

Sunrise

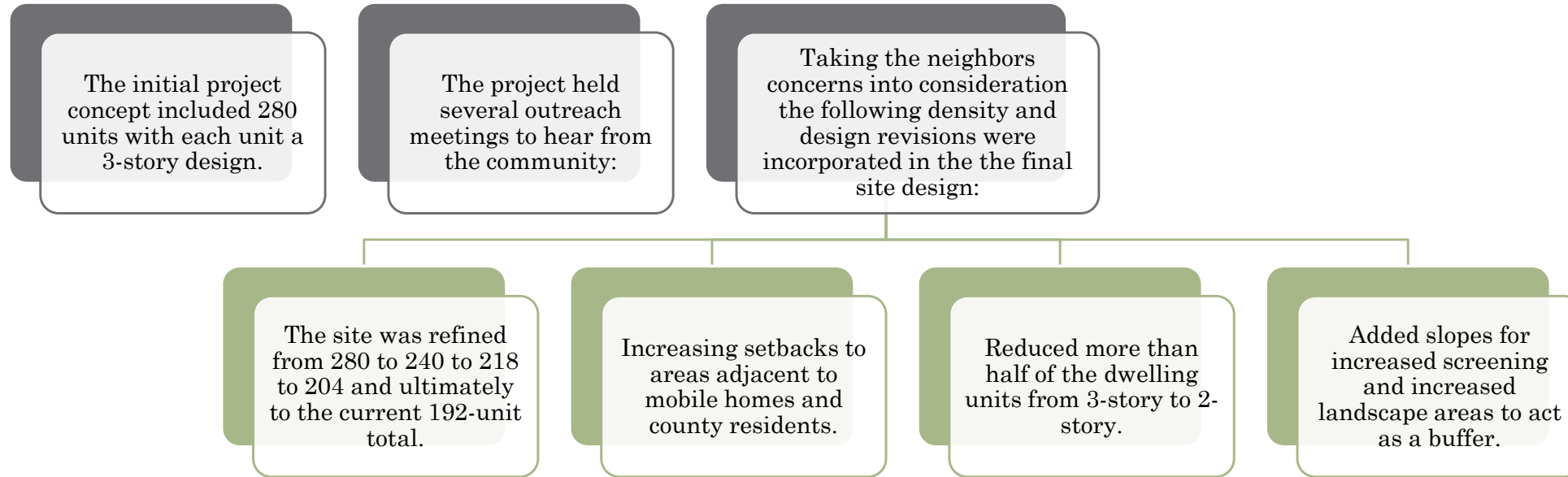
Planning Commission

May 18th, 2020



Purpose and Agenda

1. **Project History**
2. **Community Outreach**
3. **Project Description**
4. **Project Overview**
5. **Residential Site Plan**
6. **Offsite Improvements**
7. **Open Space**
8. **Fiscal and Market Impacts**
9. **Project Benefits**



1. Project History

2. Community Outreach

Letters of Support:

- Casitas Del Amigos HOA
- Owner of the industrial bldg. at 2875 Executive Pl., Escondido.
- Owner of the Private Storage Systems.
- Homeowners in the county to the south of the project.

Letter with Concerns:

- No future development in San Marcos
- Stop all development until freeways and side streets are widened
- Tired of developers and we need to “cancel this mess”
- Concern with neighboring industrial users’ interface with residential development
- Too much traffic

Public Notices Sent to All Residents:

- Notice of Application
- Notice of Preparation: 2/27/19
- Public Workshop – 2/27/20

Meetings:

- Casitas Del Sol – 9/24/19
- Casitas Del Amigos – 9/6/18
- Casitas Del Sol – 2/5/18
- Casitas Del Amigos – 12/6/17
- Casitas Del Sol – 11/14/17
- Calls with individual homeowner – June through August 2018
- Calls/Texts/emails with Casitas Del Amigos – 2018 to present.
- Meeting with Private Storage Systems’ Owner – Mid-June 2018

3. Project Description

- The project is at the intersection of three jurisdictions.
- The main site is comprised of two parcels. One in the city of San Marcos and the other located in the county of San Diego within the sphere of influence of the City of San Marcos.
- There is a secondary access for the project that exits to Meyers Avenue in Escondido. This access crosses an adjacent parcel in Escondido that is owned by the applicant.
- The project consists of 192 for-sale workforce-attainable residences.



