



AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: September 6, 2016

SUBJECT: Farouk Kubba. Proposed Specific Plan Amendment, Tentative Subdivision Map, Conditional Use Permit, Ridgeline Development Permit, Prezone, General Plan Amendment, and Final Environmental Impact Report for 189 Single-Family Residences

CASE: P13-0009: SP 13-001, TSM 13-001, CUP 13-010, ROZ 14-001, PZ 14-001, GPA 15-002, and EIR 15-001
APNs: 182-110-02-00, 182-110-03-00, 182-111-01-00, 184-101-14-00, 184-102-18-00, 184-102-32-00, 182-102-44-00, 184-240-13-00, 184-240-14-00, 184-240-15-00, 184-240-32-00, 184-240-33-00, 184-241-05-00, 184-241-06-00, 184-241-07-00, & 184-241-08-00

Recommendation

Recommend to City Council adoption of a Specific Plan Amendment (SP) and approval of a Tentative Subdivision Map, Conditional Use Permit, Ridgeline Development Permit, Prezone, and General Plan Amendment for 189 single-family residential lot subdivision within the San Marcos Highlands Specific Plan Area (SPA) Zone, and certification of a Final Environmental Impact Report (EIR 15-001, State Clearinghouse No. 1999071007).

Background

The project site is located at the northern terminus of N. Las Posas Road, directly north of the Santa Fe Hills community. In 1990, a Specific Plan, Tentative Subdivision Map, and Environmental Impact Report (EIR) were approved by the City for 275 single-family lots, 101 acres of open space, and a park. The project was consistent with the General Plan density for the College Area. After two (2) time extensions, the tentative subdivision map expired in 1998. As a result, in 1998 the applicant submitted a Specific Plan Amendment and a new map for 230 single-family lots, 138 acres of open space, and a park. A Mitigated Negative Declaration (MND) was prepared for the revised map. Based on public comments, a Supplemental to the previously adopted Environmental Impact Report (EIR) was subsequently prepared to replace the MND as the project CEQA document. Two (2) neighborhood workshops and a Planning Commission workshop were conducted during the review process. In 2002, Planning Commission recommended denial to City Council of the proposed 230-lot project. However,

the Specific Plan Amendment, Tentative Subdivision Map, and Supplemental EIR were approved at the following City Council hearing.

In 2004, a request for a 2-year time extension for the 230-lot Tentative Map was submitted, because the applicant was still processing regulatory permits with the resource protection agencies (i.e.: California Department of Fish & Game, Regional Water Quality Control Board, and US Army Corps of Engineers). Said time extension was denied by Planning Commission, but then was appealed by the applicant to City Council. The City Council approved a one-year time extension.

In 2005, the applicant requested a second time extension due to the prolonged processing of permits with the resource protection agencies. Based on negotiations with the agencies, the number of lots for the map was reduced to 191 single-family lots in order to accommodate a habitat linkage. A one-year time extension was approved by Planning Commission, but was appealed by a citizen to City Council. Council upheld the appeal making the finding that the applicant had been provided sufficient time to complete the permitting process, and therefore the time extension was denied. Even though the time extension was not approved, the Specific Plan approved in 2002 is still in effect for the San Marcos Highlands Specific Plan Area (SPA).

Introduction

In 2013, the subject project was submitted that proposed a Specific Plan Amendment and Tentative Subdivision Map to allow for the construction of initially 198 clustered single-family residential lots within the 265.8-acre San Marcos Highlands Specific Plan Area (SPA). Subsequently, the proposed number of residential lots was reduced to 189 during the review process. The project also proposes 27.5 acres of contiguous open space as required by the regulatory permits which is outside the Specific Plan Area. The project includes a public park, two (2) private mini-parks, and 210.8 acres of preserved natural open space. Approximately 72% of the project site, including the adjacent off-site open space, is devoted to permanent open space. The project also proposes the annexation of 124.7 acres from the County of San Diego into City jurisdiction by means of a separate request through the San Diego Local Agency Formation Commission (LAFCO). Approval of a Pre-Zone by the City will be required for a 9.7-acre portion of the project site currently within the County. The remainder of the annexation properties are currently pre-zoned Specific Plan Area (SPA). LAFCO approval will also be required for the proposed modifications of fire and utility district boundaries in relation to the project area.

A Ridgeline Development Permit to allow for thirty-seven (37) lots of the proposed subdivision to be developed within the Ridgeline Overlay Zone and a Conditional Use Permit for a temporary rock crusher(s) during grading operations is also requested. In addition, a General Plan Amendment is proposed as part of the project to amend the Parks, Recreation, and Community Health Element of the General Plan to be consistent with the adopted 1990 Parks Master Plan as it relates to the future Buena Neighborhood Park within the Specific Plan Area. The extension of N. Las Posas Road to Buena Creek Road is not proposed as part of this project.

In order to facilitate discussion on the potential issues of the proposed project, the City initially conducted three (3) public workshops in 2013 with two of them held at the Paloma Elementary School in the Santa Fe Hills community and the other workshop was located at City Hall. At the workshops, the public expressed concerns primarily regarding density/lot size, biological resources/open space, traffic congestion, Community Facilities District (CFD) taxes, water quality, wild fires, traffic noise, school impacts, and the ultimate connection of N. Las Posas Road to Buena Creek Road. Besides comments at the workshops, the City received numerous written comments from the public regarding the proposed project which are provided in Attachment D, and are primarily in regards to general opposition, traffic congestion, and biological resources/open space.

The initial submittal of the project proposed 198 single-family lots; however, after conducting the neighborhood workshops and hearing the issues of concern from the public, staff worked with the applicant to increase the lot sizes on the west side of the development which would be more transitional between the smaller lots of Santa Fe Hills to the south and the larger County lots to the north. Therefore, the applicant revised the map by increasing the minimum lot size on the west side from 4,000 square feet to 5,000 square feet. These adjustments resulted in the loss of 8 lots for the west side. For the east side, 1 lot was eliminated to enlarge the public park (Park C). Therefore, the current map contains a total of 189 single-family lots which was presented at an additional public workshop for the Planning Commissioners in December 2013.

Environmental analysis for the project was initially prepared as a Mitigated Negative Declaration (MND) which was circulated for public review in October-November 2013. In accordance with the California Environmental Quality Act (CEQA), the MND primarily relied on the previously adopted 2002 Supplemental Environmental Impact Report (EIR). However, based on comments received from LAFCO during the public review period, it was subsequently determined that a new EIR would be needed for LAFCO to rely on as a responsible agency for their annexation approval process. As a result, Environmental Impact Report (EIR 15-001) was prepared by the City's environmental consultant that started with a Notice of Preparation scoping meeting with the public in August 2014. Subsequently, an additional public workshop regarding the proposed project was conducted in October 2014. The EIR was posted for the required 45-day public review period in June-August 2015 which was extended by the City an additional fifteen (15) days in response to a request from the public. The City received numerous comments from citizens, private organizations, and public agencies regarding EIR 15-001. Those comments with responses by the City are provided in the Final Environmental Impact Report.

