lromero@san-marcos.net; +JBackoff@san-marcos.net; +JGriffin@san-marcos.net
Subject: RE: Highlands project.

Mr. Green,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process, and will be included in the review package for Planning Commission when the proposal goes to a public hearing. No future date of when this project would go to a Planning Commission hearing has been established. When the project is ready to go forward it will be re-advertised, and notices will be sent to Santa Fe Hills residents and surrounding property owners. Your e-mail address will be added to the notification list for future updates on the project.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: linda green [<mailto:lindalee@rfe.cts.com>]
Sent: Wednesday, January 15, 2014 10:36 AM
To: Pedersen, Norman; +jdesmond@san-marcos.net; +rjones@san-marcos.net; +corlando@san-marcos.net; +kjabara@san-marcos.net; +sjenkins@san-marcos.net; +sanmarcoshighlands@gmail.com; +jennifer.domeier@sdcounty.ca.gov; +lromero@san-marcos.net; +JBackoff@san-marcos.net; +JGriffin@san-marcos.net
Subject: Highlands project.

My main concern is the DENSITY of the project. San Marcos as a progressive city, not only needs parks for its youth, it needs area like the Highlands for open space for the rest of the community. The people wanting to build high Density in Highlands do not care about San Diego. They come from the Asphalt Jungle of Orange County. We are looking for a city counsel that looks at the needs of it's residents. Not just rush in density today, but a council that looks ahead so the parents can raise our children here, and that the GROWTH was well Planned out making it a desirable area for our children to Raise their children. Rod Green

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, January 15, 2014 3:22 PM
To: 'Livegreen4ourkids@yahoo.com'
Subject: RE: Highlands Development

Mr. Luce,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process, and will be included in the review package for Planning Commission when the proposal goes to a public hearing. No future date of when this project would go to a Planning Commission hearing has been established. When the project is ready to go forward it will be re-advertised, and notices will be sent to Santa Fe Hills residents and surrounding property owners. Your e-mail address will be added to the notification list for future updates on the project.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

-----Original Message-----

From: Livegreen4ourkids@yahoo.com [<mailto:livegreen4ourkids@yahoo.com>]
Sent: Tuesday, January 14, 2014 6:59 PM
To: Pedersen, Norman; +jdesmond@san-marcos.net; +rjones@san-marcos.net; +corlando@san-marcos.net; +kjabara@san-marcos.net; +sjenkins@san-marcos.net; +sanmarcoshighlands@gmail.com; +jennifer.domeier@sdcounty.ca.gov; +lromero@san-marcos.net; +JBackoff@san-marcos.net; +JGriffin@san-marcos.net
Subject: Highlands Development

I would like to thank you for the denial of the Highlands housing project. We recently moved from Carlsbad and what made the house I purchased so appealing was the wonderful unobstructed views of the surrounding hillsides.

We are oftentimes woken up at night with the sounds of coyotes and it reminds me how close we are to nature, and it feels good.

Once again thank you for the denial, we don't want the hillsides damaged / developed and will support those organizations / council members who are also opposed to the development.

Sincerely,

Ed H. Luce
760-845-7400

Pedersen, Norman

From: Pedersen, Norman
Sent: Wednesday, January 15, 2014 3:31 PM
To: 'Heinz Haffner'; +jdesmond@san-marcos.net; +rjones@san-marcos.net; +corlando@san-marcos.net; +kjabara@san-marcos.net; +sjenkins@san-marcos.net; +sanmarcoshighlands@gmail.com; +jennifer.domeier@sdcounty.ca.gov; +lromero@san-marcos.net; +JBackoff@san-marcos.net; +JGriffin@san-marcos.net
Subject: RE: Opposition to the Highlands project

Mr. Haffner,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process, and will be included in the review package for Planning Commission when the proposal goes to a public hearing. No future date of when this project would go to a Planning Commission hearing has been established. When the project is ready to go forward it will be re-advertised, and notices will be sent to Santa Fe Hills residents and surrounding property owners. Your e-mail address will be added to the notification list for future updates on the project.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Heinz Haffner [<mailto:haffnerheinz@gmail.com>]
Sent: Tuesday, January 14, 2014 8:40 AM
To: Pedersen, Norman; +jdesmond@san-marcos.net; +rjones@san-marcos.net; +corlando@san-marcos.net; +kjabara@san-marcos.net; +sjenkins@san-marcos.net; +sanmarcoshighlands@gmail.com; +jennifer.domeier@sdcounty.ca.gov; +lromero@san-marcos.net; +JBackoff@san-marcos.net; +JGriffin@san-marcos.net
Subject: Opposition to the Highlands project

Because of:

- Density of the development.
- Increased traffic.
- Possible road connection to Buena Creek Road.
- Further reduction of the current open spaces.
- Further negative impact on existing wildlife.

