



---

**Public Comment:** Please complete a "Request to Speak" form located at the entrance of the Council Chambers in order to address the Planning Commission on any agenda item. Comments are limited to three minutes, unless you have registered your organization with the City Clerk. If you wish to speak on an item not on the agenda, you may do so under "Oral Communications." Any member of the public may address the Commission on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and indicate which item number you wish to address.

**Meeting Schedule:** Regular Planning Commission meetings are generally held on the first and third Mondays of each month at 6:30pm in the Council Chambers. The Agenda's are posted on the City website at: [www.sanmarcos.net](http://www.sanmarcos.net). Please note, meetings may be added or cancelled as necessary and will be posted on the City's website calendar.

**Agendas:** Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Any agenda-related writings or documents provided to a majority of the Planning Commission after distribution of the agenda packet are available for public inspection at the same time at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours.

**Oral and Written Communications:** Persons wishing to submit comments on a matter not on the agenda may be heard by the Commission at this time; however, no action will be taken until placed on a future agenda. Please submit your comments via email to [gjackson@san-marcos.net](mailto:gjackson@san-marcos.net).

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

**SPEAKERS ARE LIMITED TO THREE MINUTES. PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AND PLACE IN BASKET PROVIDED.**

**CONSENT CALENDAR**

1. [TMP-2232](#) DRAFT 02/18/2025 PLANNING COMMISSION MINUTES

Recommendation: Staff recommends the following:

APPROVE Draft 02/18/2025 Planning Commission Minutes

Attachment(s)

Minutes:

1. Draft 02/18/2025 Planning Commission Minutes

Reviewed by: Joseph Farace, Planning Division Director

Submitted by: Gina Jackson, Senior Office Specialist

Attachments: [Draft\\_02.18.25\\_Planning Commission Minutes](#)

## PUBLIC HEARING

2. [TMP-2226](#) WATER MILL HOMES REQUESTS ENTITLEMENT FOR NINE (9) SINGLE-FAMILY LOTS ON A 10-ACRE SITE LOCATED IN THE AGRICULTURAL (A-1) ZONE

**LOCATION/APN:**

SOUTHWEST CORNER OF COX ROAD AND MULBERRY DRIVE. APN: 182-131-14-00

**CASE NUMBER:**

MITIGATED NEGATIVE DECLARATION (ND22-007) AND TENTATIVE SUBDIVISION MAP (TSM21-0004)

**Recommendation:** ADOPT AND APPROVE the following in the order set forth below:

1. ADOPT Mitigated Negative Declaration (ND22-007);
2. APPROVE Resolution No. PC 24-5124 for Tentative Subdivision Map (TSM21-0004) to allow for up to nine (9) single-family lots on a 10-acre site located in the Agricultural (A-1) Zone.

**Attachments:**

[TSM21-0004 Water Mill Homes- PC- TSM reso](#)  
[TSM21-0004 Staff Report Attach A-C](#)  
[TSM21-0004 Staff Report Attach D- MND Appx A-Project-Plans](#)  
[TSM21-0004 Staff Report Attach D- MND Appx B-Air-Quality](#)  
[TSM21-0004 Staff Report Attach D- MND Appx C-Biology](#)  
[TSM21-0004 Staff Report Attach D- MND Appx D-Cultural-Resources](#)  
[TSM21-0004 Staff Report Attach D- MND Appx E-Geotechnical](#)  
[TSM21-0004 Staff Report Attach D- MND Appx F-CAP Consistency](#)  
[TSM21-0004 Staff Report Attach D- MND Appx G-Phase1-2 ESA](#)  
[TSM21-0004 Staff Report Attach D- MND Appx H-Hydrology](#)  
[TSM21-0004 Staff Report Attach D- MND Appx I-SWQMP](#)  
[TSM21-0004 Staff Report Attach D- MND Appx J-Noise](#)  
[TSM21-0004 Staff Report Attach D- MND Appx K-Water Sewer](#)  
[TSM21-0004 Staff Report Attach D- MND Appx L-VWD Conditions-Letter](#)  
[TSM21-0004 Staff Report Attach D- MND](#)  
[TSM21-0004 Staff Report Attach E- landscape plans](#)  
[TSM21-0004 Staff Report Attach E- tentative subdivision map](#)  
[TSM21-0004 Staff Report Attach F- conceptual architecture](#)  
[TSM21-0004 Staff Report Attach F- public comments](#)

## PLANNING DIRECTOR COMMENTS

## PLANNING COMMISSIONER COMMENTS

## ADJOURNMENT

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) SS.  
CITY OF SAN MARCOS )

I, GINA JACKSON, COMMISSION SECRETARY OF THE CITY OF SAN MARCOS  
PLANNING COMMISSION, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS  
AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL  
AND ON THE CITY'S WEBSITE ON MARCH 11, 2025, 5:30 P.M.

DATE: MARCH 11, 2025

GINA JACKSON, PLANNING COMMISSION SECRETARY