In an effort to inform neighbors of the subject proposal for San Marcos Highlands, the City has conducted five (5) public workshops and an EIR scoping meeting with the public, and posted information on the City's website about the project. Notification by mail of the proposed project to neighbors included expanding the required 500-foot notice mailing radius to encompass all of the Santa Fe Hills community and the properties within the County between the site and Buena Creek Road. In

addition, all interested parties have also been notified by e-mail of public workshops, environmental document review periods, and public hearings.

Discussion

The vacant project site consists of 265.8 acres located within the San Marcos Highlands Specific Plan Area (SPA) plus 27.5 acres of contiguous open space outside of the SPA. The proposed 189-lot tentative subdivision map complies with the General Plan Land Use Element in that the subject site is designated as the San Marcos Highlands Specific Plan Area (SPA) which allows for up to 230 dwelling units. Scattered estate homes and orchards bound the project site to the north and west within the County and are designated as SR-10 and SR-2, respectively. Vacant land to the east is located within the City and zoned as Agricultural (A-1) and Open Space (O-S), and to the south is developed with the Santa Fe Hills community (previously known as Paloma) and is zoned as Specific Plan Area (SPA).

Within the San Marcos Highlands Specific Plan Area, 141.1 acres are located within the City limits and the remaining 124.7 acres are located within the County of San Diego. As a separate request to the San Diego Local Agency Formation Commission (LAFCO), the project proposes to annex the County acreage into the City's jurisdiction. The annexation will be initiated by the applicant and requires approval by LAFCO before development can take place. This area is located within the City's adopted Sphere of Influence as established by LAFCO, and the parcels currently within the County are designated in the San Marcos General Plan as the San Marcos Highlands Specific Plan Area (SPA). State law allows for cities to establish General Plan land use designations outside its boundaries within the Sphere of Influence. All the County parcels proposed to be annexed have been previously Pre-Zoned as Specific Plan Area (SPA), except for a 9.7-acre parcel at the northeast corner of the project site. Therefore, a Pre-Zone is requested as part of the project to change the zone of this parcel from County A-70 to the San Marcos Highlands Specific Plan Area (SPA). Within the specific plan, this area will be designated as open space. The annexation of the County parcels is in compliance with the requirements of City Council Resolution No. 2014-7985 ("Approving a Comprehensive Policy Governing Future Annexations"). In addition, the project proposes to modify the existing boundaries of the Vista Irrigation District for water service, Vallecitos Water District for water and sewer service, and the San Marcos Fire District for fire service which all require LAFCO approval.

The proposed project is similar in character to the previously adopted Specific Plan and Tentative Subdivision Map (TSM 408); however, the street configuration has been adjusted and the amount of grading and development footprint has been reduced from the 2002 subdivision map. Overall grading and earthwork has been reduced by approximately 28 percent. In addition, the proposed map implements the latest adopted water quality/storm water requirements. The proposed 189-lot subdivision is consistent with the resource regulatory permits that the applicant has in place with the US Army Corps of Engineers, California Regional Water Quality Control Board, and California Department of Fish and Wildlife, and are ready to be issued when this proposed entitlement is approved.

The proposed project includes a Specific Plan Amendment, because a revised specific plan has been prepared for the reconfigured map and project amenities, and establishes new design criteria for the development. The Specific Plan includes design objectives and guidelines for architecture, landscaping, grading, recreational amenities, and fuel modification. The minimum lot size for Planning Area 1 (west of Las Posas Road) is 5,000 square feet (R-1, 5.0). Planning Area 2 (east of Las Posas Road) consists of two residential subareas with minimum lot sizes of 5,000 square feet (R-1, 5.0) and 5,500 square feet (R-1, 5.5). The average lot sizes for Planning Area 1 and Planning Area 2 are 5,732 and 8,127 square feet, respectively. For the entire development, proposed lot sizes range from 5,000 square feet to 20,669 square feet with an overall average lot size of 6,746 square feet. As comparison, the smallest lot size in the Santa Fe Hills development is 3,640 square feet which is below the 5,000 square foot minimum lot size proposed for the subject project. Approximately 26% of the 1,660 lots within the Santa Fe Hills development are below 5,000 square feet in size. The average lot size for Santa Fe Hills is 6,391 square feet.

The 121.7-acre southeastern portion of the San Marcos Highlands Specific Plan Area, within the current City limits, is located within the Ridgeline Overlay Zone (ROZ). This overlay zone was added to the Specific Plan Area as part of a City-wide ordinance approved in 2008 for the preservation of primary and secondary ridgelines. Approval of a Ridgeline Development Permit is required to allow for the development of thirty-seven (37) homes of the 189-lot subdivision located within the ROZ. The proposed specific plan incorporates design guidelines in accordance with the Ridgeline Ordinance. A primary and secondary ridgeline is identified within the eastern portion of the site and another primary ridgeline is identified to the south within the Santa Fe Hills open space area. These landforms are consistent with the scenic resources delineated in the Conservation and Open Space Element of the General Plan and Exhibit A of the Ridgeline Protection and Management Overlay Zone Ordinance. Said ordinance establishes nineteen (19) viewing platforms throughout the City to be used to assess the visual significance of the primary and secondary ridgelines covered by the ordinance. The primary ridgeline within the San Marcos Highlands Specific Plan Area is visible from twelve (12) of the viewing platforms, but the proposed development will be visible only from three (3) of the platforms (Borden Road, State Route 78, and Simmons Park) as shown in the Aesthetics Section of the Final Environmental Impact Report. In the three (3) views where a portion of the development is visible, the proposed homes will be located below the adjacent primary and secondary ridgelines in conformance with the Ridgeline Ordinance. In addition, the visual simulations in Attachment E demonstrate that the siting, design, and landscaping of the proposed structures blend into the surrounding terrain minimizing visual impacts to the area. The proposed subdivision will not adversely affect the silhouette of the adjacent ridgelines in that the thirty-seven (37) lots within the ROZ will be developed on the lower elevations of the property and will not encroach into the 100-foot and 50-foot vertical setbacks for the primary and secondary ridgelines, respectively, as established by the Ridgeline Ordinance. Approximately 82 acres of the 121.7 acres of the site within the ROZ may be developed with approval of a Ridgeline Development Permit; however, the project proposes to develop only 9.76 acres for the thirty-seven (37)

single-family lots with the remaining area within the ROZ to be designated as permanent open space to preserve the on-site primary and secondary ridgelines in their natural state. The topography of the Specific Plan Area outside of the ROZ (currently within the County) is situated at elevations (600 to 880 feet above mean sea level) lower than the primary and secondary ridgelines on site and to the south (1,050 to 1,300 feet above mean sea level), and as such, the terrain in the County does not constitute as a significant landform in comparison to the adjacent ridgelines. Therefore, inclusion of the County area into the ROZ as part of the proposed annexation is not warranted. Furthermore, any modification of the ROZ boundary requires the action to be placed on the ballot for consideration and approval by the voters of San Marcos.