Heinz D. Haffner

EBI Ltd. & HIMG(R)
haffnerheinz@gmail.com
C 760.519.8062
www.ceramicure.com
www.ceramicure.com.br
store.ceramicure.com.br
F 560 538 7804

NOTICE: This email message is for the sole use of the intended recipient(s) and may contain confidential and

privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Pedersen, Norman

From: Shaw Jeff [Jeff.Shaw@maquet.com]
Sent: Monday, January 20, 2014 10:19 AM
To: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; sanmarcoshighlands@gmail.com; jennifer.domeier@sdcounty.ca.gov; Romero, Lydia; Backoff, Jerry; Griffin, Jack
Cc: Shaw, Jennifer (jennifer.shaw@integralife.com); daisy1105@gmail.com
Subject: Highlands Development Concern
Attachments: Highlands_Council Members_012014.docx

Follow Up Flag: Follow up
Flag Status: Completed

Dear Council Members,

We are writing as concerned residents and homeowners in the Santa Fe Hills neighborhood. Please see attached document regarding our concerns.

Best Regards,

Jeff & Jennifer Shaw
1360 Avenida Pantera
San Marcos, CA 92069

760-842-1479

STRICTLY PERSONAL AND CONFIDENTIAL: This email may contain confidential and proprietary material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies

1/20/2014

Dear Council Members,

I am writing as a concerned resident, parent, and homeowner in the Santa Fe Hills neighborhood. My family and I are opposed to the Highlands project as it will affect our lives dramatically. Notwithstanding the outdated traffic and environmental impact studies, adding 190 new homes and having N. Las Posas Road as the main traffic artery will undoubtedly have a significant impact on our neighborhoods. As the economy has improved and housing occupancy is nearing capacity once again, there has already been an increase in traffic, noise, and parking issues. When Palomar College is in session, we experience added delays entering the Santa Fe neighborhoods on both N. Las Posas and Borden, which are the main entry points into Santa Fe Hills.

If the Highlands project is allowed to proceed, there will certainly be an even greater increase in traffic volume and noise, which will severely impact our ability to enjoy our neighborhoods and outdoor activities such as walking, jogging, and bike riding. The safety of our children will also be negatively impacted with such an influx of traffic and opportunities for non-residents to drive through the neighborhoods. The traffic increase will essentially make N. Las Posas and Borden like mini-freeways, thus hampering our children's ability to walk/ride a bike to and from the nearby elementary and middle schools or to and from their friends' houses.

In addition to the activities that take place on our roads and walking paths, Santa Fe Hills residents greatly utilize and enjoy the surrounding nature and hiking trails. This aspect of our neighborhood was a big reason why we purchased our home here. On any given day, hikers, bicyclists, and horseback riders can be found enjoying the beautiful scenery of this area. Is it really necessary to tear down another natural haven?

The quality of life and housing values in the Santa Fe Hills community cannot withstand this proposed mega-neighborhood. I am not sure why Santa Fe Hills needs to be sacrificed for Highlands. We were pleased to see the recent postponement of the project and would urge you to strongly consider further delay and requirement of up-to-date traffic and environmental impact studies.

We would urge you to strongly consider nixing this proposal for good.

Best Regards,

Jeff & Jennifer Shaw
1360 Avenida Pantera
San Marcos, CA 92069

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, August 26, 2014 9:34 AM
To: 'E Fernandez'
Subject: RE: San Marcos Highlands Environmental Impact Report

Ms. Fernandez,

Thank you for your comments regarding the proposed San Marcos Highlands project. Your comments are an important part of the review process, and will be included in the review package for Planning Commission when the project moves forward to a public hearing. You will receive additional notices in the future when the environmental impact report is available for public review and for future public hearings regarding the proposal. These dates have not been scheduled at this time.

A public workshop is scheduled for October 8th, and you will receive a notice for the workshop within the next few weeks. At the workshop, the project applicant provides an overview of the proposed subdivision, and is available to hear your comments and questions. As adjacent property owners, your input on this project is important.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: E Fernandez [<mailto:elainemfernandez@gmail.com>]
Sent: Sunday, August 24, 2014 7:28 PM
To: Pedersen, Norman
Subject: San Marcos Highlands Environmental Impact Report

Hello,

I am writing in concern over the proposed 189 clustered single-family residential lots at the northern end of Las Posas Road.

I currently live in the Santa Fe Hills neighborhood off of Las Posas. Las Posas is already a busy street, and with this proposed development of housing, although the notice of preparation states that "the extension of North Las Posas to Buena Creek Road is not proposed as part of this project", it will probably happen. With the future in mind, I fear for my children, or anyone else for that matter, walking along the street with the more speeding people. Neighborhoods should feel safe for the kids to walk to and from, and the way Las Posas is now, along with Borden, we have enough "major street" activity.

As for the housing development, I do not want extra dust and sound from the "rock crusher(s) [which will be used] during grading operations". Let the neighborhood remain peaceful, as well as leave some natural habitat before everything is a concrete jungle.

