

# Report

## MEETING OF THE PLANNING COMMISSION

**MEETING DATE:** October 3, 2011

**SUBJECT:** Connors Neighborhood Park  
CUP 11-864; ND 11-815

### **Recommendation**

Conditionally approve a Conditional Use Permit for the Connor's Park Plan to allow the construction and operation an active neighborhood park with joint use fields adjacent to the reconstructed San Marcos Elementary School.

### **Background**

For several years, the City of San Marcos owned the property at 270 West San Marcos Boulevard and leased the Mary Young Connors Hall to the San Marcos Historical Society. The Historical Society used the Mary Young Connors Hall as a Museum to display artifacts and continue its work to preserve the history of San Marcos.

In 2009, the San Marcos Unified School District ("District") and the City of San Marcos ("City") entered into an agreement that required a reconfiguration of both District property and city property for the purpose of reconstructing San Marcos Elementary School and future construction of a City neighborhood park. The original park site was behind the elementary school and not visible from San Marcos Boulevard. The City and District agreed to reconfigure ownership to create a City parcel for a future park and a school parcel that absorbed the land leased by the Historical Society. The Historical Society building was subsequently relocated to Walnut Grove Park.

An agreement was also executed between the City and the District for joint use of the multi-use sports fields that would be constructed with the park. San Marcos Elementary School was completed in August 2010. The City has received a State grant with an obligation to design and construct a Connors Park. The City has already received the funding for design and environmental review. In order to receive the construction funding, all of the grant the environmental document in accordance with the California Environmental Quality Act shall be adopted by November 1, 2011. The park is anticipated to be constructed by the end of 2012.

### **Introduction**

Connors Neighborhood Park is proposed along the north side San Marcos Boulevard west of the San Marcos Elementary School (Attachment B) and proposes the following features and improvements as shown on Attachment D:

- Covered and uncovered picnic areas, and shaded play structures
- A restroom, concession, and maintenance building
- Equipment storage buildings
- Two multi-sport (tennis, basketball and paddleball) courts
- One half-court basketball court
- A multi-use (soccer & football) sports field (with lights for nighttime play), and,
- Surface parking with 73 parking spaces, including 3 handicapped-accessible parking spaces
- A netting system, approximately 30 feet high at the north end of the field and approximately 40 feet high at the south end, will be installed at the north end of the field

Two driveway entrances will provide access to the park site from San Marcos Boulevard. Pedestrians will also be able to access the site through a pedestrian walkway accessible through a gate located at the northwest corner of the park site adjacent to the sports fields.

During the Park Plan development process staff incorporated public comments (attached) received during four public workshops to obtain input from the community. These workshops were held in December 2009, January 2010, May 2011 and June . The first two workshops served to assist staff in determining the park layout and last two discussed the fine tuning of the amenities.

In accordance with the notification requirements of the California Environmental Quality Act, a Mitigated Negative Declaration was available for public comment from August 10, 2011 through September 8, 2011.

The Community Services Commission reviewed and approved the park design on May 18, 2001 and recommended Planning Commission approval of the Conditional Use Permit for construction and operation of Connors Park.

The City Council approved the submittal of the Connors Park Prop 84 Grant application on February 9, 2010, approved the contract award for the Design Consultant on March 22, 2011, and approved the naming of the park on June 14<sup>th</sup>, 2011 to "Connors Park.".

### **Discussion**

The Project site has an existing General Plan land use designation of "School" in the Richmar Neighborhood and is zoned R-3(6) Residence Zone. The project will provide for additional recreational amenities including multi-use sports fields with field lighting within the Richmar Neighborhood which includes several multi-family residential projects in the surrounding area. Specifically to the north of the site is a two-story multi-family residential project approximately 20 feet to the north of the northern Project boundary. In addition, the Autumn Terrace Project, which includes a combination of storefront retail space and up to 103 two and three story apartment units are located to the northeast.

Mutli-family units to the north and the west of the site will be nearest to the site, the closest being approximately 15 feet to the north. A lighting analysis prepared for the project and included as Appendix A of the Mitigated Negative Declaration ND 11-815 concluded that the project light spillage will not result in a substantial amount of

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additional light over the property line for the hours that the sports fields are illuminated for recreational play. The lights will be turned off at 10:45 p.m. so as to not impact the surrounding neighborhood.

