

# AGENDA REPORT

## Meeting of the San Marcos Planning Commission

**MEETING DATE:** October 1, 2012  
**SUBJECT:** CONSENT CALENDAR – San Marcos Unified School District -  
**CASE:** General Plan Conformance Report – Twin Oaks Annex North

---

### Recommendation

Find that the 1.0 acre site is an adequate site for the intended purpose provided the future uses (warehouse/and or maintenance facilities) is designed, built and operated in such a manner as to avoid impacts on the adjacent San Marcos Creek North Branch and downstream habitat restoration areas.

### Introduction

The San Marcos Unified School District (SMUSD) is pursuing development of a 1.0 acre site located on E. Olive Street, east of Twin Oaks Valley Road, for construction of a warehouse and/or maintenance facilities. The warehouse and maintenance facilities on Mata Way are currently at capacity and the new facilities annex would provide the additional warehouse and maintenance facilities space needed by the school district.

### Discussion

The site is located within the Twin Oaks Valley Community and is identified as Public/ Institution on the General Plan. The site has adequate access and is northeast of the existing Twin Oaks Elementary School.

Section 21151.2 of the Public Resources Code requires school facilities to be reviewed by the Planning Commission prior to construction. Section 65402 of the California Government Code also requires that when a general plan has been adopted, that the local jurisdiction shall render a report on the general plan conformity of a school site/administrative facilities with the adopted general plan.

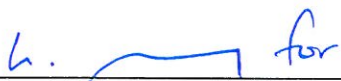
The site and use of the site is consistent with the San Marcos General Plan and the intent of the Twin Oaks Valley Community in that it is identified as a school site/administrative facility and provides for the needed facilities identified in the community plan area (public institutional) provided it complies with the community character of Twin Oaks Valley and all applicable building design standards; the proposed site will meet the on-going needs for school facilities and administrative uses of the school district.



**Attachment(s)**

Resolution  
Aerial Project Area Map  
Letter from SMUSD  
Area Map  
Parcel Map

Prepared by:

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

RESOLUTION PC 12-4277

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS DETERMINING THAT APPROXIMATELY ONE ACRE USED FOR THE CONSTRUCTION OF THE NEW WAREHOUSE AND/OR MAINTENANCE FACILITIES IN THE TWIN OAKS VALLEY COMMUNITY AREA IS IN CONFORMANCE WITH THE SAN MARCOS GENERAL PLAN.

APPLICANT: San Marcos Unified School District

WHEREAS, the City of San Marcos has received a request from the San Marcos Unified School District requesting a determination for general plan conformity of an approximately one acre site (APN 182-082-17) at East Olive Street, east of Twin Oaks Valley Road; and

WHEREAS, the Development Services Department did study and recommend approval of the requested use; and

WHEREAS, the said request is categorically exempt (Section 15300.4) pursuant to CEQA; and

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

1. The proposed district administrative building provides for the needed school facilities as well as administrative, educational support and training facilities, identified in the general plan; and
2. The proposed new warehouse and/or maintenance facilities will be adequate in size for its stated purpose with sufficient access from the surrounding community and does not create any compatibility conflicts provided the size and building materials complies with the community character of Twin Oaks Valley and the applicable building design standards.

NOW THEREFORE, The Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.

AGENDA ITEM  
# 2

- B. The request for the future school facilities is consistent with the San Marcos General Plan per finding #2 above.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 1st day of October, 2012, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

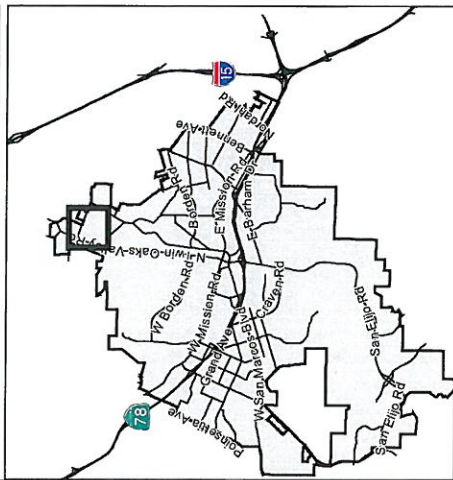
\_\_\_\_\_  
Dean Nelson, Chairperson  
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Lisa Kiss, Office Specialist III  
SAN MARCOS PLANNING COMMISSION