Pedersen, Norman

From: Kevin Mecum [kevin.mecum@gmail.com]
Sent: Thursday, October 09, 2014 10:02 PM
To: Pedersen, Norman
Cc: Griffin, Jack; Backoff, Jerry; Romero, Lydia
Subject: Re: San Marcos Highlands Notice of Preparation for an Environmental Impact Report

Hello Norm, Jerry, Jack,

My email to you with questions about the Ridgeline Development Permit (and a request for a copy once it was submitted), was dated 8/14/14, before the Highlands NOP was released. Being that it is now past the NOP public comment period, and that I am learning for the first time that the application is actually already in-process, I am extremely frustrated. Why was I not provided with this information beforehand? This is completely unfair and **another** sign that this project is being processed biasedly and unfairly. The Ridgeline Ordinance and permit was not even mentioned once in the Draft EIR that we were provided. The only mention was this map, that shows the homes that would be built within the current ROZ: <http://www.san-marcos.net/modules/showdocument.aspx?documentid=9668>

I would like to formally request that you stop the EIR process immediately, RE-OPEN the NOP Public Comment period, and provide myself, and the rest of the public, more information about the Highlands plan to build homes within the Ridgeline Protection Zone so that we have a fair chance to formulate informed public comments.

Building on top of the San Marcos ridgelines is not something to be taken lightly, which is apparently what is happening. The San Marcos ridgelines are our defining feature. Being that I am connected with so many people throughout San Marcos, and especially Santa Fe Hills, I am not guessing when I tell you that one of the most common reasons why people are **proud** to live in San Marcos is because of the views and proximity to nature. This should not come as a surprise, because in 2008, the people of San Marcos voted in favor of the Ridgeline Protection & Management Overlay Zone Ordinance, an Ordinance that was put in place specifically to protect the San Marcos ridgelines from adverse development.

There are at least 26 homes and lot of grading that the Highlands project would construction on the ridgelines. It is only fair to the people of San Marcos that any plans to destruct the ridgelines that we voted to protect, be processed fairly and openly to the public.... especially considering the **unprecedented** extent that the Highlands project is proposing to destruct these ridgelines!! This is the exact opposite of what is happening right now. In fact, the feedback I heard from everybody who was able to make last week's workshop told me that all they heard about the Ridgelines is that it was **all okay.. no conflicts.. no problems**.

Again, I requesting that you STOP the project ASAP. Release everything regarding the Highlands project's plan to destroy the ridgelines, and give the public a fair chance to provide feedback before the EIR is completed. Please mail notices to EVERY HOME in Santa Fe Hills, to remain consistent with all other Highlands notifications.

Please review page 5 and 6 of the ordinance below. This is the type of information that I have been expecting.

7. Cerro De Las Posas Park
8. Bradley Park
9. Discovery Park
10. Simmons Park
11. Jack's Pond Park
12. Cesar Chavez plaza at CSUSM

- S. **Total Graded Area** means all graded areas (including on and off-site) development project.
- T. **View Fence** is a type of fence consisting of a material (wrought iron, plexig etc.) that allows visibility both on and off site.

20.131.050 Applicability of Ridgeline Development Permit: Notice Requirement

The proposed construction of a single-family residence on a legal lot located within Ridgeline Overlay Zone shall not be required to obtain a Ridgeline Development Permit provided that all regulations of this Ordinance are met. In addition, within 20 working days of the receipt of the building plans submitted by the property owner, the San Marcos Planning Division shall mail out a Notice of Intent (NOI) to the surrounding property owners within 1,000 feet of project boundary or expand the NOI to include a minimum of 100 property owners, whichever is greater. The City will also post the NOI on the City's website.

The proposed construction of two (2) or more main structures or parcels located within primary or secondary ridgeline setback area which involves grading, or construction or onto the areas identified as the City's Ridgeline Overlay Zone Map must obtain a Ridgeline Development Permit pursuant to this Chapter prior to any construction. Development Regulations herein shall apply to subdivisions, uses, new structures, additions to existing structures including accessory structures and to all development on a parcel(s) located within any Ridgeline Overlay Zone.

Within 20 working days of the receipt of the Ridgeline Development Permit by the applicant, the San Marcos Planning Division shall mail out a Notice of Intent (NOI) to the surrounding property owners within 1,000 feet of project boundary or expand the NOI to include a minimum of 100 property owners, whichever is greater. The City will also post the NOI on the City's website. The Ridgeline Development Permit must be reviewed and approved by the Planning Commission.

20.131.060 Application Submittal Requirements

A Ridgeline Development Permit (RDP) shall be made in accordance

- B. An application for a Ridgeline Development Permit may be made by the recorder, owner or owners of the property affected or authorized agent of the owner or owners. The application shall be filed with the Planning Division upon filing for a permit as required by the Planning Division. The application shall be accompanied by the information and requirements listed under Section D, which allow for detailed review pursuant to this Chapter and demonstrate compliance with this Ordinance.
- C. At the time of filing the RDP application, which will include a Public Notice, the applicant shall follow a procedure consistent with that described in 20.131.050, above, the applicant shall pay a processing fee as established by the City of San Marcos plus appropriate environmental fees.
- D. The required submittal of plans and material are as follows:
1. Legal description, assessors parcel number, & vicinity map.
 2. A brief outline of proposed project.
 3. A description of, and the zoning of, adjacent properties.
 4. Photographs of site.
 5. An existing conditions map showing all trees, shrubs, vegetation, outcroppings, all ridges & hilltops, drainage courses, lakes, ponds, access points, easements, existing building, proposed buildings, above grade utility lines, all buildings on adjacent lots within 50 feet of the project property and any other significant natural features.
 6. A slope map with a minimum 2 foot contour interval at a scale of 1 inch = 100 feet clearly depicting all contours on-site. In cases where applicant rely on an off-site easement for brush management, access, etc. show slopes in these areas as well.
 7. A preliminary soils report submitted by a certified engineer.
 8. A preliminary hydrology report.
 9. An erosion control plan.
 10. Grading and drainage plan, if applicable.
 11. Fuel Management Plan
 12. A landscape plan.
 13. Plans & elevation or rendering of proposed dwelling and other buildings.
 14. Samples of the proposed building material on a material board.
 15. A photo simulation may be required for subdivisions of the proposed development (5 or more lots) or as determined by the Planning Director. The simulation should be taken from off-site viewing platforms and show the relationship between the Primary/Secondary Ridgeline versus proposed development as determined by the Planning Director. For subdivisions may still require at a minimum visual cross-sections

