

RESOLUTION PC 18-4688

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT TO THE LAND USE AND COMMUNITY DESIGN AND THE PARKS, RECREATION, AND COMMUNITY HEALTH ELEMENT OF THE GENERAL PLAN

GPA 15-005
P15-0068
ColRich California LLC

WHEREAS, on September 16, 2015 the City of San Marcos received an application from ColRich California LLC, the project applicant, requesting approval of a General Plan Amendment to amend the project site's designation in the Land Use & Community Design Element from "Specific Plan Area/Residential (89 lots)/OS/P" to "Murai Specific Plan Area/Open Space" and to remove the designation and description in the Park, Recreation and Community Health Element of the General Plan of a Public Park on the project site in conjunction with Specific Plan (SP 15-009), Tentative Subdivision Map (TSM 15-007), Grading Variance (GV15-002), Conditional Use Permit (CUP 15-008), Site Development Plan (SDP 16-002) and Environmental Impact Report (EIR 16-001) on a 91.65 acre site located to the west of the northern terminus of N. Las Posas Road, more particularly described as:

Portions of Section 34, Township 11 South and Section 3 and Section 4, Township 12 south, all in range 3 west, San Bernardino Meridian, in the City of San Marcos, County of San Diego, State of California.

Assessor's Parcel Numbers: 184-241-03-00, 218-011-10-00, 217-050-36-00, and 217-050-38-00

WHEREAS, the State of California has adopted Article 5 of the State Government Code; and

WHEREAS, Article 5, Section 65302 of the State Government Code specifies the content for a General Plan and a Land Use Element for said plan; and

WHEREAS, Article 6 provisions specify that each planning agency and legislative body of each City and County shall adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, the General Plan Amendment (GPA15-005) is being requested in conjunction with a Specific Plan (SP 15-009) to allow for the orderly development of the project site, a Tentative Subdivision Map (TSM 15-007) for 89 single-family residential lots, access/ private street lots, open space lots, trails, and private park lots, a Grading Variance (GV 15-002) to allow

manufactured slopes to be higher than 20 feet, a Conditional Use Permit (CUP 15-008) to allow for the temporary use of a rock crusher during grading operations and a Site Development Plan (SDP 16-002) to address the design of residential units and plotting of floor plans and elevations within the subdivision; and

WHEREAS, a Notice of Preparation Scoping Meeting and public workshop was held with the general public on October 5, 2016; and

WHEREAS, the Planning Commission did consider and recommend approval to the City Council of an Environmental Impact Report (EIR 16-001, SCH # 2016091054 Resolution No. PC18-4694) for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Development Services Department did study and recommend approval of said request; and

WHEREAS, the required public hearing held on March 5, 2018 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission's recommendation is based on the following findings and determinations:

1. The proposed General Plan Amendment is consistent with the goals, policies, and objectives of the General Plan Land Use & Community Design Element and Parks, Recreation, and Community Health Element in that the removal of the project site's designation for a future public park in the General Plan, will make it consistent with the City's 2017 Parks Master Plan Update as it no longer identifies this site to be developed with a public park. The designation of the site as a future public park and description of the park's acreage and amenities in the Parks, Recreation and Community Health Element is derived from the City's 1990 Parks Master Plan. The City recently updated its Parks Master Plan to implement Policy PR-1.2 of the Parks, Recreation, and Community Health Element which calls for the Parks Master Plan update. The update to the Parks Master Plan reflects demographic and other changes that have taken place in the City since the adoption of 1990 Parks Master Plan, and new trends and community's desires for recreational amenities citywide. The updated Parks Master Plan also reflects new environmental regulations, habitat conservation requirements and water conservation requirements as parks and park amenities are considered.

The 1990 Parks Master Plan and subsequently the General Plan did not consider biological constraints on the site when designating the project site for a 20 acres future park. The Multiple Habitat Conservation Plan (MHCP), adopted in 2003, required that 50% of the site be conserved as Open Space, which equates to 38.61 acres of preservation (based on a 77.22 net acre site, after easements are removed). Once this area is set aside, the land area needed for the proposed project and the

existing easements are considered, a 20 acre park becomes infeasible on this site. The project is designed with four private parks for use by the project's future residents. The proposed private parks will have some of the amenities described for a public park in the Parks, Recreation and Community Health Element such as seating areas, grassy play areas and a tot lot. Additional proposed private park amenities include horse shoe pit, fenced dog park, and a bocce ball court. The Applicant/Developer will also pay Public Facilities Fees, which will mitigate citywide impacts for parks.

