

ATTACHMENT "C"

Oakcreek Specific Plan

Oak Creek Specific Plan

Specific Plan No. P13-0035

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1.0 INTRODUCTION

1.1 OVERVIEW OF THE SPECIFIC PLAN

Oak Creek is designed as a master planned condominium community with a maximum of 232 residential dwelling units on 16.49 acres in the Northwest portion of the City of San Marcos. The Specific Plan area is located north of Highway 78 and west of Las Posas Road and the majority of the property is currently graded vacant land with the exception of an existing commercial retail building on South Santa Fe Avenue. A variety of unit types will occupy the residential portion of the site and combine with passive and active recreational open space including tot lots, a pool area, a recreational building that includes restrooms, and retail space, to create a complete community. In addition, the Specific Plan area includes commercially zoned lots located off of South Santa Fe and Las Flores at the entrance to Oak Creek. This area allows for the construction of 7,200 square feet (sf) of commercial space, which will accommodate approximately five individual tenants plus an exterior enhancement of the existing liquor store.

This Specific Plan document serves as the City of San Marcos's long-range plan for the development of Oak Creek and serves as the guide to all future development proposals within the Specific Plan area. This document will guide construction of Oak Creek in a manner that is consistent with City and State policies and standards and ensures that the various community elements identified in this Specific Plan will be developed in a coordinated manner.

This Specific Plan provides detailed text and exhibits that describe the various land uses, amenities and infrastructure improvements that are envisioned for the Oak Creek community. Chapter 2 of this document sets forth the master land use plan, design guidelines and development standards and regulations. This process will guide site planning, architectural design, and landscaping to create a cohesive community identity. The project's infrastructure, facilities, and service plans are outlined in Chapters 3, 4, 5, and 6. Chapter 7 contains the standards for development of Oak Creek. A comprehensive analysis has been undertaken to ensure that implementation of the Specific Plan's design standards and guidelines results in the development of a high-quality and cohesive community.

1.2 PLANNING OBJECTIVE

A Specific Plan allows a developer to comprehensively plan the land uses and public facilities of a large contiguous land area while maintaining a degree of design flexibility to respond to future conditions.

The following planning objectives have been established to guide the development of the Oak Creek Specific Plan Area:

- Utilizing Smart Growth concepts by incorporating the development of a mix of multi-family residential units, commercial uses, and park space;
- Provide a variety of housing opportunities through a range of unit sizes (two-, three and four-bedroom units) and a range of affordability to accommodate a full spectrum of family make up and the growing housing needs of the region;

- Provide a visually pleasing high-density development through architectural design, unified landscape theme and recreational areas.
- Provide recreation areas to serve the recreation needs of the future Plan area residents;
- Design a safe and efficient circulation system that adequately supports the anticipated level of traffic in and around the Plan area that is pedestrian safe; and
- Develop a financing and phasing plan that provides for the efficient and timely provision of infrastructure and public services as development occurs.

1.3 SPECIFIC PLAN AUTHORITY AND SCOPE

The Oak Creek Specific Plan serves as the primary land use, policy and regulatory document for the Plan area by providing for an efficient development planning and review process. The planning and review process emphasizes the direct and comprehensive correlation between land use, public services and infrastructure necessary to support those land uses. When implemented together, the elements of the Oak Creek Specific Plan support the logical development of the Plan area by establishing a comprehensive planning program that is responsive to the opportunities and constraints of the area.

The authority for the preparation and adoption of the Oak Creek Specific Plan originates from California Government Code Sections 65450–65457 and Section 20.535 of the San Marcos Zoning Ordinance, which establishes the process of preparing and adopting Specific Plans. California Government Code Section 65450 gives a legislative body the authority to prepare a Specific Plan for the systematic implementation of a General Plan for all or part of the area covered by a General Plan. Per Sections 65451 and 65452, a specific plan shall contain the following information:

- A statement of the relationship of the Specific Plan to the General Plan;
- The distribution, location and extent of land uses;
- The distribution, location and extent of major infrastructure needed to support the land uses described in the plan;
- Development standards and criteria; and
- A program of phasing and implementation measures.

