

PLANNING COMMISSION

Meeting Date: 03-05-18

ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (# 1)

AGENDA ITEM # 3

Applicant/Project Name: ColRich / Murai Specific Plan

Project #: P15-0068

Brief Description: E-mail from Kevin Mecum dated 02/27/18.

Date 02/28/18

Time 4:45 pm

From: [Oureshy, Saima](#)
To: kevin.mecum@gmail.com
Cc: [Gallegos, Sandra](#); [Brindley, Karen](#)
Subject: FW: Highlands P13-0009 Public Comments
Date: Wednesday, February 28, 2018 3:32:07 PM
Attachments: [image002.png](#)

Mr. Mecum – Thank you for your email to the City related to the Murai project. The project that will be under consideration by the Planning Commission on March 5, 2018 is the Murai Project (P15-0068) and not the Highlands project (P13-0009).

Please note this email is being forwarded to the Planning Commission for their consideration. Staff's response to your questions are listed below:

The Murai Project is for 89 single family residential units, as is identified in the General Plan. The density of the project is consistent with the General Plan designation.

The City's updated 2017 Parks Master Plan does not identify the project site to be developed with a public park. The designation of a portion 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 was based on the City's 1990 Parks Master Plan. The City recently updated its Parks Master Plan to implement General Plan Policy PR-1.2 of the Parks, Recreation, and Community Health Element which calls for the Parks Master Plan update. While the project does not include a public park as is specified in the General Plan, the project is designed with private parks for the use of future residents of this subdivision.

In addition, the existing Parks designation on this site conflicts with the conservation goals of other guiding plans. The 1990 Parks Master Plan and subsequently the General Plan did not consider biological constraints on site when designating a portion of the project site for a potential 20 acre 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, a 20 acre park becomes infeasible on this site.

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 several other parks within the project site's vicinity including Cerro de Las Posas Park. To mitigate

its impacts on Citywide parks system, the project will pay park public facilities fees. The project will be providing the multi-use trails for public use, as identified in the General Plan and the Trails Master Plan.

Thank you.



Saima Qureshy, AICP | Principal Planner

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From: kevin.mecum@gmail.com [<mailto:kevin.mecum@gmail.com>] **On Behalf Of** San Marcos Highlands

Sent: Tuesday, February 27, 2018 12:07 AM

Cc: Pedersen, Norman; Desmond, Jim; Jones, Rebecca; Orlando, Chris; Jabara, Kristal; Jenkins, Sharon; Martin, Buck; Griffin, Jack; jenny.axford@smusd.org; Cronin, Cathy; mike.ott@sdcounty.ca.gov; Barry, Robert; Mindy.Fogg@sdcounty.ca.gov; Peter.Eichar@sdcounty.ca.gov; Eric.Lardy@sdcounty.ca.gov; Planning Commission; Eric.Flodine@san-marcos.net; Jeff.Oleksy@san-marcos.net; Bill.Jacoby@san-marcos.net; Bruce.Minnery@san-marcos.net; Ed.Musgrove@san-marcos.net; Kevin.Norris@san-marcos.net; Wendy.Matthews@san-marcos.net; Christopher.Carroll@san-marcos.net; Dimitris.Magemeneas@san-marcos.net

Subject: Re: Highlands P13-0009 Public Comments

Dear City Council and City Planning Commission,

First of all, thank your services. I appreciate your time and efforts spent on making San Marcos awesome.

I wanted to bring this issue back up to the forefront as I am aware the Murai-Sab, LLC (ColRich) 89-home development will be discussed at the upcoming Planning Commission Hearing. Here is more info on the development: <http://www.san-marcos.net/Home/Components/FacilityDirectory/FacilityDirectory/619/1106>.

For context, Murai-Sab, LLC (ColRich) is a proposed development that **directly borders** the San Marcos Highlands development.

SANTA FE HILLS PARK SPACE ISSUE

Last year, the San Marcos Highlands development was approved -- without any remedy to the parks problem as outlined in the email copied below. The email below is **one of dozens of emails** that most of you received from the public that contained similar observations and

requests about our park space.