2. The proposed General Plan Amendment will not be detrimental to the public health, safety, morals, and welfare in that modifying the site's identification for a future park from the General Plan's exhibits will be consistent with the City's adopted 2017 Parks Master Plan update which no longer identifies the site for a future public park. The project is designed with four private parks for use by the project's future residents. The project is also conditioned to pay applicable Parks in-lieu fees to mitigate any impacts on the City's Parks system by the project. The City can use the fees for acquisition and development of local and community park facilities throughout the City. The City residents in this area are served by a Community Park, Walnut Grove Park, located approximately 3 miles northeast of the project site. In addition to the Community Park, there are ten public parks and one pool within 1.5 miles of the project site. The amendment to site's General Plan designation will not have an impact on the community as there are several parks and city-wide recreational amenities to meet the needs of the community. The project will be providing trails for public use, as identified in the General Plan and the Trails Master Plan. Additionally, net 50% of the site's area will be set aside as Biological Open Space, hence further limiting the use of the site for a public park facility.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. The General Plan Amendment (GPA 15-005), as shown on the attached "Exhibit A", is hereby recommended to the City Council for approval.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 5th day of March, 2018, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

APPROVED:

Kevin Norris, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Sandra Gallegos, Senior Office Specialist
SAN MARCOS CITY PLANNING COMMISSION

Attachment: Exhibit A - Proposed General Plan Text and Exhibits Modification Table
Exhibit B – Proposed General Plan Sheets with Modified Text and Exhibits

EXHIBIT “A”

Proposed General Plan Text and Exhibit Modifications

Land Use and Community Design Element, Page 2-11, Figure 2-3	Modify the Specific Plan Area map and legend to remove the site's designation as "SPA/Residential (89 lots)/OS/P" and replace with "Murai SPA/OS".
Land Use and Community Design Element, Page 2-21, Figure 2-5	Modify the Land Use Plan to remove "Park" designation from the project site.
Parks, Recreation & Community Health Element, Page 5-5, Figure 5-1	Modify the Parks and Recreational Facilities map to remove the "Park" designation from the project site.
Parks, Recreation & Community Health Element, Page 5-9, Table 5-2 Parkland, Trails and Recreational Facility Acreage	Modify Table 5-2 by removing "Agua Hedionda Park/C/20.0 acres/Playground/tot lot, picnic tables, barbecue facility, trail staging area, fishing, wilderness area, on-site caretaker, concessions, restrooms".