The Oak Creek Specific Plan is both a policy and a regulatory document. As a policy document, the Plan applies the broader goals and policies of the City of San Marcos' General Plan by establishing specific objectives for the Plan area. As a regulatory document, the Plan specifies the land uses and associated development, as well as design and infrastructure standards that must be met to successfully implement the Plan. Through inclusion of development, design and infrastructure standards, this Plan creates standards specifically applicable to the Plan area. As a regulatory document, all subsequent design documents and development activities in the Oak Creek Specific Plan area are required to be consistent with this Plan. Should there be a conflict between this Specific Plan and any existing City ordinances or policies, the provisions of this Specific Plan shall prevail. In instances where this Specific Plan is silent, the provisions of the City of San Marcos Zoning Ordinance shall prevail. If there is a conflict between this Specific Plan and any adopted development agreement, the terms of the development agreement shall prevail.

1.4 PLAN AREA SETTING

1.4.1 REGIONAL AND LOCAL SETTING

As shown in the following Regional Map (Figure 1-X) and Vicinity Map (Figure 1-X), the Oak Creek Specific Plan is located in the Northwest portion of the City of San Marcos in Northern San Diego County. The site is bound by a vacant lot to the north (zoned light industrial), the Rail Trail and the Rancho Santalina community to the northeast, and existing residential as well as a mobile home development to the south. Business park users are located to the west. Las Flores Road connects to Oak Creek on the southern end of the site via South Santa Fe Avenue. The site also takes primary access from Norman Strasse Road and an emergency access via Bosstick Blvd.

The Specific Plan area is surrounded by residential uses of radiating density. As mentioned above, there is a high density residential community immediately across Las Flores. Across the Rail Trail north of the property there is a medium density residential project developed by KB Homes. A high-density residential mobile home project is located directly to the south and the west of the Oak Creek Specific Plan area. At the southern entrance of the Oak Creek Specific Plan area there is an existing Commercial building that will remain part of the development.