Thanks,

KEVIN MECUM

On Thu, Oct 9, 2014 at 4:39 PM, Pedersen, Norman <NPedersen@san-marcos.net> wrote:

Kevin,

Thanks for your email.

The Highlands project is processed with the City as one project application. An application can have several entitlements for different aspects of a project as part of the approval. In this case, the applicant is requesting approval of the following entitlements:

1. Specific Plan Amendment to modify the existing Highlands Specific Plan.
2. Tentative Subdivision Map for the subdivision of the property.
3. Conditional Use Permit to allow for a rock crusher(s) during grading operations.
4. PreZone to establish a designation of "Specific Plan Area (SPA)" for one of the properties currently in the County.
5. Ridgeline Development Permit (RDP) to allow for development within a portion of the property that is designated as Ridgeline Overlay Zone (ROZ).

When a project is being reviewed by the City and it is determined during the process that an additional entitlement is required for approval, the entitlement is added to the current application. A separate application is not needed for that entitlement. In this case, the RDP entitlement was added to the project application earlier this year. All the entitlements are processed concurrently as one project under one application which was originally submitted on February 13, 2013 per the attachment.

If you have any additional questions, please feel free to contact me or Jerry Backoff, Planning Division Director.

Thanks

Norm Pedersen
Associate Planner

City of San Marcos Planning Division

760.744.1050 x3236

npedersen@san-marcos.net

From: Kevin Mecum [<mailto:kevin.mecum@gmail.com>]

Sent: Wednesday, October 08, 2014 9:34 PM

To: Griffin, Jack; Pedersen, Norman

Cc: Backoff, Jerry; Romero, Lydia

Subject: Re: San Marcos Highlands Notice of Preparation for an Environmental Impact Report

Hello Norm, Jerry,

I have not heard back from you regarding my original question about the Ridgeline Development Permit. As per my 8/14/14 email, I need to know about this, and receive a copy, as soon as the application is filed. Thank you.

Thanks,

KEVIN MECUM

On Mon, Aug 18, 2014 at 3:44 PM, Griffin, Jack <JGriffin@san-marcos.net> wrote:

Mr. Mecum,

I wanted to respond to reiterate my prior answer that I anticipate that the draft policy that the Council directed staff to work on will likely come to the City Council in September. I understand that you would like it expedited. The schedule remains as I previously indicated to you. I would suggest you raise the issue of the ridgeline as you see fit within the NOP process.

Our Planning staff can respond to you regarding your questions related to a ridgeline development permit application.

Lastly, I suggest that you contact the developer to ask if they will provide project maps in a format that can be loaded into Google Earth. That is not a requirement of the City nor do I expect the City to have a need for that capability.

Jack Griffin, City Manager

City of San Marcos

1 Civic Center Drive

San Marcos, CA 92069-2918

jgriffin@san-marcos.net

[760-744-1050](tel:760-744-1050), ext. 3115

From: Kevin Mecum [<mailto:kevin.mecum@gmail.com>]

Sent: Thursday, August 14, 2014 7:34 PM

To: Pedersen, Norman; Backoff, Jerry

Cc: Griffin, Jack

Subject: Re: San Marcos Highlands Notice of Preparation for an Environmental Impact Report

Hello Norm, Jerry,

During the 6-10-14 City Council meeting, Council Commentary, Chris Orlando asked City Staff to look into a process... a "Policy"... for applying the spirit and principles of the Ridgeline Protection & Management Zone prior to annexing land into the City. I was told recently by Jack Griffin that it probably won't be figured out until a September City Council meeting. Being that the Highlands project was the primary driver for Chris to bring this up, but the NOP is already underway, how do you suggest I address this ridgeline issues during the public comments?

Is there any way you can expedite this so that it can be discussed in a City Council meeting BEFORE the NOP public comment period expires? If not, can you extend the NOP public comment period until after this is discussed in a City Council meeting?

Has the Highlands applicant submitted a Ridgeline Development Permit? Are you waiting until the outcome of this new policy before the you accept the application? When you you receive the application, can you please share it with me?

Does the applicant have any of the project maps in a format that can be easily loaded into Google Earth? If not, can you please request that so that the public can get a better representation of the final proposed project?