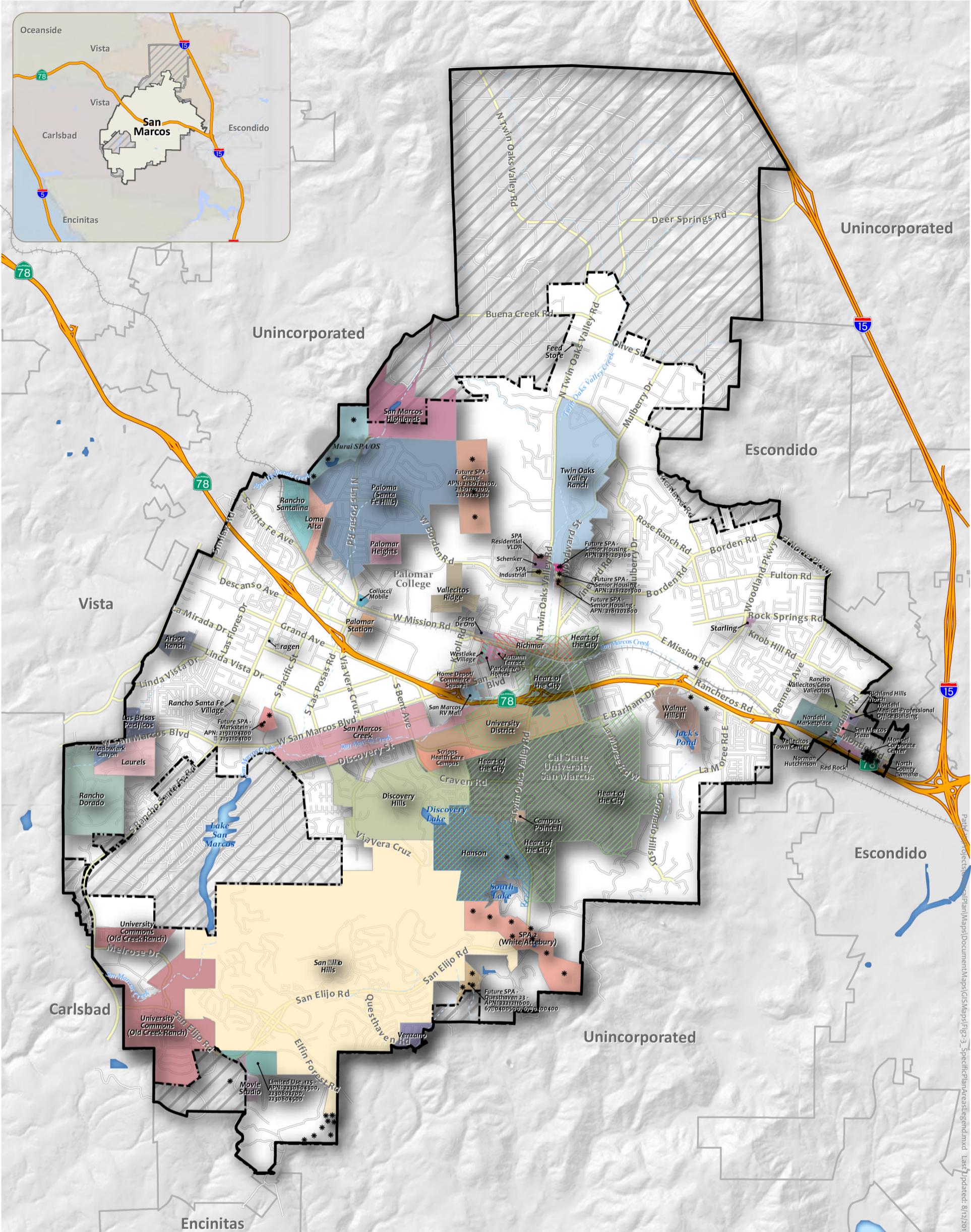


FIGURE 2-3

City of San Marcos Specific Plan Areas

0 0.25 0.5 1 Miles

SOURCES OF DATA:
City of San Marcos 12/12 and AECOM, 12/11

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 Disclaimer of the City's website.

PC AGENDA ITEM # 3

San Marcos City Limits	Home Depot/Commerce Square	Rancho Santalina	Vallecitos Town Center
Sphere of Influence	Kragen	Rancho Vallecitos/Casa Vallecitos	Venzano
Planning Area	Las Brisas Pacificos	Red Rock	Walnut Hills II
Major Hydrologic Features	Laurels	Richland Hills North	Westlake Village
Creeks	Limited Use .125 - APN: 2230804300, 2230802700, 2230804500	Richmar	
Railroad	Loma Alta	SPA 2 (White/Attebury)	
Freeway	Meadowlark Canyon	SPA Industrial	
Highway	Montiel Corporate Center	SPA Residential VLDR	
Major Road	Movie Studio	Murai SPA/OS	
Minor Road	Queshawen	San Elijo Hills	
Existing Specific Plan Area (SPA)	Venzano Rd	San Marcos Creek	Future Specific Plan Area (SPA)
Arbor Ranch	Movie Studio	San Marcos Highlands	Future SPA - Chang - APN: 2180120100, 2180120200, 2180120300
Autumn Terrace	Limited Use .125 - APN: 2230804300, 2230802700, 2230804500	San Marcos Plaza	Future SPA - Markstein - APN: 2192104200 & 2192104100
Campus Pointe II	Hanson	San Marcos RV Mall	Future SPA - Queshawen 23 - APN: 2221211600, 6790400500, 6790400400
Collucci/Mobile	Heart of the City	Schenker	Future SPA - Senior Housing - APN: 2181201900
Discovery Hills	Movie Studio	Scripps Health Care Campus	Future SPA - Senior Housing - APN: 2181202800
Feed Store	Queshawen	Starling	Future SPA - Senior Housing - APN: 2181203100
Hanson	Venzano Rd	Twin Oaks Valley Ranch	
Heart of the City	Queshawen	University Commons (Old Creek Ranch)	
		University District	
		Vallecitos Ridge	

* Identifies Land Use Special Conditions areas as it applies to specific parcels, refer to Appendix D, Table D-2 for details on those special conditions