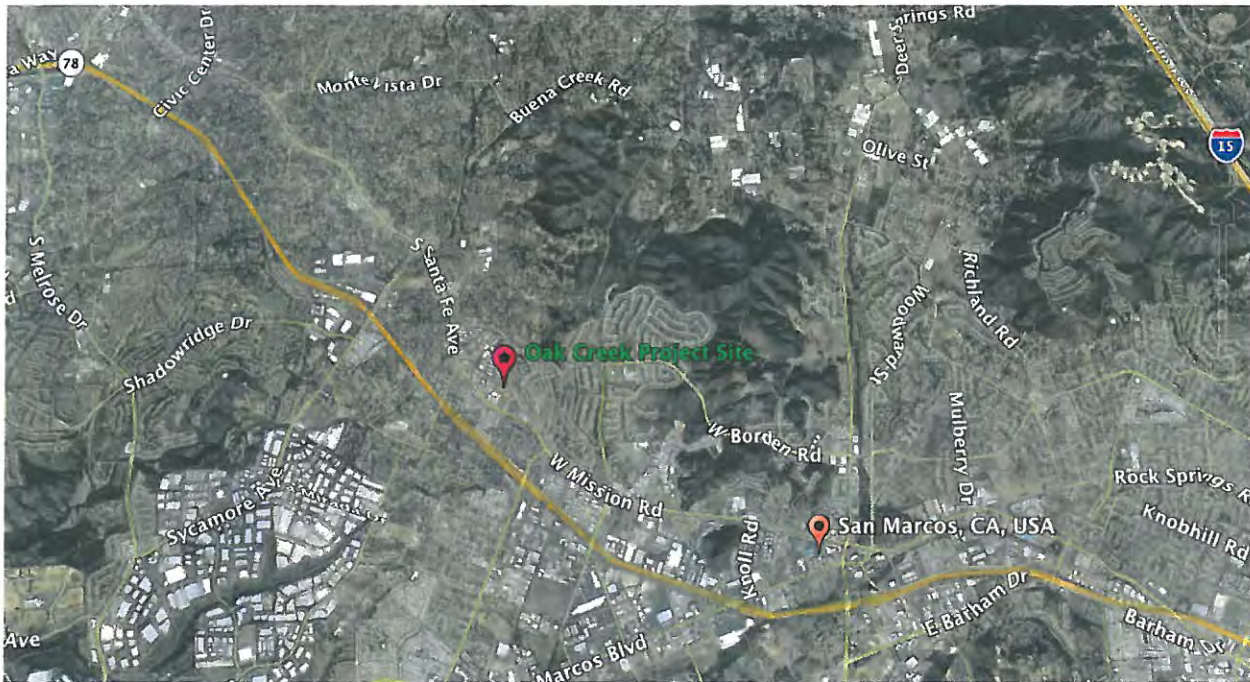


Figure 1-X
Regional Map

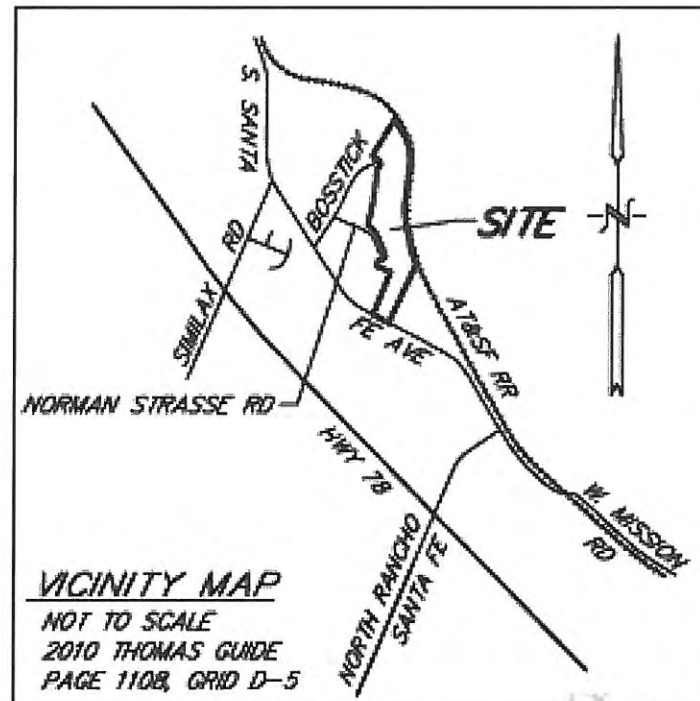
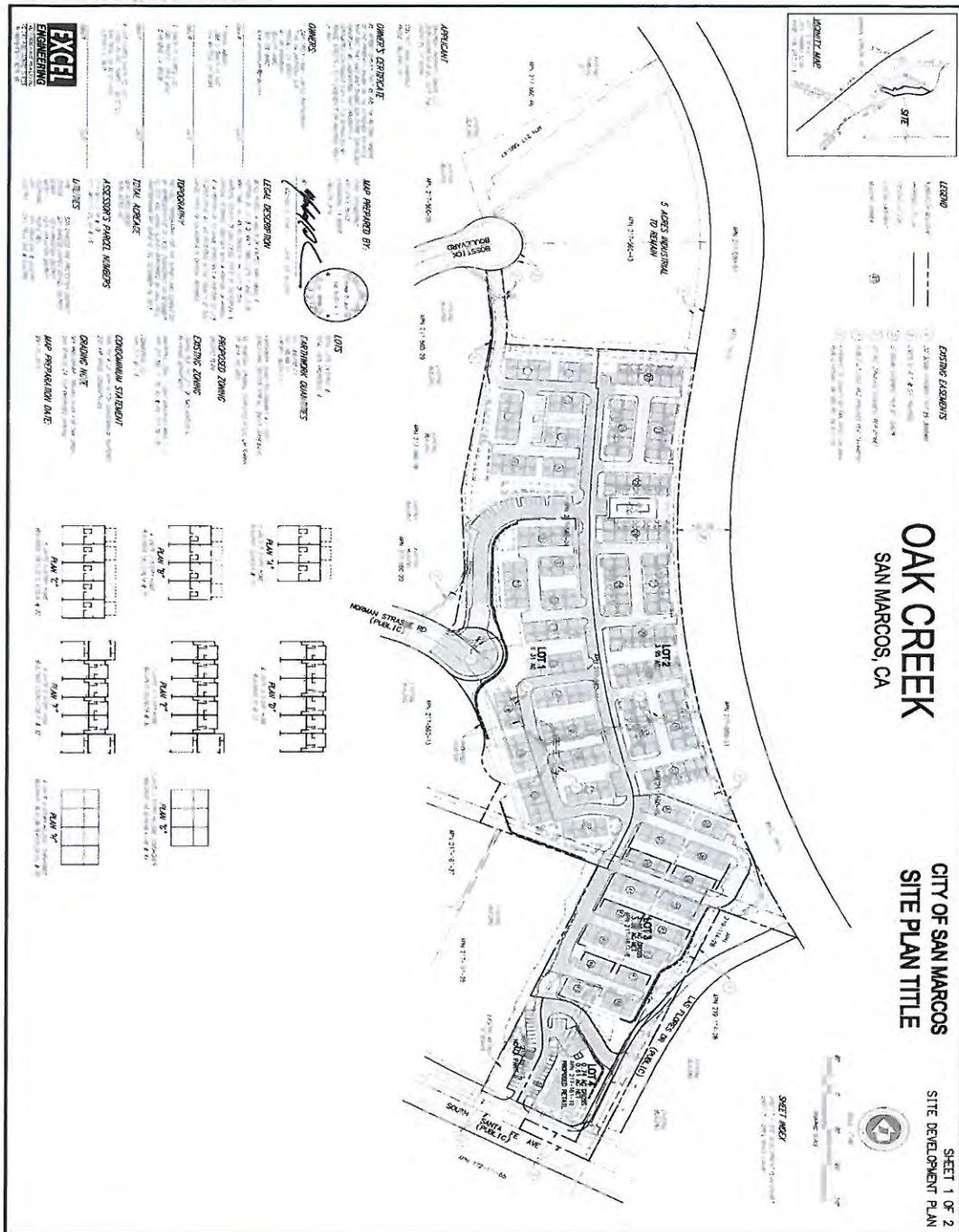