By means of approval of a Conditional Use Permit (CUP), the project proposes the interim crushing of rock material during grading operations. The CUP will allow for the temporary use of up to two (2) rock crushers to be located at the center of the development. A preliminary noise study prepared for the project indicates that potential noise levels would not exceed 60 dBA at the nearest residential property line for the operation of one (1) rock crusher. If two (2) crushers are operating, sound berms or walls will be required to be installed around the equipment to reduce potential noise levels to 60 dBA or less. During the first week of operation of the crushers, noise measurements will be required to be conducted to ensure compliance with the threshold. All blasting activities shall comply with the City of San Marcos Blasting Ordinance.

The project includes a General Plan Amendment to the Parks, Recreation, and Community Health Element of the General Plan to modify the acreage and description within Table 5-2 of the General Plan for the "Future (New) Parkland" category for Buena Neighborhood Park to be consistent with the adopted 1990 Parks Master Plan. Future Buena Neighborhood Park is shown as Park "C" on the proposed tentative subdivision map. The Parks Master Plan envisioned the park to be 12 to 16 acres where the existing "lake" on site would be the focus of the park and could be stocked for fishing. The terrain is too steep for active sports provisions (e.g.: baseball diamond, tennis court), but a level grass area of at least one (1) acre should be provided for passive activities. The Parks Master Plan calls out the following amenities for the future park: water play area, open field play area, playground and tot lot, picnic area/barbeque facilities, fishing, permanent rest rooms, and parking.

The proposed Park "C" will be consistent with what is identified in the Parks Master Plan with the exception of the fishing pond and the splash pad. The fishing pond would not be consistent with resource protection agency permits requiring the removal of the existing irrigation dam and restoration of the pond area to riparian habitat. Given current drought conditions and enhanced water conservation measures, a splash pad or water play area would no longer be feasible and therefore is not part of the proposed design. Also, due to water conservation measures, the grass area will be less in size with drought-tolerant landscaping provided instead around the edge of the proposed 1.16-acre level park area. In addition, Park "C" will provide a trail connection to the adjacent 21.7 acres of riparian habitat area which will include an interactive educational trail that circles the open space

preserve with stations providing information about the various natural plant communities and animals found there. Due to the sensitive nature of the riparian open space preserve, public access will be limited to the interactive trail in accordance with the regulatory permits for the project. As designed, Park "C" complies with the intent of the Parks Master Plan by providing a 1.16-acre level area for passive activities (e.g.: tot-lot, picnicking, open play field, etc.) and connects to a educational trail through the adjoining 21.7-acre open space preserve resulting in a total acreage for passive use that exceeds the 12 to 16 acres indicated in the Parks Master Plan.

As part of the General Plan Amendment, Table 5-2 will be revised to change the total future park acreage of Buena Neighborhood Park from "16.00+" to "12 to 16" acres to be consistent with the Parks Master Plan. In addition, the description of amenities in Table 5-2 will be modified to remove "water play area" and "fishing" and describe the amenities as "one acre to be generally level to provide amenities that include an open lawn area, tot lot, picnic tables, barbeque facility, and restrooms with remaining acreage for passive recreation limited to a trail circling the riparian open space preserve". In addition, as part of the proposed changes to the General Plan Recreational Element, Footnote 3 which states, "Buena Park is located approximately half within the City limits and half within the SOI" will also be deleted from the text of the General Plan as the proposed project includes annexation of the park into the City.

The proposed project also includes two (2) private parks: Park "A" (0.28 ac.) and Park "B" (0.09 ac.). These private mini-parks will include seating, passive lawn areas, and children's play structures. Additionally Park "A" will provide access to a multi-use trail along the aqueduct line to the west and a half-court basketball area. The proposed project will also provide trail connections between Santa Fe Hills to the south and the aqueduct trail to the northwest, and connect with the existing unimproved trails through the eastern half of the project site which will be preserved as open space. In accordance with the regulatory permits for the project, unimproved trails within the dedicated open space areas will remain "unimproved", but will be managed by a conservancy group and will be available for public access in perpetuity. City-maintained trails will include improved trails along Las Posas Road and Street "A" (east of Las Posas Road), the extension of a trail from Santa Fe Hills at Ardilla Way to Park "C", and the educational trail around the riparian open space preserve.

The developer will be required to construct Park "C" which will be maintained by the City. The project will require the formation of a special improvement area with respect to the City's Community Facilities Districts into which project residents will pay in order to offset the cost for the City maintenance of Park "C". Build-out of the proposed project is estimated to add an additional 586 residents to the City. Assuming five acres of park space per 1,000 residents as stipulated by the General Plan Parks, Recreation, and Community Health Element, this equates to a demand of 2.9 acres of park space generated by project residents. Private parks do not count towards the park requirements required by the General Plan. As a result, there is a deficiency of 1.74 acres of park space for the proposed project. In order to mitigate for this potential impact, the project will be required to pay the City's Public

Facilities Fees (PFF) where a portion of the fee is attributed to the acquisition and development of local and community park facilities throughout the City.

During the public review process for the Environmental Impact Report, numerous comments were received regarding the lack of recreational facilities or inadequate amenities at those facilities in the Santa Fe Hills community. Comments suggested that no new development should occur until this deficiency has been addressed by the City. The City's Community Services Department is currently in the process of updating the Parks Master Plan which will identify areas for future parks and amenity improvements for existing parks throughout the City. The Parks Master Plan update is a separate review process, which is nearing completion, than that of the subject proposal. As previously mentioned, the project's proposed Park "C" and passive open space meet the intent of the current 1990 Parks Master Plan. Park "C" will be a public park and the proposed improved and existing unimproved trails will be open to the public and accessible from the existing Santa Fe Hills trail system. In addition, Public Facilities Fees paid for by the project will contribute towards park facilities throughout the City including Santa Fe Hills. Said public comments and responses by the City are included in the Final Environmental Impact Report.

Based on a traffic study prepared for the proposal, the project will generate a total of 1,998 average daily trips (ADT). The study analyzed fifteen (15) intersections and fourteen (14) road segments, and considered potential traffic impacts by the proposed project on existing conditions, the proposed project plus cumulative conditions, and Horizon Year 2035 conditions. The results of the analysis of existing conditions show that the surrounding intersections and road segments currently operate at acceptable Levels of Service (LOS D or better), except for the unsignalized intersection of Las Posas Road and Camino Del Sol which currently operates at LOS E during the p.m. peak hour, and the road segment of San Marcos Boulevard, between Pacific Street and Las Posas Road, which operates at LOS E. With or without the project, these intersections and road segments will continue to operate at their current Levels of Service. However, the addition of project-related traffic at the intersection of Las Posas Road and Camino Del Sol will result in an increase in delay that exceeds the significance threshold of 2 seconds. Therefore, the project is conditioned to mitigate for this potential traffic impact through installation of a fiber optic traffic signal interconnect system for the signals on Las Posas Road, between Borden Road and Mission Road. This requirement also mitigates for similar potential impacts at this intersection identified under the cumulative and Horizon Year 2035 analyses including the requirement for the project to pay a fair share contribution toward a future traffic signal at this intersection.