Thank you

KEVIN MECUM

On Thu, Aug 14, 2014 at 3:50 PM, Pedersen, Norman <NPedersen@san-marcos.net> wrote:

Hello,

Thank you for your interest in the proposed San Marcos Highlands project.

This email is to inform you that the Initial Study for the Environmental Impact Report (EIR) is currently available for public review per the attached Notice of Preparation. The Initial Study provides a description of the proposed scope and content for the EIR that will be prepared for the project. Your feedback is requested regarding what environmental information should be covered in the EIR.

Said notice has been mailed to residents of Santa Fe Hills and surrounding properties of the project site. The Initial Study is available for viewing at City Hall or on the City's website at www.san-marcos.net/highlands . Written comments must be received by e-mail or letter mailed no later than September 15, 2014.

Upcoming Public Workshops will be a Scoping Meeting for the Draft EIR on August 28th and a Public Workshop on October 8th. Please see the attached Notice of Preparation for details.

If you have any questions or would like to provide comments regarding the Initial Study, please feel free to contact me.

Thank you,

Norm Pedersen
Associate Planner
City of San Marcos Planning Division
1 Civic Center Drive, San Marcos, CA 92069
760.744.1050 x3236
npedersen@san-marcos.net

Pedersen, Norman

From: Backoff, Jerry
Sent: Monday, October 20, 2014 12:45 PM
To: 'Kevin Mecum'; Pedersen, Norman
Cc: Griffin, Jack; Backoff, Jerry
Subject: RE: Ridgeline Permit Notice

Kevin,

Your concerns regarding notification of the Ridgeline Development Permit (RDP) was discussed with the City Attorney. The conclusion is that it is appropriate on projects with multiple applications to include the notice of the RDP along with the other applications. For instance the Ridgeline Protection & Management Overlay Zone (RPMOZ) requires projects that have Tentative Subdivision Maps (TSM) within this overlay zone to process a Specific Plan and RDP. In this situation the notification would include the Specific Plan, the TSM, and the RDP. The Highlands updated web page and the Notice of Preparation have included a description of the RDP along with the other project entitlements. However, to ensure all residents and property owners fully understand the RDP entitlement as it relates to the Highlands project, a one- time separate notice will be sent to all residents/property owners within 1,000 feet of the RPMOZ. In the future Highland notices the RDP will be included with the other project applications.

You also referenced the other RDP near the fire station off of San Elijo Road. In this situation the RDP was the only application submitted since it was reconstruction of a single family residence on an existing legal lot. As such it was the only application to be noticed.

Regards
Jerry Backoff
Planning Division Director

From: Kevin Mecum [<mailto:kevin.mecum@gmail.com>]
Sent: Wednesday, October 15, 2014 9:49 PM
To: Backoff, Jerry; Pedersen, Norman
Cc: Griffin, Jack
Subject: Ridgeline Permit Notice

Hello Jerry, Norm,

I've talked to several neighbors who live directly next to the ridgeline in which the ridgeline permit is being processed. They are all aware of the Highlands coming back, but 0% of them have any clue about the Ridgeline Ordinance or the Permit. This is exactly what I suspected by the way the announcement of the Ridgeline permit was mixed in with everything else regarding the Highlands.

To honor the words of the actual Ridgeline Ordinance, the public needs to receive a separate, **descriptive** notice about the plans to build homes atop the ROZ.

The ordinance was something voted into law by the people, and is a BIG DEAL to a lot of people. The public deserves to be notified specifically about the Ridgeline Permit Application, especially considering the unprecedented number of homes requesting to be built within the ROZ... and especially considering the misleading representation about the ROZ given by the Applicant at the workshop.

Apparently the way you are interpreting the Ordinance, is that you can relatively discretely lump all of the notification requirements into all other notifications about the Highlands. Obviously this is not how I interpret this whatsoever. Using the same principal as 20.131.150 of the ordinance, "in the event of a conflict between this Chapter and another zoning code chapter, the more restrictive shall apply", you need to err on the side of sending a separate notification regarding specifically this permit, following the specific guidelines laid out in the ordinance.

One more example for you...

Previously on City of San Marcos website there was a separate webpage specifically about a Ridgeline Permit (for a property across from the Fire station on San Elijo Rd). This was a very very minor deal compared to the Highlands Ridgeline Permit. This permit had it's own webpage, it's own notifications, it's own notification list. The Highlands Ridgeline Permit deserves it's own webpage, it's own notifications, etc...

Thanks,

KEVIN MECUM

Pedersen, Norman

From: Pedersen, Norman
Sent: Thursday, November 13, 2014 6:09 PM
To: 'Sandra Farrell'
Subject: RE: Thank you for attending the Highlands Workshop

Sandra,

Thanks for your email.

Prior to the Santa Fe Hills (Paloma) and Highlands Specific Plans, the zoning within the City for this area was Agricultural (A-1). This area is now zoned Specific Plan Area (SPA). The zoning within the County portion of the Highlands property was and still is A-70. The County portion is pre-zoned by the City as SPA, so if it is annexed into the City it would be zoned as such, and this is also consistent with the City General Plan.