Here is a complete discription of the problem - PLEASE READ:
<http://www.santafehillssanmarcos.com/santa-fe-hills-parks-problem/>

In closing ---

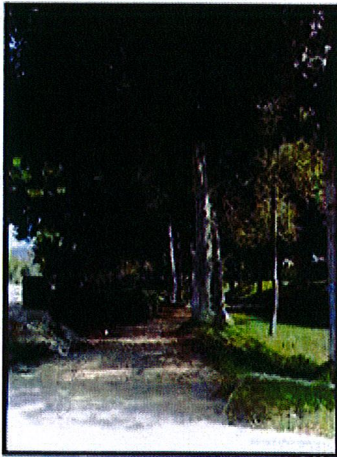
- Highlands and Murai are basically squeezing more congestion in an already congested area.
- If you're going to stray away from the General Plan, please don't sacrifice quality of life.
- Please do not approve this development or any others without putting in mitigation measures that completely and **directly** counterbalance the negative impacts. (In other words, sometimes paying a "fair share" into a huge empty bucket is NOT appropriate mitigation).
- Please work with the developers to build a park, pond and trail system **as described in** this San Marcos pamphlet... or better yet, the original Parks Master Plan (see my "PLEASE READ" link: <http://www.santafehillssanmarcos.com/santa-fe-hills-parks-problem/>)

Thanks for your time,

Kevin Mecum

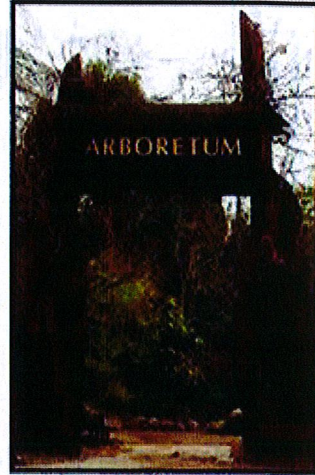
LAS POSAS BORDEN

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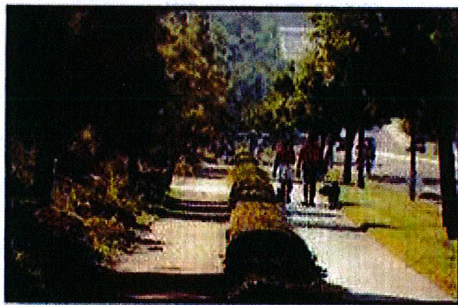


Las Posas Borden Trail

Soft-surfaced and paved trails parallel the parkways along Las Posas and Borden Roads. A one mile out and back trip can be taken from Cerro de las Posas Park. A three mile loop can be hiked by using the back parking lot entrance to Palomar College from Borden Road. A very nice arboretum and cactus garden are found just east of Comet Circle on the eastern side of Palomar College.



Palomar College Arboretum



Las Posas Borden Trail

Several developers built the trails in this area (which is known as Paloma/ Santa Fe Hills); some of these trails are not very wide, as they were made prior to the adoption of the City's Master Trail Plan that defines the present standards for trail construction. Future trails, such as those along Borden Road and in the new developments, will be built as a condition for new residential projects in the area. As a result, some of the trails in this area are not continuous and have breaks between the completed segments. In the future, trails to the northeast will go to the top of "P" mountain and Owen's Peak, and will loop around two beautiful ponds found just north of the present terminus of Las Posas Road.

Located at the corner of Las Posas and Borden Roads, Cerro de Las Posas Park has a 25 yard lap pool, hot showers, lockers, a shallow children's area, a water play area, and lighted tennis courts.



Cerro de Las Posas Park Water Play Area

On Wed, Aug 5, 2015 at 1:43 PM, Jeffrey Mayer <jmayer1978@gmail.com> wrote:
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.

Aspects of the project that are particularly unacceptable are:

-- The amount of usable open space in North San Marcos is running out. The Highlands development cuts right between two ridgelines that are essential for wildlife habitat. The city should be more proactive about keeping this space undeveloped and natural.

-- The ridgelines of San Marcos are one of our most defining features. The people of San Marcos made it clear that the ridgelines should be preserved when we voted in favor of the Ridgeline Protection Overlay Zone ordinance. Please uphold the spirit and intent of this ordinance and restrict any new homes from being developed on our ridgelines.

-- The high density of homes in the Highlands development is a huge contrast to the rural, spread out homes in the area north of the development. The Highlands development should respect and abide by the same planning principles set forth by the San Diego County Planning Department.