The cumulative conditions analysis includes the addition of traffic generated from approved or pending projects in the City. This analysis determined that, with or without the project, surrounding intersections and road segments are forecast to operate at acceptable Levels of Service (LOS D or better), except for the intersections at Las Posas Road and the SR-78 westbound ramps and Grand Avenue and the SR-78 eastbound ramps where the Levels of Service will reduce from LOS D to LOS E. However, if the project was constructed, it is estimated there would be an increase in delay at these intersections which exceed the significance threshold of 2 seconds. Therefore, in order to mitigate for

the potential traffic impacts, the project is conditioned to pay a fair share contribution toward future ramp improvements at these intersections. This requirement also mitigates for similar potential impacts at these intersections identified under the Horizon Year 2035 analyses where Levels of Service reduce to LOS F.

The cumulative and Horizon Year 2035 analyses also indicated that the Level of Service for the road segment of San Marcos Boulevard between Pacific Street and S. Las Posas Road will reduce from LOS E to LOS F. Even though the proposed project contributes cumulatively to this potential impact, the reduction in Level of Service for San Marcos Boulevard will occur with or without the project. The addition of project-related traffic to San Marcos Boulevard will not result in a significant change in volume-to-capacity for this segment of roadway, and therefore the traffic analysis did not identify a potential impact.

The project will be required to pay the City's Public Facilities Fees (PFF) where a portion of the fees is attributed to circulation street and State Route 78 interchange improvements throughout the City.

As previously indicated, the extension of N. Las Posas Road up to Buena Creek Road is not proposed as part of this project; however, it is forecast as a future road improvement based on the General Plan's Circulation (Mobility) Elements for the City and County. Relative to the proposed project, the extension of N. Las Posas Road will end at the intersection of Street D on the north side of the development. A gated emergency access road would extend from there approximately 500 feet north to an existing private road connection to Robinhood Road to provide a secondary emergency access through the development.

A noise study also analyzed potential traffic noise impacts on the proposed single-family lots. Traffic noise generated from N. Las Posas Road may potentially impact exterior noise levels in the rear yards of the proposed single-family lots adjacent to this road. The report estimates the potential traffic noise level to be 64 to 69 dBA CNEL within the rear yards of proposed Lots 1, 46 to 60, and 109. Per the General Plan, 60 dB CNEL is the acceptable limit of exterior noise for single-family residences. In order to mitigate for potential exterior noise impacts to a level below significance, the project is conditioned to install a four (4) to seven (7) foot high decorative sound wall (masonry and/or glass) along the eastern property line of those lots to reduce potential noise levels to 60 dB or less. In addition, the project is conditioned to comply with the California Building Code and the City's General Plan regarding interior noise levels.

Sensitive habitats on the project site include Diegan Coastal Sage Scrub (CSS) and Herbaceous Wetland. Impacts to these habitats would be mitigated through a program of habitat restoration and preservation as implemented by a Habitat Mitigation Monitoring Plan (HMMP) as approved by the resource protection agencies. The proposed project will result in the permanent loss of approximately 79 acres of Coastal Sage Scrub which provides habitat for the California gnatcatcher which is a

Federally-protected bird species. In order to mitigate for this impact, the project will be required to mitigate at a 2:1 ratio to preserve 158 acres of CSS per the project's resource agency permits. The project exceeds this requirement by preserving approximately 185 acres. In addition, the proposed project would impact 0.06 acres of herbaceous wetlands which is considered sensitive habitat. This impact is required to be mitigated at a 3:1 ratio for a total of 0.18 acres to be preserved on site through restoration, enhancement, and creation of riparian habitat. The project exceeds this requirement by preserving approximately 4.7 acres of riparian habitat within a biological easement along Agua Hedionda Creek which runs north-south through the western half of the property. In addition, 2.3 acres of riparian habitat will be preserved within an existing utility easement. Preservation of this corridor will include removal of the existing agricultural dam and restoring the area to riparian habitat, enhancement of existing riparian habitat, preservation of existing southern willow scrub, and removal of the existing eucalyptus trees. The applicant has obtained provisional regulatory permits from the resource protection agencies (e.g.: California Department of Fish & Wildlife, Regional Water Quality Control Board, and US Army Corps of Engineers) which will be acted upon prior to issuance of grading permit or disturbance of the site. The mitigation measures for potential biological impacts as outlined in the Final Environmental Impact Report are consistent with the approved regulatory permits which are incorporated by reference in the TSM resolution. Per the regulatory permits, the development includes a habitat linkage along the project site's northwestern boundary and a wildlife movement corridor along Agua Hedionda Creek. The habitat linkage exceeds 500 feet in width except for a pinch point of 400 feet (for no more than 500 linear feet) which is in accordance with the regulatory permits for the project. In addition, the regulatory permits require protocol surveys of the site for sensitive bird species (i.e.: California gnatcatcher, least Bell's vireo, southwestern willow flycatcher) prior to any disturbance. All development design requirements, restoration, preservation, etc. related to biological resources would be enforced by the resource protection agencies under the approved regulatory permits.

Portions of the project site that are within the City of San Marcos are designated as a Focused Planning Area (FPA) within the Multiple Habitat Conservation Program (MHCP) with a conservation target of 100 percent. The project, as designed, would preserve all of these areas within a biological conservation easement. The portion of the project site that is currently located within the County is designated as a Pre-Approved Mitigation Area (PAMA) in the draft North County Multiple Species Conservation Program (NCMSCP) which has not been approved by the County or the resource protection agencies. In this draft plan, the goal is typically to preserve at least 75 percent of the lands within this area. Of the project site currently within the County, 61 percent of the property will be preserved by means of a biological conservation easement. Since the current County portion of the site is proposed to be annexed into the City as part of the project, the conservation of the site is considered in its entirety where 72 percent of the project site will be preserved in a biological conservation easement which includes large amounts of high value CSS habitat. This affords these areas long-term protection and also requires ongoing management by a conservancy. The project is consistent with the goals of the Multiple Habitat Conservation Program (MHCP), including goals related to wildlife corridors and habitat

linkages, preservation and enhancement of wetlands, proposed mitigation ratios, open space management, design objectives and preserve management, and CSS restoration. In addition, the proposed conserved acreage and habitat linkage width is in accordance with the project's regulatory permits.