4. Project Overview



14.4-acre site.



13.3 dwelling units per acre



192, 2 & 3-story Multi-family units



Recreational open space, landscaping, bio-retention areas.



Much-needed offsite improvements to roadways, traffic signal & intersection, water & sewer, and drainage facilities



5. Residential Site Plan

- 192 multi-family dwelling units
 - Mix of 2 & 3 story units
- Total of 39 buildings
- Throughout most of the site setbacks exceed 10'
- 2 access points.
 - Barham
 - Meyers
- 464 total parking spaces
 - 384 garage spaces
 - Garages pre-plumbed for electric vehicle charging outlets
 - 80 visitor spaces
 - EV charging stations will be pre-wired near the main recreation area.

6. Offsite Improvements



Street Improvements

Provides curb, gutter, & sidewalk along Barham between the project driveway and Meyers Ave.

- Provides for continuous sidewalk connection along Barham to the Sprinter station on Mission.

Improves Barham drive from Mission to Highway 78 onramp.

- Provides a continuous 2-way left turn lane, which will allow turns to and from businesses on Barham without impeding through traffic and will allow better access to the mobile home parks



Traffic Signal Improvements

Adds signalized intersection at Barham Drive & Meyers Ave.

- Intersection currently at LOS F. Installation would change to LOS B.
- Contributes to improving circulation in the area. Creates a dedicated left turn from westbound Barham onto Meyers.

Upgrades signal equipment on Mission Road at Barham and Nordahl intersections.

- Adaptive signal control systems provides real-time traffic relief to the area.



Water & Sewer Infrastructure Connection Options

EIR Studied 2 potential options for sewer connections.

- VWD Option: From project site to the west in Barham to a connection near the 78-freeway onramp. Requires approximately 950-feet of road work in Barham Drive.
- Escondido Option: From project site east connecting in Meyers Ave. Requires approximately 20-feet of roadwork in Meyers.

7. Open Space

268,426 sf of total open space including:

- Recreational open space (14,835 sf)
- Private homeowner open space (43,425 sf)
- Landscaping (197,562 sf)
- Bio-retention basins (12,604 sf)

4,978-sf of tot lot & park area distributed throughout the site, which include:

- Tot lots
- Barbeque counters
- Open turf areas
- Patio space

10,283-sf main recreation area provides the following:

- Pool recreation building: pool equipment room, 2 bathrooms, shower, covered patio, & drinking fountains.
- Spa
- Playground
- Tot lot
- Bocce ball court
- Barbeque area

8. Fiscal and Market Impacts

- The Fiscal and Market analysis conducted for the project found other industrial sites within the city more desirable because the Industrial site lacks direct frontage.
 - The report analyzed a 5 residential lot project with shared driveway to the industrial parcel, which is problematic.
 - This would result in both properties likely to remain vacant, which would not provide any fee or tax revenue to the city.

Fees and CFDs Not Captured in Fiscal and Market Studies

FEE	Proposed Project	Existing Zoning Project
Public Facility Fee	2.4 Million	\$218,415
CFD's	\$112,850	\$37,155
Affordable housing Fee	1.8 Million	\$46,500
Drainage Fees	\$270,000	\$270,000
School Fees	1.4 Million	\$70,680
Total	5.98 Million	\$373,020

9. Project Benefits



PROVIDES MUCH-NEEDED WORKFORCE HOUSING TO SAN MARCOS



IMPROVES BARHAM DRIVE ROADWAYS AND SIDEWALKS.