Per Section 20.88.020 of the Zoning Ordinance, public parks require approval of a Major Conditional Use Permit. The proposed neighborhood park amenities are compatible with the surrounding land uses in providing recreational opportunities to the multi-family uses in the area and serving to provide joint use playfields to the San Marcos Elementary School.

The Connors Park implements the San Marcos Parks and Recreation Element to locate neighborhood parks adjacent to school sites and provide for active recreational opportunities in the Richmar Neighborhood.

In accordance with Order R9 2007-0001 and the Current City of San Marcos SUSMP requirements, Best Management Practices (BMP's) will be implemented in the park design to mitigate urban runoff through treatment of the pollutants of concern, and mimicking natural rainfall characteristics.

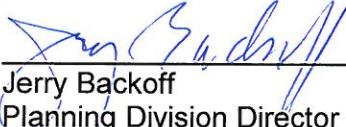
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**Attachment(s):**

Adopting Resolutions

- A - Requested Entitlements
- B - Aerial Site Map
- C - Site & Project Characteristics
- D - Connors Park Plan Map
- E - Final Negative Declaration ND 11-815

Submitted by:

  
\_\_\_\_\_  
Jerry Backoff  
Planning Division Director

Reviewed by:

  
\_\_\_\_\_  
Michael D. Edwards  
City Engineer

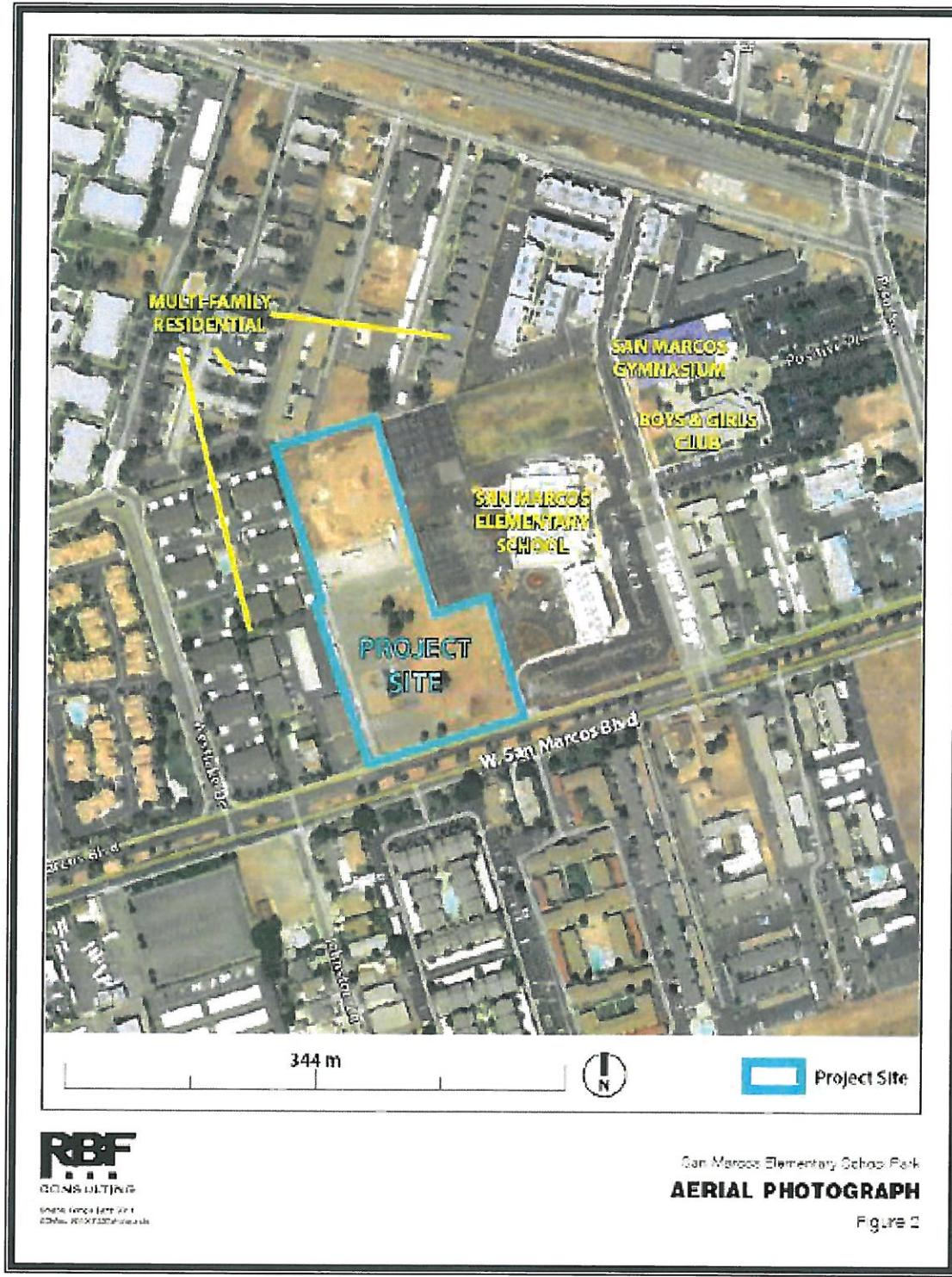
Reviewed by:

  
\_\_\_\_\_  
Charlie Schaffer  
Development Services Director

**ATTACHMENT A**  
**Requested Entitlements**

A Major Conditional Use Permit (CUP 11-864) to allow the construction and operation of an active neighborhood park ("Connors Park") and adoption of Final Negative Declaration ND 11-815 (State Clearinghouse No. 2011081032).

**ATTACHMENT B**  
**Aerial Site Map**



**ATTACHMENT C**  
**Site & Project Characteristics**

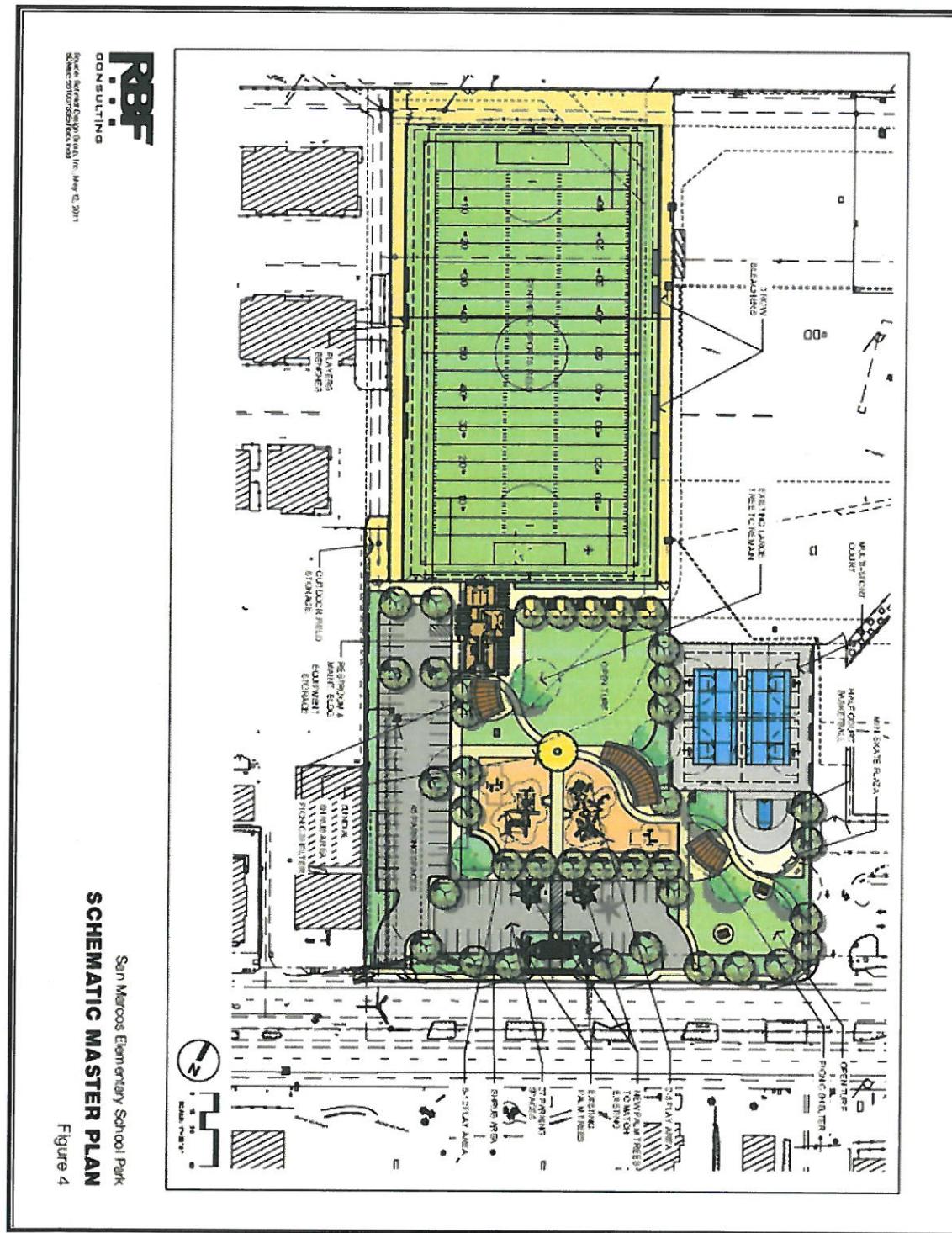
| <u>Property</u> | <u>Existing</u>   | <u>Zoning</u>      | <u>General Plan</u> |
|-----------------|-------------------|--------------------|---------------------|
| <u>Land use</u> |                   | <u>Designation</u> |                     |
| Subject         | Vacant*           | R-3-6              | School              |
| North           | Multi-family      | R-3-6              | 20-30 du/acre       |
| South           | Multi-family      | R-3-6              | 20-30 du/acre       |
| West            | Multi-family      | R-3-6              | 15-20 du/acre       |
| East            | Elementary School | R-3-6              | 20-30 du/acre       |