The project includes a comprehensive fuel management plan which is included in the Final Environmental Impact Report. The project incorporates fuel management zones of 136 to 258 feet, as approved by the City Fire Marshal, which are consistent with current regulatory approvals by the resource protection agencies. Fuel management includes requirements for permanent or temporary irrigation and specific types of plantings (i.e.: domestic, retardant, low-volume). Management activities would include brush removal, selective thinning, plant material transition categories, and long term maintenance. Primary access to the project site is provided by N. Las Posas Road which would be extended into the development area. Two secondary emergency access points are proposed and will only be used for emergency situations. The southern emergency access is located at Ardilla Way which connects to Avenida Abeja in Santa Fe Hills. The northern access would extend from the end of N. Las Posas Road to a private road to the north which connects with Robinhood Road in the County. In addition, the homes that would be built are required to have fire sprinklers, and the proposed road layout design provides adequate circulation for emergency vehicles.

The project site is located within two school districts. Approximately 40 acres along the western boundary are located within the Vista Unified School District (VUSD). The remainder of the site is located within the boundaries of the San Marcos Unified School District (SMUSD). Roughly half of the proposed 189 homes are located in either district. There are two scenarios for school service for the proposed development: both districts would service the development per the current boundaries or the entire development would be serviced by SMUSD. The applicant is currently in discussion with the SMUSD and VUSD regarding the matter. In either scenario, the developer would be required to pay school fees to the applicable district(s) in order to mitigate for potential impacts on school services. If required, modification of the district boundaries would be processed through the school districts and does not require LAFCO approval.

In order to comply with the City's Storm Water Management Regulations, the project proposes low impact site-design Best Management Practices (BMPs) which include natural infiltration into landscape areas and bio-retention basins throughout the development. The basins will be landscaped in accordance with the water quality improvement plans. Construction BMPs will be required as well. The Home Owners Association (HOA) will be required to maintain the bio-retention basins.

The project site is currently located within the boundaries of the Vallecitos Water District (VWD) and Vista Irrigation District (VID). There are two scenarios for water service for the proposed project: (1) VID provides service to the northern portion of the development and VWD for the southern; or (2) VWD provides water service for the entire development. Sewer services will be provided exclusively by

Vallecitos Water District. Determination of water service will be made by the districts prior to LAFCO approval which is required for adjustment of the VWD and VID service boundaries. In addition, a boundary adjustment of the San Marcos Fire Protection District in relation to the project will also require LAFCO approval.

The City has adopted a Climate Action Plan (CAP) that presents the City's plan for reducing greenhouse gas emissions (GHG) as required by State law. The CAP establishes a project-level GHG efficiency threshold of 2.76 metric tons (MT) of carbon dioxide equivalent (CO₂e) per service population for projects built by 2020. In order to find that a project's GHG impacts are less than significant, an analysis was prepared to substantiate that the proposed project does not exceed the CAP threshold. Said analysis is included in the project's Final Environmental Impact Report. Greenhouse gas emissions for the project were estimated for five categories of emissions for operations: (1) area sources; (2) energy use, including electricity and natural gas usage; (3) water consumption; (4) solid waste management, and (5) transportation. As part of the proposed project, the design of the future homes will incorporate photovoltaic solar panels on the rooftops of at least 167 homes to reduce electricity energy demand by approximately 88 percent, and therefore, reduce GHG emissions. With all factors considered, including the incorporation of solar panels, the greenhouse gas analysis concluded that the project will comply with the CAP threshold, and any potential impacts related to GHG emissions will be considered less than significant.

Environmental Impact Report (EIR 15-001) analyzed potential significant impacts related to aesthetics, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, noise, public services, transportation/traffic, and utilities which may occur as a result of the proposed project. However, through implementation of the EIR's recommended mitigation measures, the potential significant impacts will be mitigated to a level below significance.

Attachment(s)

SP Ordinance with exhibit (Specific Plan text), and TSM Resolution, ROZ Resolution with exhibit (Project ROZ map), CUP Resolution with exhibit (Rock crusher locations), GPA with exhibit (Table 5-2 revisions), PZ with exhibit (Location map), and EIR with exhibit (Findings of Fact and Final EIR).

- A- Vicinity Map
- B- Requested Entitlements
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- E- Visual Simulations
- F- Tentative Subdivision Map
- G- Landscape Plan

Prepared by:



Norm Pedersen, Associate Planner

Reviewed and approved by:



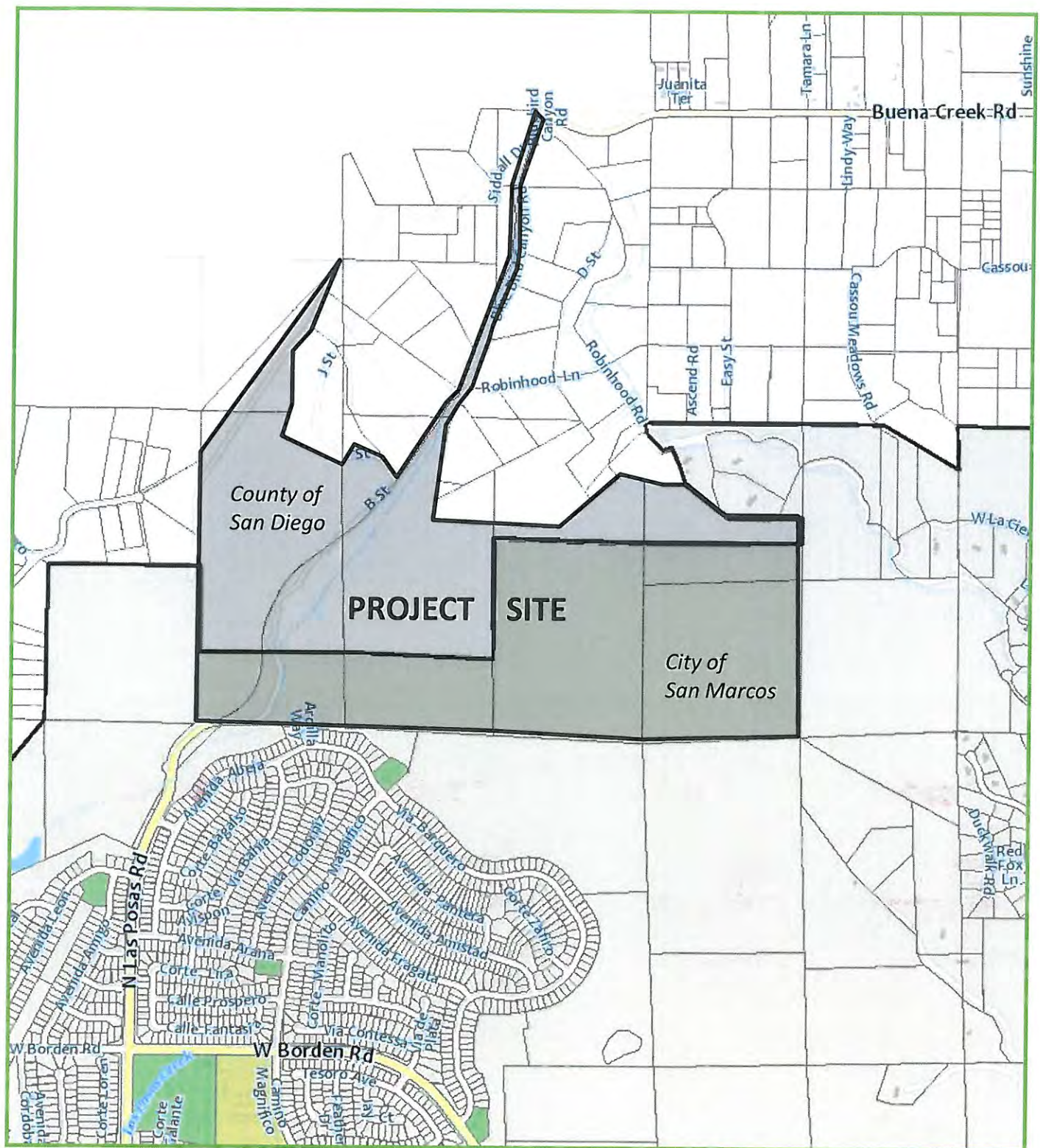
Karen Brindley, Planning Division Manager