Note 1: Colors represent Individual Specific Plan Areas

Note 2: Refer to Appendix D-4, Table D-3 for more details relating to Specific Plan Areas

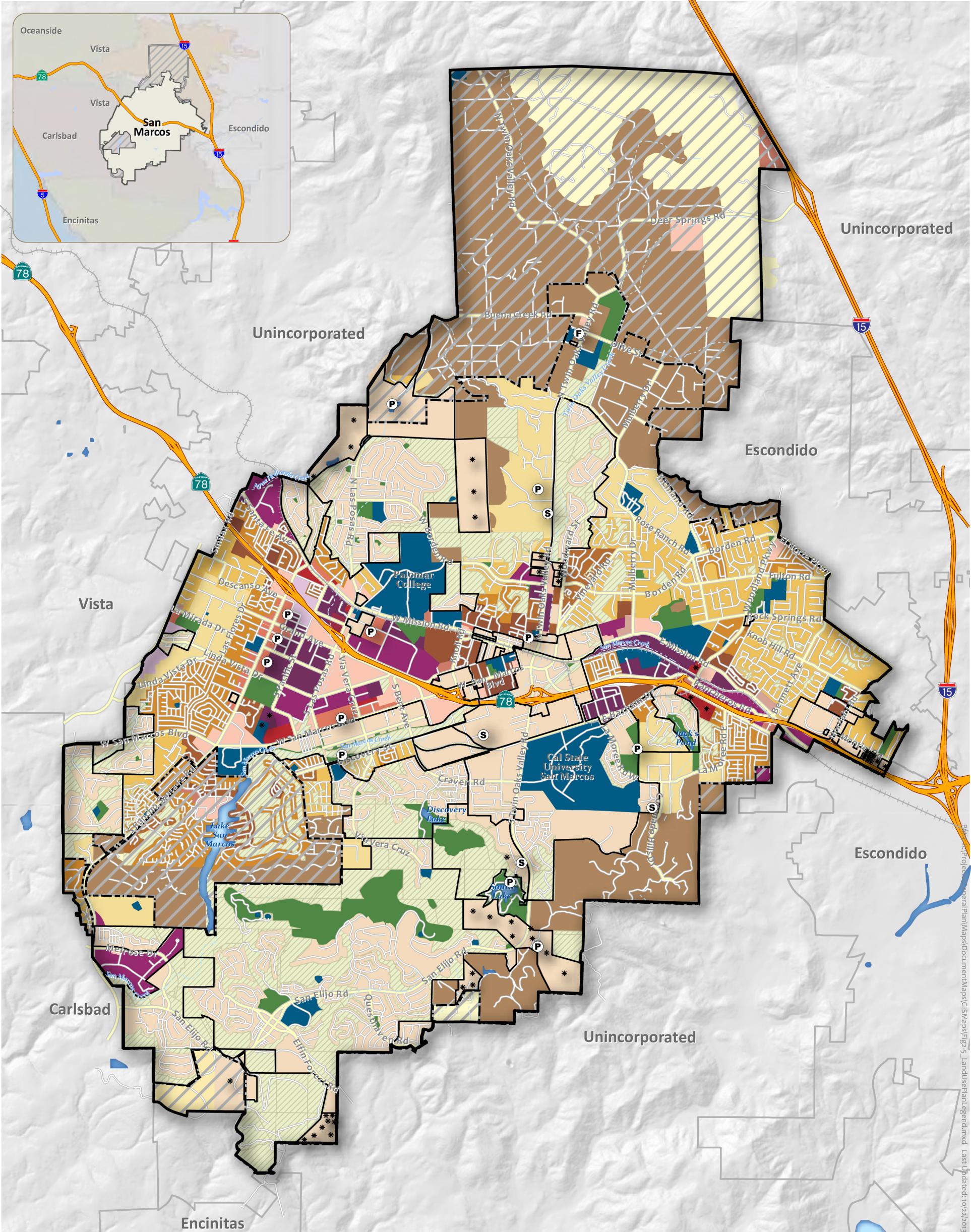


FIGURE 2-5
City of San Marcos
Land Use Plan



SOURCES OF DATA:
 City of San Marcos 3/13 and AECOM, 12/11

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San Marcos City Limits Sphere of Influence Planning Area Major Hydrologic Features Creeks Railroad Freeway Highway Major Road Minor Road Future Fire Station Future School Future Park Future Floating Hotel Specific Plan Area (SPA)	General Plan Planned Land Use Types Agricultural/Residential Agricultural/Residential, AG (0.125 - 1 du/ac) Residential County Rural Residential, COUNTY RR Hillside Residential 1, HR1 (0.05 - 0.25 du/ac) Hillside Residential 2, HR2 (0.25 - 0.5 du/ac) Rural Residential, RR (1 - 2 du/ac) Very Low Density Residential, VLDR (2.1 - 4.0 du/ac) Low Density Residential, LDR (4.1 - 8.0 du/ac) Low Medium Density Residential, LMDR (8.1 - 12.0 du/ac) Medium Density Residential 1, MDR1 (12.1 - 15.0 du/ac) Medium Density Residential 2, MDR2 (15.1 - 20.0 du/ac) Mixed Use Mixed Use 1, MU1 (20.1 - 30.0 du/ac) Mixed Use 2, MU2 (30.1 - 45.0 du/ac) Mixed Use 3, MU3 Mixed Use 4, MU4 Commercial Commercial, C Neighborhood Commercial, NC Office Professional, OP Industrial Business Park, BP Specific Plan Area (SPA) Specific Plan Area, SPA (For more information regarding specific plans, refer to Figure 2-3 and Appendix D, Table D-3 in General Plan)	Medium High Density Residential, MHDR (20.1 - 30.0 du/ac) High Density Residential, HDR (30.1 - 45.0 du/ac) Light Industrial, LI Industrial, I Public/Institutional Public/Institutional, PI Recreation Parks, P Open Space, OS * Identifies Land Use Special Conditions areas as it applies to specific parcels, refer to Appendix D, Table D-2 for details on those special conditions
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Note 1: Contact the County of San Diego Land Use & Planning Department to verify the "County Land Use Designations" for all properties that fall within the San Marco Sphere of Influence.

Note 2: Refer to Appendix D, Figure D-4 regarding the color coded properties represented on an exhibit portraying a "snap shot" in time where each recognized "transitional zone" property is located. Each property shall ultimately be removed from this exhibit pending a Rezone approval matching the adopted General Plan Land Use designation as represented on Figure 2-5.