|                         |              |             |
|-------------------------|--------------|-------------|
| Flood Hazard Zone       | <u>yes</u>   | <u>x</u> no |
| Resource Conserv. Area  | <u>yes</u>   | <u>x</u> no |
| Redevelop. Proj. Area 1 | <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 |

\*San Marcos Elementary School site prior to school redevelopment

**ATTACHMENT D**  
**Connors Park Plan**



**AGENDA ITEM NO.**

**ATTACHMENT E**  
Final Negative Declaration ND 11-815

RESOLUTION PC 11-4252

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING  
COMMISSION APPROVING A MAJOR CONDITIONAL USE  
PERMIT TO ALLOW THE DEVELOPMENT OF A  
NEIGHBORHOOD PARK WITHIN A MULTI-FAMILY  
RESIDENTIAL ZONE (R-3-6) IN THE RICHMAR  
NEIGHBORHOOD PLAN AREA

CASE NO.: CUP 11-864  
“Connors Park”

WHEREAS, the City of San Marcos (“City”) is proposing a 4.65 acre neighborhood park (“Connors Park”) located in the Richmar Neighborhood, north of San Marcos Boulevard between Westlake Drive and Tiger Way (previously Lowery Lane), more particularly described as:

Parcel 2 of Parcel Map 20722 & the westerly 232.20 feet of  
Parcel 1 of Map 20722;  
Assessor Parcel Numbers: 220-150-33 & 220-150-34.

WHEREAS, the Developmental Services Department did study said request and does recommend approval of the requested use; and

WHEREAS, the Community Services Department conducted public workshops on December 11, 2009, January 21, 2010, May 18, 2011 and June 1, 2011 to obtain public feedback; and

WHEREAS, the Community Services Commission on May 18, 2011 adopted the Park Concept Plan pending approval by the Planning Commission; and

WHEREAS, the required public hearing held on October 3, 2011 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission did consider a Mitigated Negative Declaration (ND 11-815) for said application pursuant to CEQA; and

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

1. With the following conditions, the proposed Conditional Use Permit will not be detrimental to, impactive upon, or incompatible with existing and proposed land uses or to the public health, safety, or welfare in that the proposed neighborhood park will provide active recreational uses including sports fields with lighting shielded away from residents and the park water runoff will be handled and treated on-site before draining into the City storm conveyance system.