Submitted by:



Matt Little, Deputy City Manager

ATTACHMENT A
Vicinity Map



Vicinity Map:

Located at northern terminus of N. Las Posas Road



ATTACHMENT B

Requested Entitlements

- Specific Plan Amendment (SP 13-001) to amend the previously approved San Marcos Highlands Specific Plan (SP 89-16 (01M)).
- Tentative Subdivision Map (TSM 13-001) for 189 single-family residential lots within the San Marcos Highlands Specific Plan Area (SPA).
- Major Conditional Use Permit (CUP 13-010) to allow for the interim crushing of rock material within the San Marcos Highlands Specific Plan Area (SPA).
- Ridgeline Development Permit (ROZ 14-001) to allow for the construction of 37 single-family lots of the 189-lot subdivision on 9.7 acres within the Ridgeline Overlay Zone (ROZ).
- Prezone (PZ 14-001) of 9.73 acres from A-70 (County) to the San Marcos Highlands Specific Plan Area (SPA) which will be designated as Open Space in the Specific Plan.
- General Plan Amendment (GPA 14-002) of the Parks, Recreation, and Community Health Element of the General Plan to modify the acreage from "16.00+" acres to "12-16" acres and remove "water play area" and "fishing" and add "with remaining acreage for passive recreation limited to a trail circling the riparian open space preserve" to the amenities description within Table 5-2: Parkland, Trails, and Recreational Facility Acreage for the "Future (New) Parkland" category for Buena Neighborhood Park to be consistent with the adopted 1990 Parks Master Plan. In addition, the modification would remove Footnote 3: "Buena Park is located approximately half within the City limits and half within the SOI".
- Certification of Environmental Impact Report (EIR 15-001, State Clearinghouse No. 1999071007).

ATTACHMENT C Site & Project Characteristics

<u>Property</u>	<u>Existing Land use</u>	<u>Zoning</u>	<u>General Plan Designation</u>
Subject (portion within City)	Vacant	SPA	San Marcos Highlands Specific Plan Area with 230 dwelling units
Subject (portion within County)	Vacant	A-70	SR-10 Semi-Rural Residential
North (County)	Single-Family Residential	A-70	SR-2 Semi-Rural Residential
South	Single-Family Residential	SPA	Paloma (Santa Fe Hills) Specific Plan Area
East	Vacant	A-1/O-S	Agricultural-Residential/Open Space
West (County)	Single-Family Residential	A-70	SR-10 Semi-Rural Residential
Flood Damage Prevention Overlay Zone	<u> </u> yes <u>x</u> no		
Airport Overlay Zone	<u>x</u> yes <u> </u> no		
Sewers	<u>x*</u> yes <u> </u> no		
Septic	<u> </u> yes <u>x</u> no		
Water	<u>x**</u> yes <u> </u> no		
Gen. Plan Conformance	<u>x</u> yes <u> </u> no		
Land Use Compatibility	<u>x***</u> yes <u> </u> no		

*Requires modification of Vallecitos Water District (VWD) sewer district boundary.