**San Marcos Unified School District  
Proposed Twin Oaks Annex North  
Aerial Project Area Map  
Surrounding GP Designations**

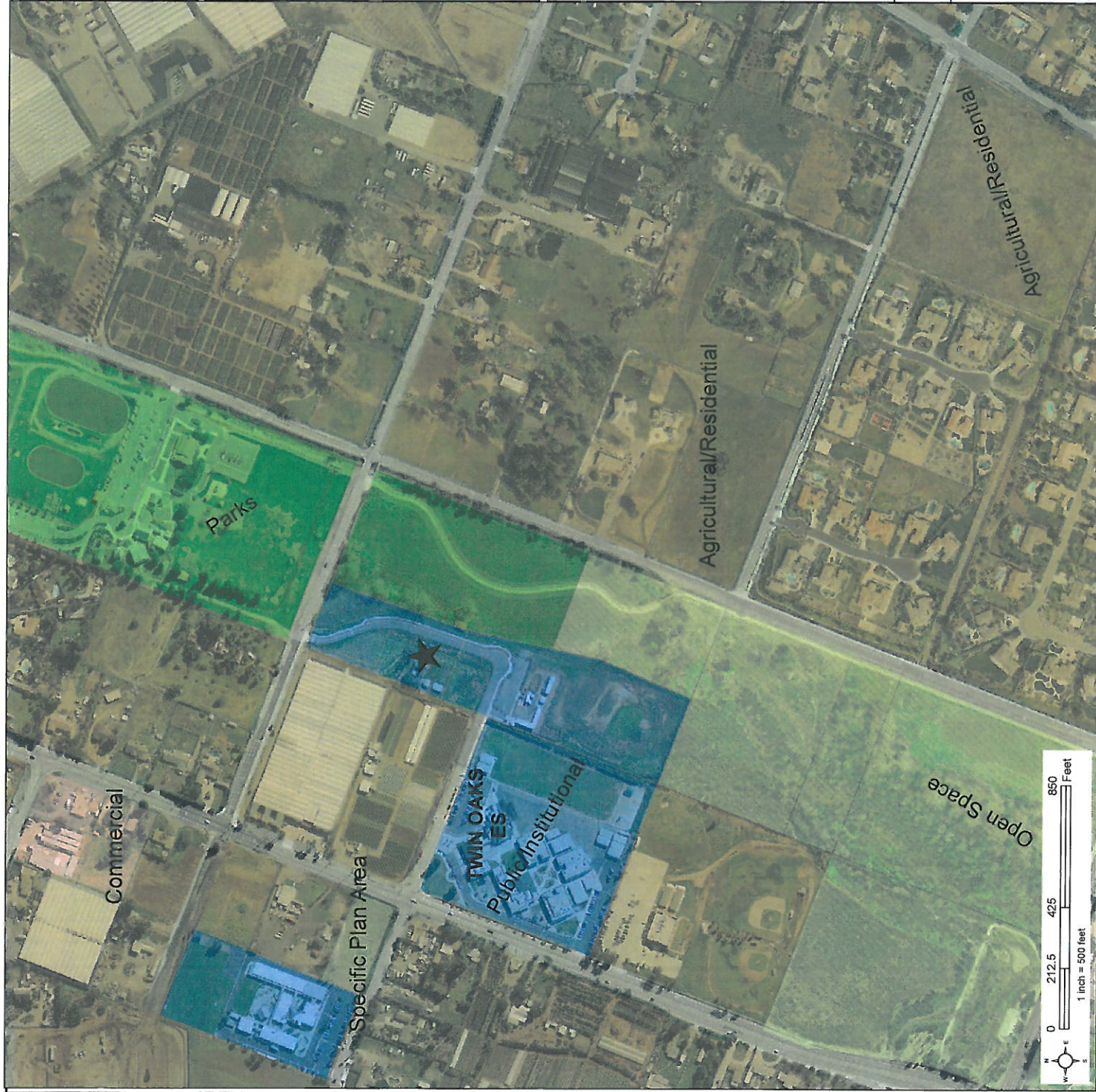


★ PROJECT SITE

Source of Data: SanGIS, 10/09  
Created By: City of San Marcos Public Works

Created By: City of San Marcos Public Works

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 on the City's website.





September 17, 2012

Mr. Jerry Backoff  
Planning Division Director  
City of San Marcos  
1 Civic Center Drive  
San Marcos, CA 92069

Delivered by Hand and Email

RE: REQUEST FOR REPORT ON THE PROPOSED SITE (APN 182-082-17) FOR  
CONSTRUCTION OF ADMINISTRATIVE BUILDING(S) AT TWIN OAKS ANNEX  
NORTH OF TWIN OAKS ELEMENTARY SCHOOL

Dear Mr. Backoff:

The District proposes to construct school district facilities on approximately 1.0 acre of real property located north of Twin Oaks Elementary School ("TOES") (APN 182-082-17) in the City of San Marcos, County of San Diego, California ("Project Site"). The Project Site consists of one parcel located south of Olive Street and to the east of the North Twin Oaks Valley Road / Olive Street intersection in San Marcos, CA. The District plans for the Project Site includes construction of a warehouse and/or maintenance facilities

Pursuant to Public Resources Code Section 21151.2 and Government Code Sections 53094 and 65402[c], the District is required to give written notice of an acquisition to the planning commission with jurisdiction over the Project Site, which in this case, is the Planning Commission for the City of San Marcos ("Planning Commission"). Accordingly, this letter shall serve as such formal notice and request for the Planning Commission to investigate the Project Site and submit a written report to the District within thirty (30) days of your receipt of this letter. The report should detail the Planning Commission's investigation and recommendations concerning the District's Project Site. It is the District's understanding that this property zoning will be consistent with the updated General Plan.

To assist in this investigation, we have enclosed copies of a Thomas Guide map from page 1108 with the Project Site highlighted, and a plat map. We would appreciate the Planning Commission response to this request to be sent to me on or before October 17, 2012. If we do not receive a response by that date, we will understand that the Planning Commission has no recommendations regarding the Project Site, and that the Project is consistent with the City's general plan.

If you have any questions, please call me at (760) 290-2650.

Sincerely,

  
Katherine Tanner  
Executive Director  
Facilities Planning and Development

KT/ntd

Enclosures (2)