In the 1970's and early 1980's, the General Plan identified a potential master planned community at the center of the College Area Community Plan. This is generally located within the area of the Paloma Specific Plan Area (currently known as Santa Fe Hills) which initially included the portion of the Highlands property that is in the City limits (not including the County portion). The master plan community included land uses for residential, commercial, and industrial which was limited to research and development uses. The community plan also established various general goals and policies pertaining to development within the College Area including the encouragement of business and industrial development. However, a subsequent revision of the College Area Community Plan in 1984 eliminated the potential for commercial and industrial land uses in the Paloma area. Thereafter, the Paloma and Highlands Specific Plans were approved for residential development in 1987 and 1990, respectively.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

-----Original Message-----

From: Sandra Farrell [<mailto:slfarrell@cox.net>]
Sent: Monday, October 20, 2014 12:14 AM
To: Pedersen, Norman
Subject: RE: Thank you for attending the Highlands Workshop

Hi Norm,
Jim Simmons said again that the Kubba property was originally zoned Industrial. According to the County it has always been A70. When Simmons says this is he referring to just the City portion?

Sandra Farrell

-----Original Message-----

From: Pedersen, Norman [<mailto:NPedersen@san-marcos.net>]

Sent: Wednesday, October 15, 2014 11:35 AM
To: Pedersen, Norman
Subject: Thank you for attending the Highlands Workshop

Hello,

Thank you for attending the public workshop last Wednesday (October 8th) for the proposed San Marcos Highlands project. Your questions and comments are an important part of the review process. City staff appreciates you taking the time to attend and providing your input regarding the proposal. If interested, the powerpoint presentations by City staff and the applicant are available on the City's website at <http://www.san-marcos.net/index.aspx?page=753> for your viewing.

If you have any additional questions or comments regarding the proposal, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

Pedersen, Norman

From: Pedersen, Norman
Sent: Thursday, May 07, 2015 3:48 PM
To: 'Kevin Mecum'
Subject: RE: San Marcos Highlands - Acceptable Map

Kevin,

Nice talking to you the other day.

At this point, the draft EIR will be posted very soon. Most likely within the next 2 weeks. So you are welcome then to submit your proposal during the public comment period which will be responded to through the EIR process. As we discussed, the draft EIR will address, as an alternative, a major component of your proposal which is the elimination of development on the knoll. In addition, a County zoning alternative will also be evaluated.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Kevin Mecum [mailto:kevin.mecum@gmail.com]
Sent: Sunday, May 03, 2015 11:21 AM
To: Pedersen, Norman
Cc: Backoff, Jerry
Subject: Re: San Marcos Highlands - Acceptable Map

One more important thing I forgot to mention. Because of the relationship between Las Posas and Highlands, we would like to have whether or not the full Las Posas extension to Buena Creek Rd should remain on the circulation element of the general plan. After much research, our large group is convinced that it should be removed. Timing-wise, this need to happen now.

On May 3, 2015 2:41 AM, "Kevin Mecum" <kevin.mecum@gmail.com> wrote:
Hello Norm, Jerry,

The attached file, design-1.jpg, is a map that I created after collaborating with a large group of people who are very familiar with San Marcos Highlands. We also used feedback from a lot of other San Marcos residents. This map represents what would be an essentially unopposed, acceptable development on Kubba's land.

However, in addition to the changes showcased on design-1.jpg, our requirement is that the Highlands development funds all aspects of various improvements to Las Posas Park, including the addition of significant playgrounds and full sized basketball courts. See the image Las-Posas-Park.jpg for more info.

Some of the main features that I would like to point out that are essential to making this an acceptable project are:

- **Fewer homes.** Less homes equal less negative impact across the board.
- **More public parks with facilities (i.e. bathrooms, shaded areas, picnic areas, BBQ, reservable space).** This particular portion of San Marcos is in need of more family-oriented parks with facilities. We would like Las Posas Park to become more like Sunset Park. We would also like a large and significant park built near the new Highlands homes, similar to Simmons Family Park.
- **Attach existing trails to new Highlands Park.**
- **MUCH less density in northern part of project.** As the Highlands development sprawls northward, into County land, the homes should be MUCH less dense so that the density better blends into the existing 1 home per 10 acre zoning.
- **Preserve scenic views.** The Highlands should build 0 homes on the ridgeline (or at least very few) so that surrounding homes and neighborhoods can preserve the scenic views, in the same spirit and intent of the Ridgeline Protection Zone ordinance.
- **The project MUST BE Smart Growth.** The smart growth principles highlighted in yellow below must be considered with this project.
 - Smart growth invests in existing neighborhoods, providing better services and improved access for residents. By directing infrastructure and investment dollars into existing neighborhoods, past investments in infrastructure such as roads, water and sewer systems, and schools are utilized, and the need for costly new infrastructure on the urban fringe is reduced. In addition to stemming or reversing disinvestment, such investments mean improved services for existing residents, the retention of property values for owners of older homes, and stronger communities.
 - Smart growth creates opportunities to reestablish more traditional communities through development that encourages neighbor interaction. It seeks opportunities to rebuild and create anew the social capital that holds communities together.
 - Smart growth ensures greater environmental protection, by preserving open space and other environmental amenities, and leads to stronger communities by recognizing the importance of integrating development and quality of life. In order to achieve these diverse goals, development solutions must be comprehensive. Failure to do so is a failure to achieve smart growth.
 - Open space and farmland are being consumed at increasingly rapid rates. Between 1954 and 1997 developed urban land in the United States nearly quadrupled, far outstripping population growth. The environmental effects of this type of development are clear. The loss and fragmentation of natural habitats are cited as the main factors threatening 80 percent of the species listed in the federal Endangered Species Act. Nearly 36 percent of the nation's lakes, rivers, and estuaries suffer from the effects of pollution; an estimated 21 percent of the lakes, 12 percent of the rivers, and 46 percent of the estuaries are feeling the negative consequences of urban runoff. Furthermore, the failure to ensure clean air in urban areas and the growing threat of global climate change are in significant part connected to current development and transportation patterns. Motor vehicle emissions currently account for 57 percent of all CO2 emissions, 30 percent of NO3 emissions, 44 percent of PM-10 emissions, and 27 percent of VOC (volatile organic compound) emissions
 - TOP 10 SMART GROWTH PRINCIPLES
 1. Mix land uses.
 2. Take advantage of compact building design.
 3. Create housing opportunities and choices for a range of household types, family sizes, and incomes.
 4. Create walkable neighborhoods.
 5. Foster distinctive, attractive communities with a strong sense of place.
 6. Preserve open space, farmland, natural beauty, historic buildings, and critical environmental areas.
 7. Reinvest in and strengthen existing communities and achieve more balanced regional development.
 8. Provide a variety of transportation choices.
 9. Make development decisions predictable, fair, and cost-effective.
 10. Encourage citizen and stakeholder participation in development decisions.

Thanks and I look forward to talking with you two on Tuesday 5/5 at 3:30pm.

From: [Kiss, Lisa](#) on behalf of [Planning Commission](#)
To: [Pedersen, Norman](#)
Cc: [Brindley, Karen](#)
Subject: FW: San Marcos Highlands
Date: Monday, June 29, 2015 9:01:50 AM

From: Maryming@aol.com [mailto:Maryming@aol.com]
Sent: Friday, June 26, 2015 2:05 PM
To: Planning Commission
Subject: San Marcos Highlands

I am not sure why you continue to send these letters out informing us of your intentions. It is obviously a waste of time and money.

When this project was first brought up no one in the surrounding neighborhoods wanted it. We all signed a petition against it. It is a bad thing for the area with added traffic and the problems of schools.

However, the City pushed it through regardless so it is really unimportant what the people who live here think. Of all the things this area needs more houses isn't one of them!!

I guess you think you are doing us a favor letting us know about all the noise and truck traffic there will be. Well, thanks for nothing no one wanted it to begin with.

Rick and Mary Kidder

Pedersen, Norman

From: Planning Division General Email
Sent: Thursday, July 02, 2015 3:16 PM
To: Pedersen, Norman
Cc: Brindley, Karen
Subject: FW: San Marcos Highland Project

-----Original Message-----

From: W Jackson [<mailto:crsecon@gmail.com>]
Sent: Thursday, July 02, 2015 3:14 PM
To: Planning Division General Email
Subject: San Marcos Highland Project

Please kill this vast despoiler of resources and traffic, especially of water. I do not live near there but recognize the destructiveness of mindless "growth" and its motivation for payoffs at taxpayer expense.

Pedersen, Norman

From: Planning Division General Email
Sent: Monday, July 06, 2015 7:52 AM
To: Pedersen, Norman
Cc: Brindley, Karen
Subject: FW: San Marcos Highlands

From: linda green [<mailto:lindalee@rfe.cts.com>]

Sent: Friday, July 03, 2015 7:07 AM

To: Planning Division General Email

Subject: San Marcos Highlands

Dear Norm: My biggest question at this time is how do you add so many new homes without an adequate amount of water, we are all cutting back right now. In the last 11 years we have had 4 years with rain and 7 years Without. Not against progress, it doesn't make sense at this Time to add more people to the cut backs in water we are all experiencing. Thanks for taking the time to read this. Rod Green..

Pedersen, Norman

From: Pedersen, Norman
Sent: Tuesday, September 15, 2015 4:25 PM
To: 'Kevin Mecum'
Subject: RE: Highlands Workshop Dates?

Kevin,

I was out of the office last week. Thank you for your request. The City has evaluated your request for additional workshops and determined that additional workshops will not be scheduled. As you know, 5 workshops and an EIR scoping meeting have already been conducted for the public to hear about the project, to ask questions, and to provide comments. The City appreciates the public interest in the project at the workshops which have been an important part of the review process. Public input from the workshops and the numerous written comments that have been received since the project's submittal will be provided to the Planning Commissioners and Council Members for their review when the project is ready to proceed forward to public hearings. Any additional written comments received between now and the future public hearings will also be included with the Planning Commission and City Council hearing documents.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Kevin Mecum [<mailto:kevin.mecum@gmail.com>]
Sent: Saturday, September 05, 2015 1:33 PM
To: Pedersen, Norman
Subject: RE: Highlands Workshop Dates?