**Requires modification of Vista Irrigation District (VID) and Vallecitos Water District boundaries.

***With approval of a Specific Plan Amendment.

ATTACHMENT E
Visual Simulations

PRIMARY RIDGELINE

100' VERTICAL SETBACK



PROPOSED PROJECT

PROPOSED CONDITION



EXISTING CONDITION



VISUAL SIMULATION
VIEW FROM ROBINHOOD LANE

PRIMARY RIDGELINE

100' VERTICAL SETBACK

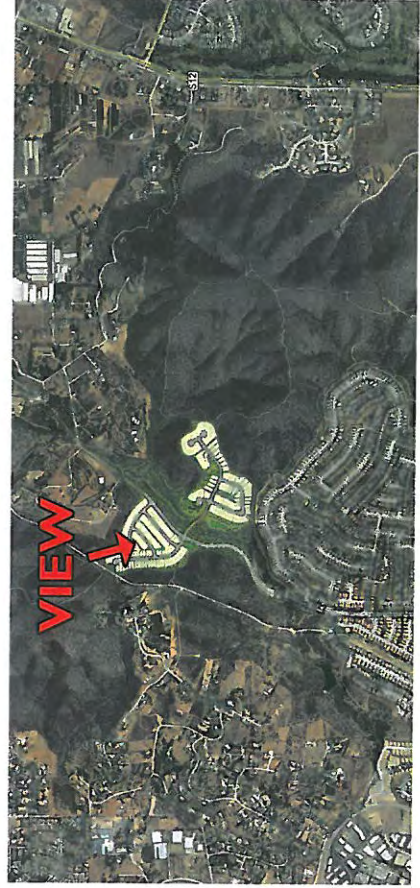


PROPOSED PROJECT

PROPOSED CONDITION



EXISTING CONDITION



VISUAL SIMULATION
VIEW FROM AQUEDUCT

PROPOSED PROJECT



PROPOSED CONDITION



EXISTING CONDITION



VISUAL SIMULATION
VIEW FROM SANTA FE HILLS AT AVENIDA LEON,
WEST OF LAS POSAS DRIVE
3

PROPOSED PROJECT

100' VERTICAL SETBACK



PROPOSED CONDITION



EXISTING CONDITION



VISUAL SIMULATION
VIEW FROM SANTA FE HILLS AT FOOTHILL PARK



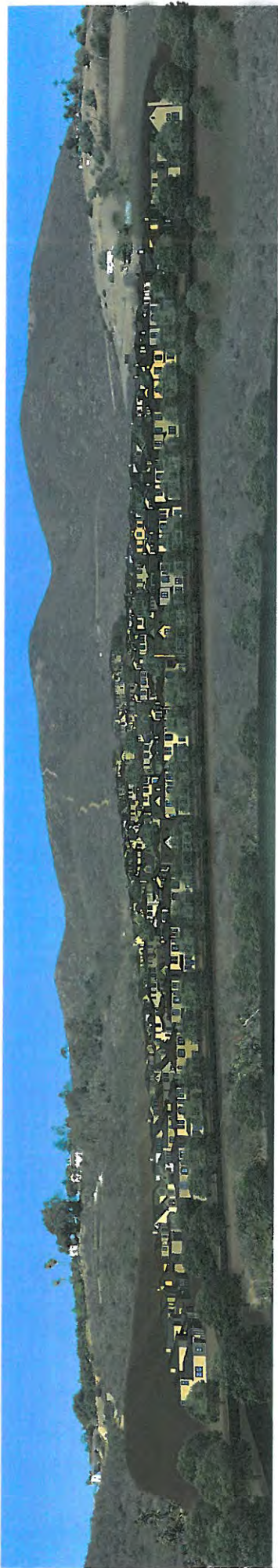
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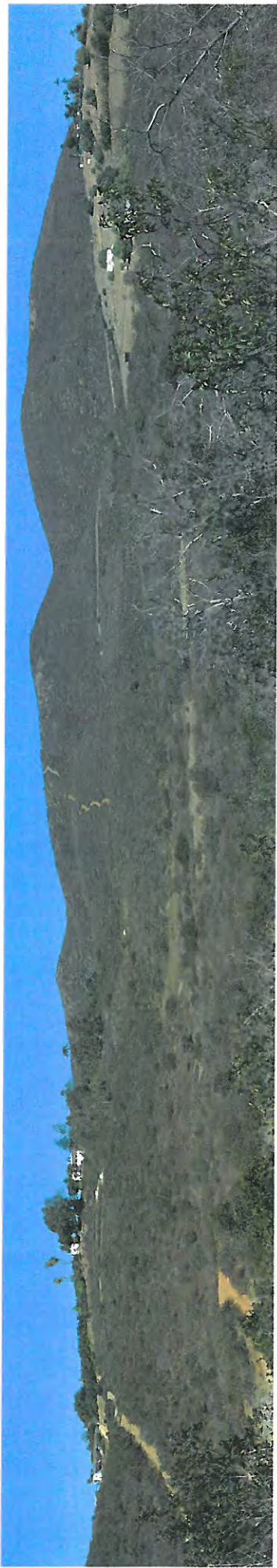
EXISTING CONDITION



VISUAL SIMULATION VIEW FROM SANTA FE HILLS AT ARDILLA WAY



PROPOSED CONDITION

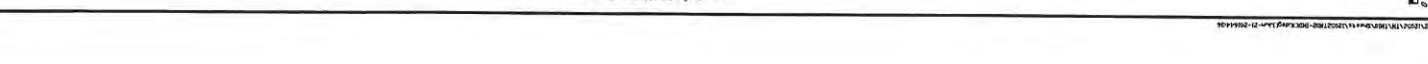


EXISTING CONDITION



VISUAL SIMULATION
VIEW FROM PROPOSED PARK "C"