PROVIDES A NEW SIGNAL AT MEYERS AVENUE /E. BARHAM DRIVE TO IMPROVE THE OVERALL FAILING UNSIGNALIZED INTERSECTION FROM LOS "F" TO LOS "B", BENEFITING BOTH THE PROJECT AND LOCAL CIRCULATION IN THE AREA



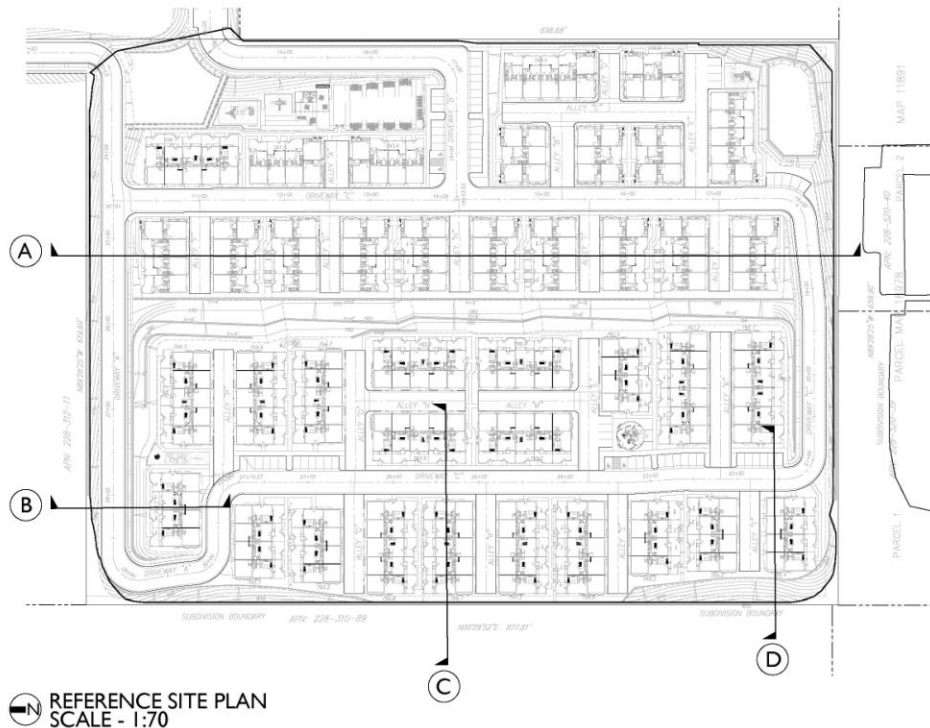
ADDS TRAFFIC CONTROL SYSTEMS TO SURROUNDING INTERSECTIONS TO IMPROVE TRAFFIC FLOW THROUGH THE AREA



PROJECT IS WITHIN 1500 FEET OF THE BREEZE BUS STATION, SPRINTER STATION & THE INLAND RAIL TRAIL, 900 FEET TO HIGHWAY 78, & APPROXIMATELY 1.2 MILES FROM I-15



Thank you!



SAN MARCOS, CA

INTEGRAL COMMUNITIES
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 944-7511