-- Traffic in North San Marcos is already bad, and getting worse. Now is not the time for more homes and cars on Las Posas.

++ Residents of Santa Fe Hills live approximately 1 mile and 2.5 miles away from Grand Plaza and Creekside Place, respectively. Between Santa Fe Hills and Grand Plaza there are approximately 8 traffic lights which are poorly timed and not sync'd with the NCTD trains, often resulting in the need to stop at one or more, if not every red light consecutively. There are also times when NCTD trains cause multiple light cycles of delay crossing Mission Rd. Additional traffic is only going to add to this already time-consuming delay. Between Santa Fe Hills and Creekside Place there are 10 traffic lights. There are a total of 13 if one were then to make the trip to Home Depot, given that Lowes has moved out of our fine city.

++ How does The City plan to manage this increased traffic along with the already heavy college traffic attributable to Palomar College? Adding more traffic lights is not an acceptable option.

++ How does The City plan to keep cut-through traffic due to this increased traffic _out_ of our neighborhoods and away from our school zones? There are already too many individuals speeding through Santa Fe Hills either on the way to drop children at Paloma Elementary or immediately after doing so.

-- The Highlands development should not be required to extend Las Posas. Now that we have new leadership in the planning department, the full extension of Las Posas to Buena Creek Rd should be re-evaluated to determine whether or not it should remain on the circulation element of the General Plan.

-- Our schools are already over crowded. The teachers and faculty are maxed out. Faculty and parents will tell you the same thing. The fees that the Highlands development are required to pay towards the school district will not counter balance the impact of new students. The SMUSD facilities department will tell you the same thing.

-- The public parks located in the neighborhoods adjacent to the Highlands site are already lacking adequate park acreage and amenities. The Highlands even falls short on park space to serve it's own population. A 15 acre park, or a park similar in size and amenities as Sunset Park would be adequate. Even if the full set of amenities is not completely built out in phase 1, a park of this size needs to be part of the Highlands map, in the Parks Master plan and funded in part by the Highlands.

++ Additional parks-related information:

Many of our parks, I feel, are either incomplete or lacking in their current makeup - they have _either_ swings or play structures, but rarely ever both; They have little-to-no sun protection; There are no facilities (basic restroom or water fountain); the playground medium is "lacking". There are also areas where there could be parks but are not.

Below are examples of incomplete or lacking parks:

- Park on Calle Capistrano (swings, no play structure, no shade structures)
- Santa Fe Hills Park (small play structure, no swings, shade around the edges)
- Pebblestone Park (nice play structure, no swings, little shade, poor playground medium - nice that this park has a sand volleyball court!)
- Quail Valley Park (play structure, no swings, no shade structures)
- Foothills Park (similar to Quail Valley Park, with more shade around the edges, poor playground medium - mulch, not sand)
- Valley View Park is the most complete in our neighborhood, having swings and a small play structure and reasonable shade trees, however the playground medium needs to be upgraded to sand.
- The park at the corner of Borden Rd. and Bel Esprit Cir. is also more complete than others, having swings and a play structure - however this park is woefully close to Borden Rd., which presents safety concerns for children who may wander off.

In addition to upgrades which would be possible at the above parks, it would be nice to see Las Posas Park upgraded in the area between the road and the parking lot to include a large, fenced-in playground with sand as the medium - reference could be made to playgrounds in Encinitas such as those attached to Leo Mullen Sports Park or Cottonwood Creek Park. Our very own Sunset Park is also a decent reference, provided the playground medium were changed to sand and swings were also integrated into the design (there are swings across Sunset Park, but try getting a toddler to stay focused enough to walk that distance!)

There is also a very large space along Las Posas, adjacent to the Grand Shopping Plaza which is currently open space - it would be very nice to see that space utilized and integrated into a master plan which could involve connecting it to the pre-existing Bradley Park, with a fly-over the Linda Vista/S. Pacific intersection to create a large, multi-use park similar to the Nobel Athletic Area in University Towne Center (805 --> Nobel Dr. West.) Integrating a running path through and around such a park would be a nice addition to a woefully industrial space.

Thank you for your time and consideration,
 Jeffrey Mayer
 Santa Fe Hills resident since 2009