ATTACHMENT F
Tentative Subdivision Map

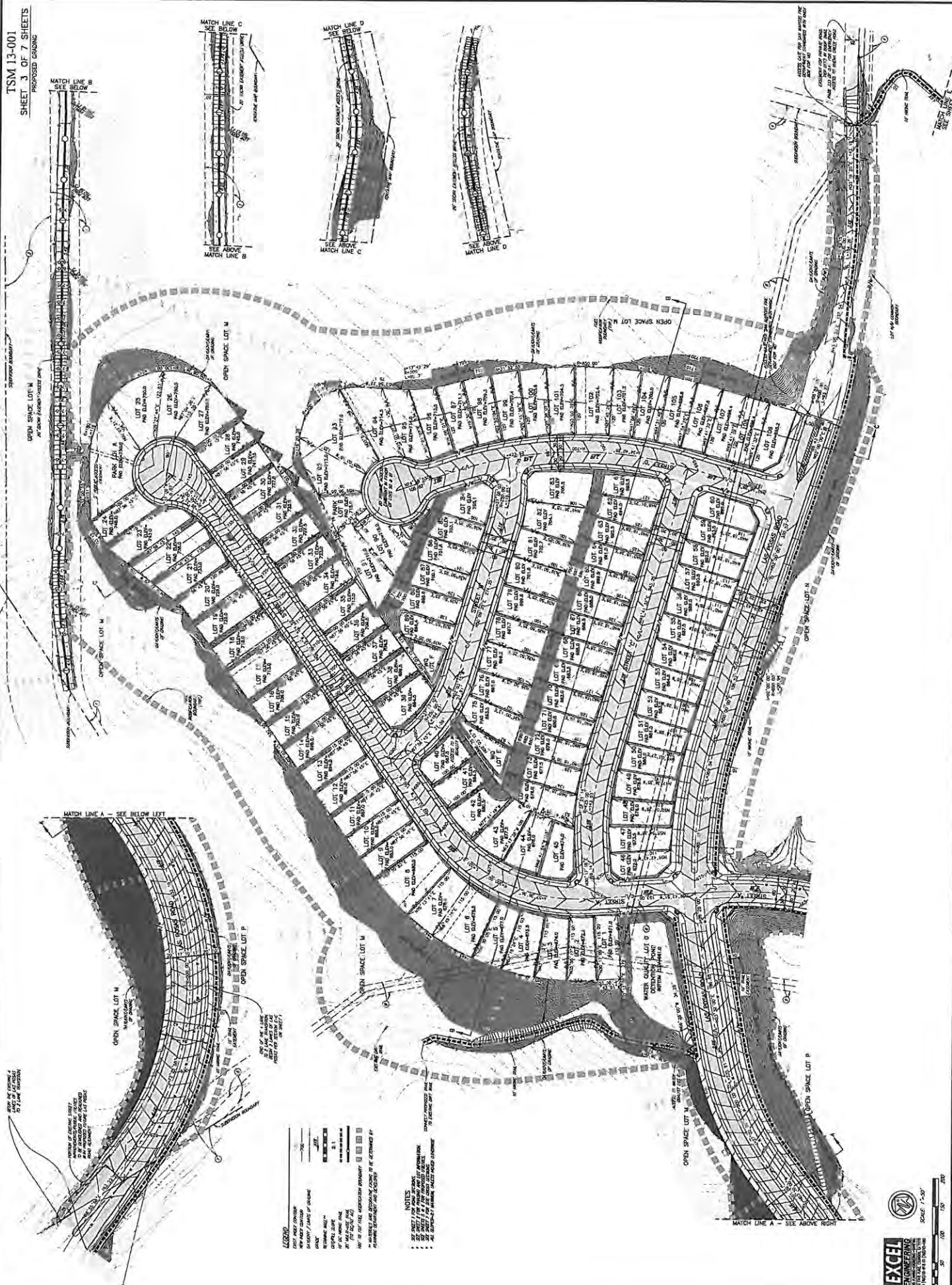


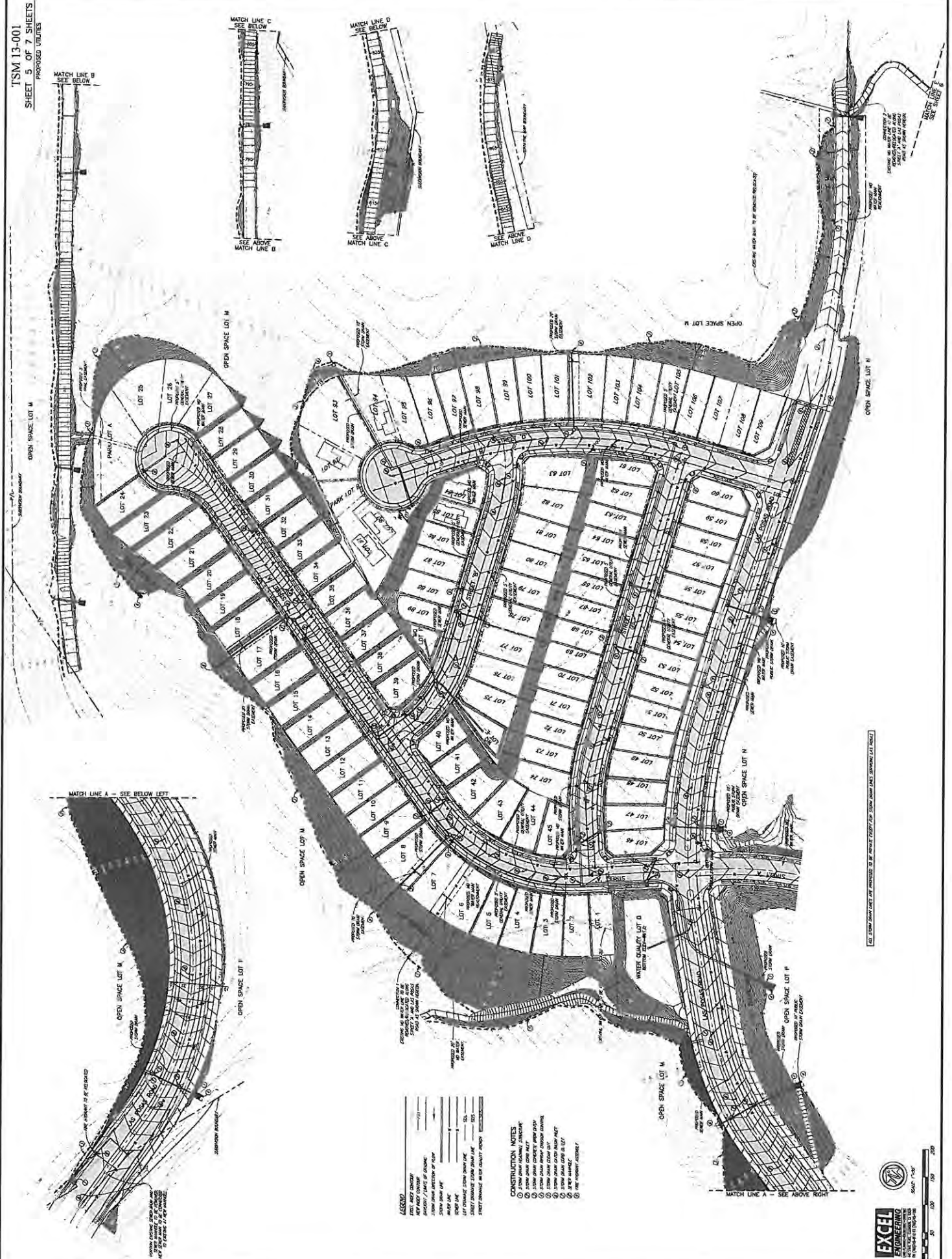
BUILDING SUBMITTALS TO COMPLY WITH SPECIFIC LAW

UNIT	40 LOTS, PARK LOT A	20 LOTS	UNIT 2	20 LOTS	UNIT 3	15 LOTS, WATER QUALITY	UNIT 4	20 LOTS, PARK LOT B	UNIT 5	40 LOTS, WATER QUALITY	UNIT 6	9 LOTS, PARK LOT C AND D	UNIT 7	20 LOTS

PLEASE BE IDEALIZING, ADMITTED TO BE THE BEST OF THE

PLASMA LEVELS OF BISPHENOL A (BPA) AMOUNTING TO 0.01 TO 0.02





LEGEND

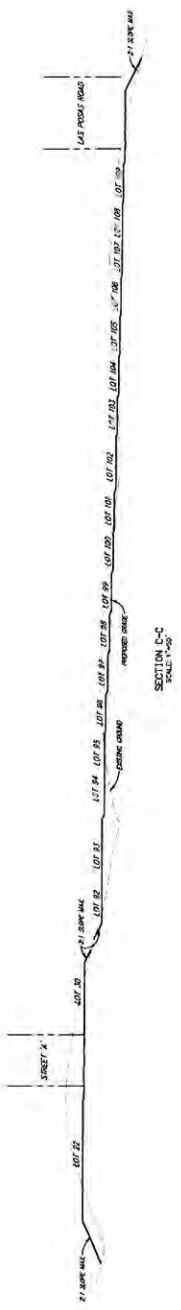
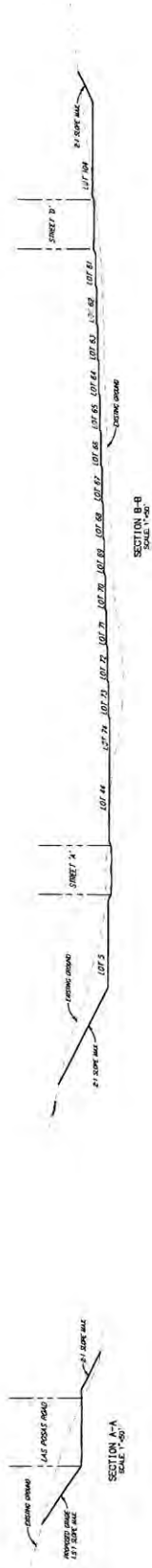
1" = 100'	1" = 200'	1" = 300'	1" = 400'	1" = 500'	1" = 600'	1" = 700'	1" = 800'	1" = 900'	1" = 1000'
1" = 1200'	1" = 1400'	1" = 1600'	1" = 1800'	1" = 2000'	1" = 2200'	1" = 2400'	1" = 2600'	1" = 2800'	1" = 3000'

CONSTRUCTION NOTES

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
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10. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.



SCALE: 1" = 100'



ATTACHMENT G
Landscape Plans