SUNRISE

DECEMBER 14, 2018

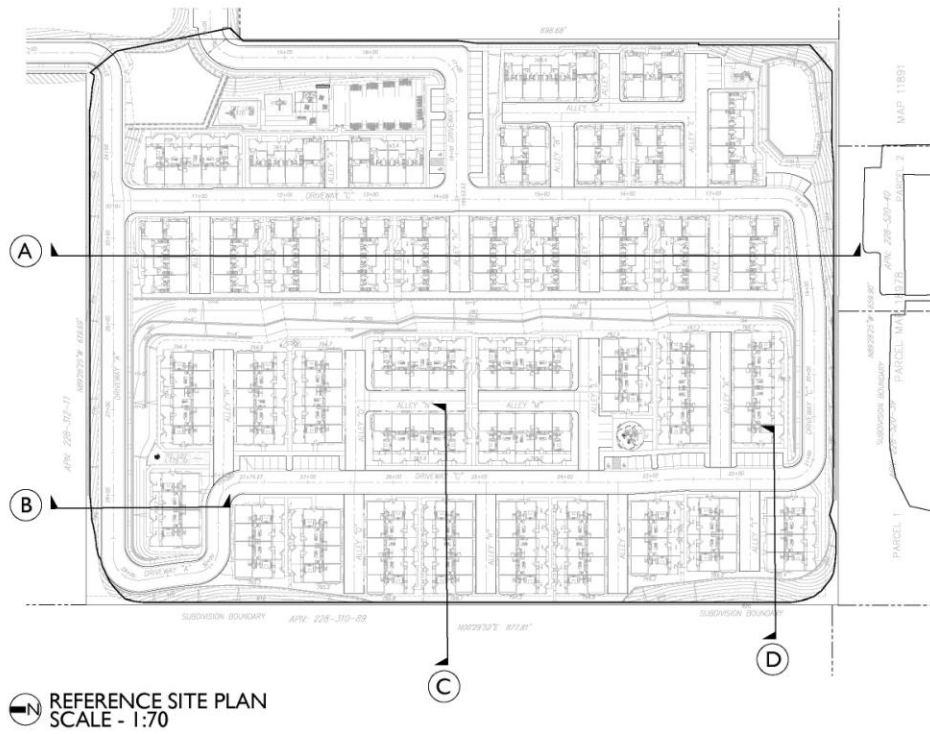
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CONCEPTUAL SITE SECTIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

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SECTION B



SECTION C



SECTION D

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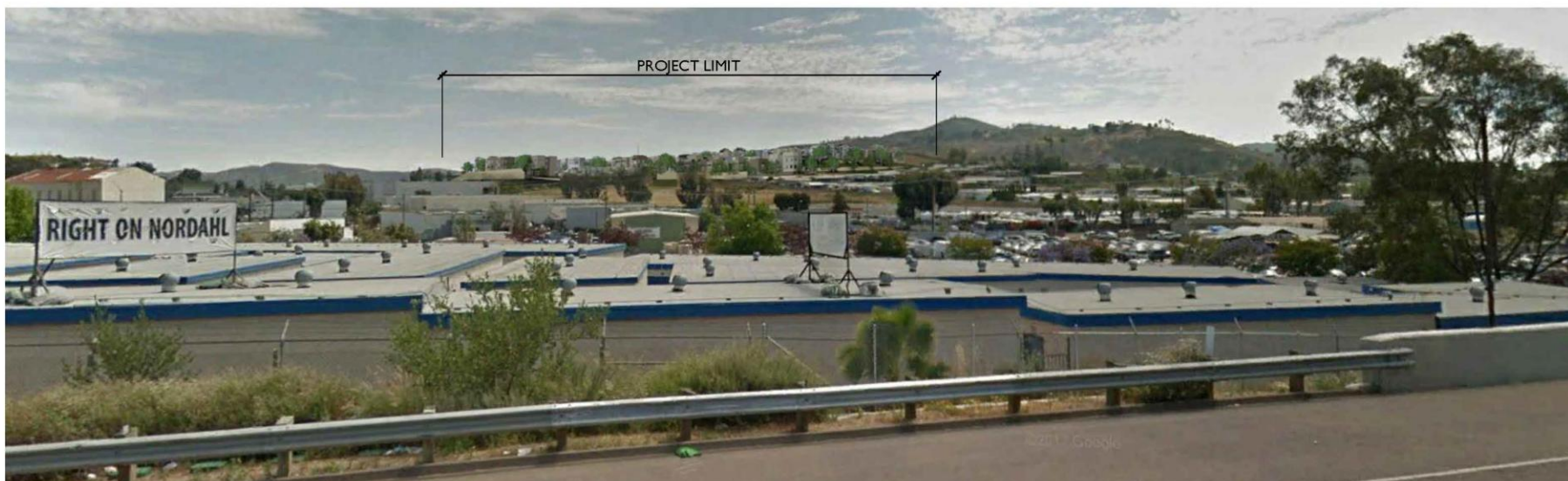


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78-EAST - EXISTING



78-EAST - PROPOSED

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SCALE:

VISUAL SIMULATIONS



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