2. The proposed park is consistent with the City's Master Trails Plan, the General Plan Parks & Recreation Element, as well as the Richmar Neighborhood of the City's General Plan in that the proposed project implements a Richmar Neighborhood objective and policy to locate parks adjacent to a school sites and provide for open space area within the community to serve the recreational needs of the area residents.

NOW THEREFORE, the Planning Commission resolves as follows:

1. The foregoing recitals are true and correct.
2. The Planning Commission approves the Mitigated Negative Declaration (ND 11-815) for the proposed public park.
3. The Planning Commission adopts the proposed Park Plan subject to the following conditions:
  - A. The construction plans for the Park Plan, including parking and landscaping, shall be revised to reflect the conditions of this resolution and incorporate mitigation measures of ND 11-815.
  - B. Prior to City approval of any grading/and or improvement plan, including landscaping and irrigation, the following conditions shall be complied with:
    1. To prevent the loss of active bird nests protected under the federal Migratory Bird Treaty Act, tree removal, if proposed, should occur outside of the breeding season (February through September). Otherwise, pre-construction surveys for the presence of nesting birds shall be required before any tree removal to ensure that active nests are not removed.
    2. A fencing plan shall be included with the grading plan to include the location and details for the proposed fencing around the project perimeter. A netting system, approximately 30 feet high at the north end of the field and approximately 40 feet high at the south end, will be installed at the north end of the multi-purpose field to keep balls on the property and from entering neighboring residences adjacent to the property. Additional fencing may be added in the interior of the park to provide secure areas to the satisfaction of the Planning Director and Community Services Director. All fencing shall be approved by City staff prior to installation.

3. Demonstrate to the satisfaction of the City Engineer that the following mitigation and monitoring notes have been placed on the grading and improvement plans:
  - a. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98.
  - b. The County Coroner must be notified of any human remains find immediately.
  - c. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC) which shall determine and notify a Most Likely Descendant (MLD). With the permission of the landowner the MLD may inspect the site of the discovery, and shall complete the inspection within 24 hours of notification by the NAHC. The MLD shall have the opportunity to make recommendations to the NAHC on the disposition of the remains.
4. The Contractor shall demonstrate, to the satisfaction of the City of San Marcos Public Works Department that the project complies with the following:
  - a. Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
  - b. Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.).
  - c. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.
5. Improvement plans shall show existing and proposed drainage facilities including surface and subsurface construction. If applicable, drainage channels shall be lined with a suitable material as approved by the City Engineer. All required drainage easements shall be monumented along the boundaries of the project site. Access easements shall be provided where necessary and shall be improved, fenced and aligned to the satisfaction of the City Engineer and/or the Director of Public Works.

6. Where proposed off-site improvements, including but not limited to, streets, slopes, public utility facilities, and drainage facilities are to be constructed, the City shall obtain all necessary easements or other interests in real property.
7. Plant material and irrigation design shall comply with the City's landscape Water Efficiency Ordinance, Section 20.82 of the San Marcos Municipal Code.
8. The exact alignment, width and design of all median islands, turning lanes, travel lanes, driveways, striping, and all other traffic control devices and measures, bike lanes, and width transitions, shall be approved by the City Engineer.
9. The City shall comply with all rules, regulations and design requirements of the respective sewer and water agencies regarding services to the project.
10. The permanent placement of Vallecitos Water District's large meter services, detector checks, fire hydrants, etc., along circulation element streets shall be placed outside of the ultimate right-of-way and screen with landscaping, and if applicable to avoid reconstruction or modification of same.
11. The approval of this project does not guarantee that potable water and/or sewer capacity will be available for the project at the time of grading or building permit application.
12. Minimum throat stacking distance for all driveways shall be twenty (20) feet (measured from the ultimate right-of-way line). The entire twenty (20) foot throat distance shall be designated by a raised curb. This minimum shall be increased as deemed necessary by the City Engineer. Radius-type driveways are required per City standards.
13. Individual parking spaces shall be a minimum of nine (9) feet wide by twenty (20) feet depth. The depth maybe decreased down to seventeen and one-half (17.5) feet when there is allowable curb overhang onto adjacent landscaped areas. Curb overhang maybe allowed adjacent to sidewalks as long as there is a minimum unobstructed sidewalk width of four (4.0) feet. Otherwise, wheel stops shall be installed to prevent vehicles from hanging over the sidewalk.