C: Gary Hamels, w/o enclosures

Governing Board: Beckie Garrett

Sharon Jenkins

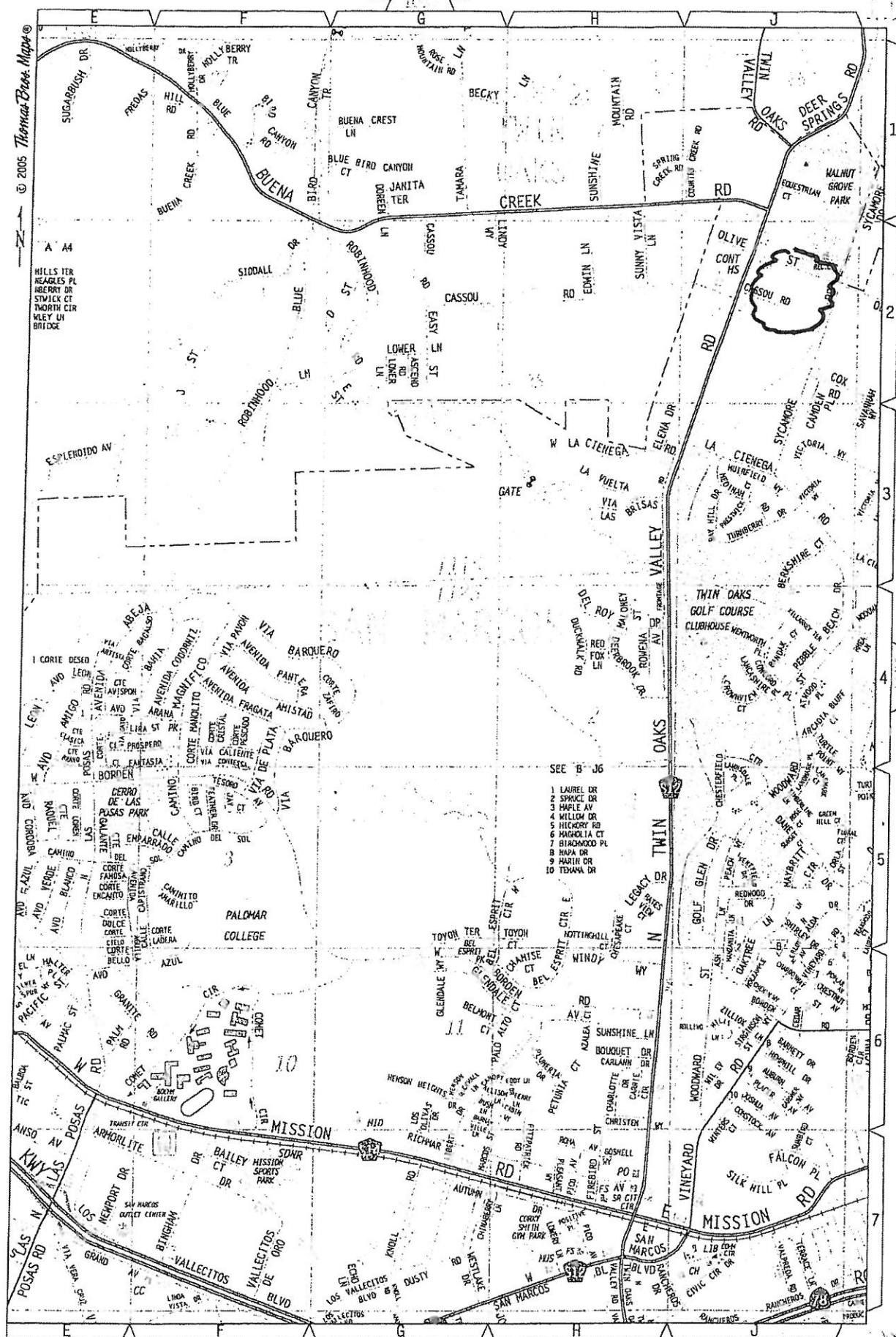
Janet McClean

Jay Petreck

Randy Walton

Kevin D. Holt, Ed.D. Superintendent





SAN DIEGO CO.

The map shows a large rectangular area divided into several smaller plots. The top boundary is labeled "SAN MARCOS". The bottom boundary is labeled "LOS VALLECITOS DE SAN MARCOS". The right boundary is labeled "R.D. 517-5738". The left boundary is labeled "MAP 906".

Key features include:

- A large rectangular area at the bottom right, shaded and labeled "CHANGING".
- A grid system with letters A through H and numbers 1 through 10.
- Various plots of land, some labeled with names like "BANK 41", "BANK 42", "BANK 43", "BANK 44", "BANK 45", "BANK 46", "BANK 47", "BANK 48", "BANK 49", "BANK 50", "BANK 51", "BANK 52", "BANK 53", "BANK 54", "BANK 55", "BANK 56", "BANK 57", "BANK 58", "BANK 59", "BANK 60", "BANK 61", "BANK 62", "BANK 63", "BANK 64", "BANK 65", "BANK 66", "BANK 67", "BANK 68", "BANK 69", "BANK 70", "BANK 71", "BANK 72", "BANK 73", "BANK 74", "BANK 75", "BANK 76", "BANK 77", "BANK 78", "BANK 79", "BANK 80", "BANK 81", "BANK 82", "BANK 83", "BANK 84", "BANK 85", "BANK 86", "BANK 87", "BANK 88", "BANK 89", "BANK 90", "BANK 91", "BANK 92", "BANK 93", "BANK 94", "BANK 95", "BANK 96", "BANK 97", "BANK 98", "BANK 99", "BANK 100".
- Roads and paths are shown, some labeled with names like "ROAD 1", "ROAD 2", "ROAD 3", "ROAD 4", "ROAD 5", "ROAD 6", "ROAD 7", "ROAD 8", "ROAD 9", "ROAD 10", "ROAD 11", "ROAD 12", "ROAD 13", "ROAD 14", "ROAD 15", "ROAD 16", "ROAD 17", "ROAD 18", "ROAD 19", "ROAD 20", "ROAD 21", "ROAD 22", "ROAD 23", "ROAD 24", "ROAD 25", "ROAD 26", "ROAD 27", "ROAD 28", "ROAD 29", "ROAD 30", "ROAD 31", "ROAD 32", "ROAD 33", "ROAD 34", "ROAD 35", "ROAD 36", "ROAD 37", "ROAD 38", "ROAD 39", "ROAD 40", "ROAD 41", "ROAD 42", "ROAD 43", "ROAD 44", "ROAD 45", "ROAD 46", "ROAD 47", "ROAD 48", "ROAD 49", "ROAD 50", "ROAD 51", "ROAD 52", "ROAD 53", "ROAD 54", "ROAD 55", "ROAD 56", "ROAD 57", "ROAD 58", "ROAD 59", "ROAD 60", "ROAD 61", "ROAD 62", "ROAD 63", "ROAD 64", "ROAD 65", "ROAD 66", "ROAD 67", "ROAD 68", "ROAD 69", "ROAD 70", "ROAD 71", "ROAD 72", "ROAD 73", "ROAD 74", "ROAD 75", "ROAD 76", "ROAD 77", "ROAD 78", "ROAD 79", "ROAD 80", "ROAD 81", "ROAD 82", "ROAD 83", "ROAD 84", "ROAD 85", "ROAD 86", "ROAD 87", "ROAD 88", "ROAD 89", "ROAD 90", "ROAD 91", "ROAD 92", "ROAD 93", "ROAD 94", "ROAD 95", "ROAD 96", "ROAD 97", "ROAD 98", "ROAD 99", "ROAD 100".
- Other labels include "SHED", "WATER TOWER", "CIVIL ENGINEER'S OFFICE", "MAYOR'S OFFICE", "TREASURER'S OFFICE", "CLERK'S OFFICE", "RECORDS & COMMUNICATIONS SECTION", "PLANNING & ZONING DEPARTMENT", "PUBLIC WORKS DEPARTMENT", "FIRE DEPARTMENT", "POLICE DEPARTMENT", "JAIL", "COURT HOUSE", "CITY CLERK'S OFFICE", "CITY TREASURER'S OFFICE", "CITY ENGINEER'S OFFICE", "CITY PLANNER'S OFFICE", "CITY RECORDS & COMMUNICATIONS SECTION", "CITY PLANNING & ZONING DEPARTMENT", "CITY PUBLIC WORKS DEPARTMENT", "CITY FIRE DEPARTMENT", "CITY POLICE DEPARTMENT", "CITY JAIL", "CITY COURT HOUSE", "CITY CLERK'S OFFICE", "CITY TREASURER'S OFFICE", "CITY ENGINEER'S OFFICE", "CITY PLANNER'S OFFICE", "CITY RECORDS & COMMUNICATIONS SECTION".

Parcel A of Parcel Map 18869, In the City of San Marcos, County of San Diego,  
State of California, Filed in the Office of the county Recorder of San Diego County, December 21, 2001