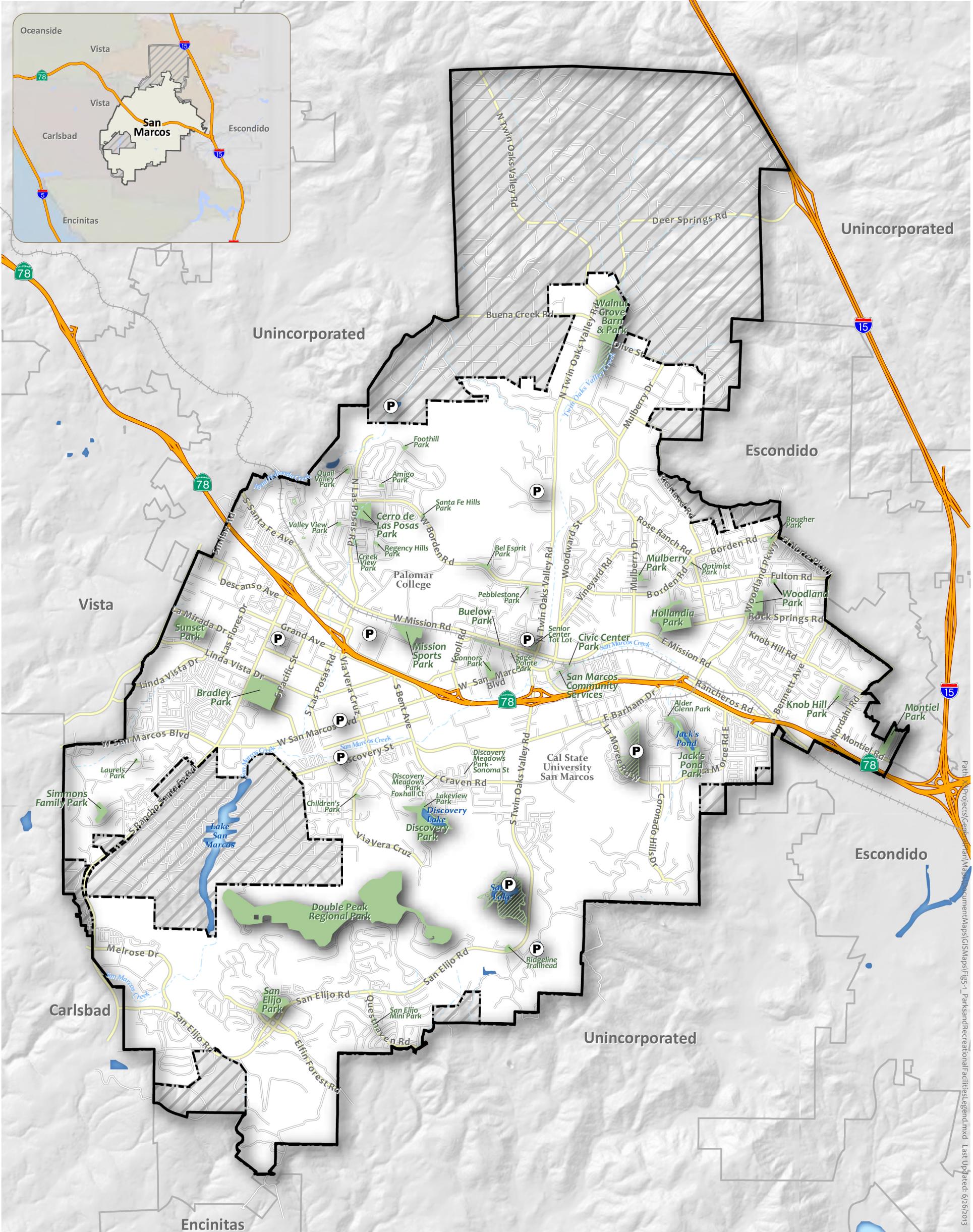


FIGURE 5-1

City of San Marcos

Parks and Recreational Facilities

0 0.25 0.5 1 Miles

SOURCES OF DATA:
City of San Marcos 9/12

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Table 5-2 Parkland, Trails, and Recreational Facility Acreage

Park Name	Type	Total Park Acreage		Amenities
		Existing*	Future ¹	
Recreational Facilities				
Community Center	C	0.69	--	Community building; tot lot; picnic tables; turf play
F.H. Corky Smith Gym	C	0.62	--	n/a
San Marcos Community Services	M	0.83	--	Community building; tot lot; picnic tables; turf play
San Marcos Joslyn Senior Center	M	0.45	--	Community building; picnic tables; fitness room
Senior Center Tot-Lot	M	0.25	--	tot lot
Total Recreational Facilities		Existing 2.84	Future --	
Total Existing Developed Parkland, Trails, and Recreational Facilities		340.05		
Total Undeveloped Parkland & Trails (Planned Improvements to Existing Parkland, Trails, and Recreational Facilities)			156.92	
Future (New) Parkland				
Agua Hedionda Park	C	--	20.00	Playground, tot lot, picnic tables, barbecue facility, trail staging area, fishing, wilderness area, on site caretaker, concessions, restrooms
Buena Neighborhood Park ³	N	--	16.00+	Water play area, open field play area, playground, tot lot, picnic tables, barbecue facility, fishing, restrooms