14. A detailed set of improvements plan shall be submitted to the City's Engineering Division for review and approval. Grading plans and activities shall be based on a comprehensive investigation of surface and subsurface conditions. Results of this investigation and recommendations arising there from shall be submitted in the form of a report.
15. A geologic and soils study shall be conducted for the proposed project. Said study shall give recommendations for cut and fill slopes, compaction and suitability for step foundations on individual lots. Said study shall be prepared by a registered Civil and/or Geotechnical Engineer and approved by the City's Engineering and Building Divisions. Recommendations of the Civil and/or Geotechnical Engineer, City Engineer and Building Official shall be implemented at the time of development of the project.
16. All permanent manufactured fill slope banks shall be constructed at a gradient no steeper than 2:1 (horizontal to vertical). The Civil and/or Geotechnical Engineer shall verify slope stability for any cut slope greater than 2:1; in no case shall the cut slope exceed 1.5:1. The City Engineer will require support documentation from a licensed Civil and/or Geotechnical Engineer for graded cut slopes greater than 2:1.
17. The City shall delineate all streets, drainage channels, drainage easements, culverts, drainage structures, and retaining/crib walls on an approved grading plan. Street and drainage structure alignments, and retaining/crib walls shall be designed to the satisfaction of the City Engineer.
18. Line of sight easements, if necessary, shall be delineated on all grading plans as approved by the City Engineer. Adequate sight distance for all intersections, driveways and access points shall be provided per latest edition of the California Department of Transportation (CalTrans) Highway Design manual and the American Association of State Highways and Transportation Officials (AASHTO) Geometric Design of Highways and Streets.
19. Erosion control and/or sediment control details shall be submitted with/on the grading plans to the City's Engineering Division for review and approval. The details shall conform to City standards, codes and ordinances and the current SWRCB General Construction Permit Requirements. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City's Engineering and Planning Divisions.

20. A revised hydrology report (calculations) shall be prepared for the proposed project to determine the existing and future runoff flow after development for the 100-year storm conditions.
21. The City shall be responsible for mitigating impacts created by changes in drainage runoff course, concentration, or quantity to the satisfaction of the City Engineer for both on-site and off-site drainage that may result from the project only. This may require the City to provide all necessary easements and improvements to accommodate drainage and flood control structures extending beyond the boundaries of the project.
22. The City shall review the Water Quality Technical Report (WQTR) to be incorporated into the grading plans as water quality improvement plans (WQIP) to reflect the latest City of San Marcos Storm Water Standards Manual guidelines and California Regional Water Quality Control Board, San Diego Region, Order No. R9-2007-0001. Low Impact Development standards and Hydromodification requirements may be applicable. If any part of the construction is phased, the WQIP shall address the Best Management Practices (BMP's) to be utilized for each phase. Said WQIP shall be to the satisfaction of the City Engineer.
23. The City contractor shall submit for City review and approval for the implementation of a Storm Water Pollution Prevention Plan (SWPPP) prepared by a QSD in accordance with the Current SWRCB General Construction permit requirements. The SWPPP shall identify BMPs for each phase of construction to manage expected pollutants onsite for demolition, grading, vertical construction, and landscaping.
24. The City's contractor shall submit to the City for review and approval a plan that includes a combination of BMPs in accordance to the City's latest Storm Water Standards Manual requirements and California Regional Water Quality Control Board, San Diego Region, Order No. R9-2007-0001. The project landscape professional shall sign this plan certifying the BMP's have been incorporated into the landscape plans. A unique BMP ID number, which will be assigned by the City, shall be shown on the plan. Said plan shall be a separate sheet incorporated into the grading plan set.