Hello Norm, thanks for the update. I would again like to formally request 2 public workshops and a planning commission workshop. This was the protocol in 2013 and it was quite apparent with the large turnouts and many questions last time that they were in important workshops to hold for the public and planning commission. The most convenient location for workshops for a majority of those directly affected by the project would be Paloma Elementary. Thank you.

Kevin Mecum

On Sep 4, 2015 3:56 PM, "Pedersen, Norman" <NPedersen@san-marcos.net> wrote:

Kevin,

Thanks for your email.

To give you an update regarding the Highlands project, the City is currently evaluating the public comments that were received for the Draft Environmental Impact Report (EIR). The project's next steps will be for the Final EIR to be prepared, which will include responses to the submitted comments, and then the project going forward to public hearings at Planning Commission and City Council. No dates have been scheduled at this time for the Planning Commission and City Council hearings. Santa Fe Hills residents and other surrounding neighbors, and other interested parties will be notified by mail when future hearings are scheduled. In addition, those who have contacted the City by email regarding the project will also be notified by email when the hearings will occur.

If you have any questions, please feel free to contact me.

Thanks

Norm Pedersen

Associate Planner

City of San Marcos Planning Division

760.744.1050 x3236

npedersen@san-marcos.net

From: Kevin Mecum [<mailto:kevin.mecum@gmail.com>]

Sent: Thursday, September 03, 2015 2:06 PM

To: Pedersen, Norman

Subject: Re: Highlands Workshop Dates?

Hello Norm,

I also just wanted to remind you that you, Jerry and I already had a chat about the need for more workshops several months ago (before Jerry retired). I think Jerry said that the original plan was to have NO workshops, and to skip right ahead to a planning commission hearing. However, after our call, I had pointed out several reasons why workshops would be necessary (of which it seemed like you both agreed), such as:

- Public Workshop - So much time has passed since the last public workshops, that people have forgotten about the plans, plus so many new people have moved to the neighborhood. We should have at least 2 public workshops, on different days of week (to accommodate schedules), both at Paloma Elementary.

- Planning Commission Workshop - Basically the same argument as above. A lot of time has passed since the last workshop, and commissioners have likely forgotten about the project. Also, there are several new commissioners who need to be brought up to speed.

The protocol in 2013 for the Highlands project was 3 public workshops and 1 planning commission workshop. That protocol should essentially be the same in 2015 or 2016. Also remember to give us ample notice before each workshop (more than 1 week notice).

Thank you!

Thanks,

KEVIN MECUM

On Thu, Sep 3, 2015 at 9:23 AM, Kevin Mecum <kevin.mecum@gmail.com> wrote:

Hello Norm,

Can you please let me know when we should expect to hear the dates for:

- Highlands Public Workshop (if you could get this to be hosted at Paloma Elementary that would be ideal).
- Planning Commission Workshop
- Planning Commission Hearing

Thank you!

KEVIN MECUM

Pedersen, Norman

From: Pedersen, Norman
Sent: Monday, October 19, 2015 3:13 PM
To: 'Kevin Mecum'
Subject: RE: Highlands EIR Update (New Las Posas Landscape)

Kevin,

Thanks for your email.

Yes, the City has an upcoming project to re-landscape the medians with drought-tolerant plants. As you probably know, the Public Works Department will be holding a workshop tonight with a presentation of the proposal. Since this re-landscaping project is not part of the Highlands proposal, it does not need to be addressed by the Highlands EIR. According to the City's environmental consultant, landscaping is typically not credited as a noise reduction measure, so the re-landscaping of Las Posas Road would not significantly change conditions.

Based on the 5 workshops that have already been conducted, the City has determined that additional workshops are not warranted. When ready, the next step for the project will be the public hearing at Planning Commission. However, a hearing date has not been scheduled at this point. All of Santa Fe Hills, surrounding properties, and interested parties will be notified of the future hearing date what that is determined.

If you have any questions, please feel free to contact me.

Thanks
Norm Pedersen
Associate Planner
City of San Marcos Planning Division
760.744.1050 x3236
npedersen@san-marcos.net

From: Kevin Mecum [<mailto:kevin.mecum@gmail.com>]
Sent: Friday, October 16, 2015 12:59 AM
To: Pedersen, Norman
Subject: Highlands EIR Update (New Las Posas Landscape)

Hello Norm,

I hope you are doing well. I'm not sure if you know this, but Las Posas will be getting a new landscape in Spring 2016. Read more here: <http://www.santafehillssanmarcos.com/las-posas-median-landscape/>

The noise from traffic on Las Posas is already a nuisance for many, so the new landscape is a big deal. Whether or not the new landscape makes the Las Posas and Borden traffic noise better or worse, I think this needs to be taken into consideration as part of the Highlands EIR. Can you please see to it that this is incorporated into the EIR?

ALSO -- Are you able to commit to public workshops for the Highlands Project... and a Planning Commission Workshop? A precedent was set back in mid 2013 that there would be at least 2 public workshops and a planning commission workshop. With so many months and years passed.. it makes **no sense** to skip it this time around.

Thanks,

KEVIN MECUM