Connors Park (San Marcos Elementary)	N	--	3.63	Lighted multi-purpose field, tot-lot, sports courts, skate plaza
Creek District Park	N	--	16.45	To be determined
La Moree Community Park	C	--	20.00	Basketball courts, open field play area, playground, tot lot, picnic tables, barbecue facility, community services complex
Richmar Park	M	--	2.86	To be determined
San Elijo Mini Park	N	--	6.00+	Tennis courts, playground, tot lot, picnic tables, barbecue facility, fishing, restrooms
San Marcos Creek	N	--	20.60	Multi-use trail, plaza, gardens, amphitheater seating, trash receptacles
South Lake Park ¹	C		54.00	To be determined
Twin Oaks Valley Neighborhood Park	N	--	16.00+	Softball fields, tennis courts, basketball courts, playground, tot lot, picnic tables, barbecue facility, restrooms
University District Park	N	--	25.33	Sport court, playground structure, picnic facilities
Total Future Undeveloped Parkland (Future – not part of existing parkland)-			200.87	
Total Citywide Parkland, Trails, and Recreational Facilities	Existing 340.05	Future 357.79		
Total Citywide planned Parkland, Trails, and Recreational Facilities			697.84	

Source: City of San Marcos 2011

M=Mini-Park; N=Neighborhood Park; C=Community Park; n/a=information not available or yet to be determined