C. Prior to the issuance of building permits for construction of the public park, the following conditions shall be complied with:

1. The proposed new development is subject to approval by the Vallecitos Water District and all applicable fees and charges shall be paid to the District prior to permit issuance.
2. The final landscape plan shall be submitted to the Development Services Department by the City contractor with the final grading plan.
3. The proposed development shall comply with the latest Federal Law, Americans with Disabilities Act ("ADA-90"), and State Law, California Code of Regulations, Title 24, for accessibility standards for the disabled.
4. A lighting plan shall be prepared and approved to determine light shielding measures and location of security lighting on the final Park Plan construction plans.
5. All mechanical equipment on the restroom building shall be screened from public view.
6. The Engineer-of-Work shall certify that all grading and construction of grading related improvements (erosion control, storm drains, etc.) have been in substantial conformance with the approved plans, reports, and standards. Pad certifications shall be submitted prior to permit issuance.
7. All grading shall be supervised by a Civil and/or Geotechnical Engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained within the geotechnical report and approved plans. If not so done, the report shall describe the actual work performed and any deficiencies observed. The final report shall specifically detail conditions and remedial work performed that was not specifically mentioned in the initial report of subsurface conditions.
8. The City shall obtain a State Water Resources Control Board permit issued WDID #for the project under the NPDES General Construction Permit prior to the start of any work.
9. The proposed development shall comply with the latest adopted California Green Building Code Standards. The City has adopted the mandatory standards and does not enforce the voluntary standards. All new projects are subject to a 20% reduction in water use.

D. During the construction phase, the following conditions shall be complied with:

1. In the event any subsurface archaeological resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists (SOPA), shall be brought in to determine the significance of the archaeological resources and implement appropriate mitigations prior to recommending earthwork.
2. If archaeological materials are encountered, their importance must be evaluated to assess the significance of impacts. If significant cultural resources are encountered, mitigation would be accomplished through documentation and excavation of features, cataloging and analysis of cultural materials collected, and preparation of a report detailing the methods and results of the monitoring/ data recovery program.
3. During site grading, the Project grading contractor—in conjunction with the Project geotechnical engineer or engineering geologist—shall remove soils with expansion indices greater than 50 from within the upper five feet of finish building subgrade or within the upper two feet of finish flatwork subgrade. The removals shall extend at least five feet beyond building perimeters and at least two feet beyond flatwork areas. This mitigation measure is subject to revision, based on field conditions observed by the geotechnical consultant during onsite grading.
4. Paving of roads/parking lots shall be completed as early as possible to mitigate short-term dust problems associated with construction.
5. Dust and dust producing materials shall be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust during blasting, construction and grading operations.
6. The City shall retain a professional registered Civil and/or Geotechnical Engineer (Engineer-of-Work) to oversee the grading and construction activities as specified in Section 6703.1 of the Professional Engineer Act.

7. The City contractor shall submit a traffic control plan for all phases of construction for approval by the City Engineer. Said plan shall include all traffic control devices including traffic signals as required.
8. Grading, excavation or other related earth moving operations, including warm-up and maintenance activities, shall be limited to the hours of 7:00 a.m. to 4:30 p.m., Monday through Friday. No work shall be allowed on Saturdays, Sundays and holidays unless approved by the City Manager.
9. During grading and construction operations, the City shall maintain public and private driveway access to neighboring businesses/properties at all times unless previous arrangements have been made with the private parties affected. Copies of said agreements shall be provided to the City Engineer.
10. The City contractor shall construct erosion control devices of a type and size and at locations as approved by the City Engineer. Devices shall be installed and maintained in working condition at all times.
11. Hauling of earth over residential streets of developed areas shall be avoided. Where not possible to avoid, a truck hauling route shall be submitted to the City for approval prior to commencement of any grading operation. Such approved haul routes may require a greater structural section, to the satisfaction of the City Engineer and/or the Director of Public Works.
12. The City contractor shall construct desiltation/detention basins and erosion control devices of a type and size and at locations as approved by the City Engineer and in accordance with CASQA design requirements. Devices shall be installed and maintained in working condition during the at all times. Each such basin shall be provided with an all-weather access/maintenance road.
13. The City contractor shall ensure that the grading and other construction activities meet the provisions specified in the California Regional Water Quality Control Board, San Diego Region, Order No. R9-2007-0001 – Section D.
14. The City shall provide evidence of existing coverage under the State of California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities at all times.

15. The City's contractor shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.
16. The City's contractor shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans and in the Storm Water Pollution Prevention Plan (SWPPP).
17. The City's contractor shall minimize exposure time of disturbed soil areas.
18. All construction operations authorized by building permits, including the delivery, setup and use of equipment shall be conducted on premises during the hours of 7:00 AM to 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work shall be conducted on Sundays or Holidays observed by the City of San Marcos. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations as appropriate. Citations for hours of work violations require a mandatory court appearance in North County Superior Court.

E. Prior to occupancy of any structure on the site or reliance in use of the park, the following conditions shall be complied with:

1. Prior to contract completion of the park, the City contractor shall submit a digital disk of all as-built drawings and maps is required on a CD. Said files shall be in an Autocad format acceptable to the City of San Marcos. Said drawings shall be on the correct coordinate system. PDF versions of all approved drawings (i.e. Park Master Plan, grading plans, water quality improvement plans, landscaping plans, improvements plans, etc.) and recorded documents (Final Map). In addition, electronic files of the project reports (i.e. soils report, drainage study, SWPPP, Water Quality Technical Report, structural calculations, title report and guarantee and etc.) shall be submitted on a CD. The City shall pay for and install all street name signs and traffic control devices fronting and within the project. All traffic control devices will be placed according to a plan prepared by the City and approved by the City Engineer and the Director of Public Works.
2. All improvements shown on the improvement plans, including landscaping, as approved by the Planning Division Director and City Engineer shall be constructed.

3. Entrances to the park shall be constructed to the satisfaction of the City Engineer and Public Works Department.
4. All utilities fronting, abutting or within the project shall be undergrounded. Undergrounding shall take place prior to surfacing of streets.
5. "As-Built" reproducible grading and improvement plans shall be submitted and approved by the Public Works Director and the City Engineer. "As-Built" plans shall reflect minor field changes and approved construction changes in accordance with the City's "As-Built" policy. The plan set shall also include the as-built layout for all utilities (gas, telephone, electric, television, and street lighting) as depicted on the individual utilities plan sheets.
6. The City contractor shall notify the City in writing that all structural post-construction Best Management Practices (BMPs) have been installed and are operating to the satisfaction of the City. All water quality BMP's shall be inspected and approved by the Public Works Director, City Engineer, and Planning Director or designees. Said approved BMP's shall be maintained by the City.
7. The City shall be responsible to construct the improvements as shown on the approved improvement plans to the satisfaction of the Public Works Director and/or City Engineer.
8. The project shall comply with all San Marcos Fire Department requirements.
9. The City shall pay for and install all street name signs and traffic control devices fronting and within the project. All traffic control devices will be placed according to the improvement plans approved by the City Engineer and the Director of Public Works.
10. All open space areas, park areas, including landscaping and areas for the Pedestrian & Bicycle trails and the Multi-use trails shall be constructed in accordance with the City's Master Park Plan and the project's site plan.
11. The City assigned BMP ID number of all water quality BMP's shall be shown on the installed BMP. Said ID number may be delineated with a stencil or sign to the satisfaction of the Public Works Director.

- F. Project lighting shall be installed in accordance with the City's exterior lighting standards (Municipal Code Section 20.47.060, Lighting Standards) to the extent feasible.
- G. If applicable, during the operation of the facility, all exterior parking lot lights shall be low-pressure sodium, or low energy use, as approved by the City. All lights shall be hooded and shielded so as not to shine onto adjacent properties.
- H. During the operation of the facility, trash receptacles shall be located throughout the park, and trash shall be collected on a regular schedule by City designated personal.
- I. Connors Park shall be maintained as required by City park maintenance standards and all maintenance procedures shall also be in accordance with all resource agency permitting requirements.
- J. To the extent feasible and as permitted by law, the City is requested to first consider the use of San Marcos businesses for any supplies, materials, services, and equipment needed, and the hiring of local residents in order to stimulate the San Marcos economy to the greatest extent possible.
- K. Development of a public park shall be in compliance with all conditions stated herein and shall incorporate the Final Mitigated Negative Declaration which includes all mitigation measures.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 3rd day of October 2011 by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED:

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Steve Kildoo, Chairman  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

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Lisa Kiss, Planning Secretary  
SAN MARCOS CITY PLANNING COMMISSION