Figure 1-X
Vicinity Map



1.5 RELATIONSHIP TO EXISTING PLANS AND REGULATIONS

The Oak Creek Specific Plan is closely related to other documents that will also have a bearing on development within the Plan area. This section describes the relationship between this Plan and other applicable regulatory documents.

The Plan area is within the jurisdiction of the City of San Marcos. The San Marcos General Plan serves as the blueprint for future growth and development and establishes policies for lands located within the City. The sections below will describe the methods the Oak Creek Specific Plan will employ to bring the Oak Creek Specific Plan project into alignment with the goals of the City of San Marcos' General Plan.

1.5.1 CITY OF SAN MARCOS GENERAL PLAN

Table 1-1, located at the end of this section, contains a listing of the goals of the General Plan and the Oak Creek Specific Plan's consistency with those goals. As detailed in Table 1-1, the Oak Creek Specific Plan is consistent with the overarching goals and intent of the General Plan.

Specific Plans - The Zoning Administration Element of the San Marcos Zoning Ordinance describes Specific Plans as tools for the systematic implementation of the San Marcos General Plan that provide a framework for the distribution of land uses, infrastructure, development standards, and implementation measures necessary to implement the General Plan for a specific area of the City, while taking into consideration the unique physical characteristics and resources of a particular area. The Oak Creek Specific Plan implements the goals and policies of the San Marcos General Plan by providing development guidelines that reflect the unique opportunities and constraints of the Plan area. According to Government Code Section 65454, a Specific Plan must be consistent with the adopted General Plan. The Specific Plan's consistency with the General Plan and the proposed General Plan Amendment is described in general, below, in relation to each individual General Plan Element.

Land Use and Community Design - The City of San Marcos Draft Zoning Map (Figure 1-X) show the Specific Plan area is currently designated L-I (Light Industrial) and C (Commercial). The Oak Creek Specific Plan will rezone all of the industrial zoned parcels (APN's 217-560-11, 18, 24,45) to Specific Plan. The commercial parcels (APN 217-161-17, 19), will also be rezoned to Specific Plan. The surrounding residential land uses can be seen on the Existing General Plan Exhibit Figure 1-X.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of residential and commercial uses. Oak Creek's change from the current zoning of Industrial to Residential will require a General Plan Amendment and a Zone Change. The zone change from L-I to Specific Plan Area will allow for a proper transition of uses. The change will place a medium-density, mixed-use residential-commercial as a transition from the light industrial to the medium and high density neighborhoods that surround Oak Creek to the north south and east. The transition created by the Oak Creek Specific Pan area will create the most desirable option of land use between the residential neighborhoods located in close proximity to the Oak Creek Specific Plan Area and the existing industrial uses to the west of the Specific Plan Area. Figure 1-X shows the Specific Plan area boundary and the current zoning, all parcels shown within the boundary limits will be rezoned to Specific Plan Area. With adoption of the General Plan Amendment and Zone Change, and as presented in Table 1-1, the Oak Creek Specific Plan is consistent with the General Plan.

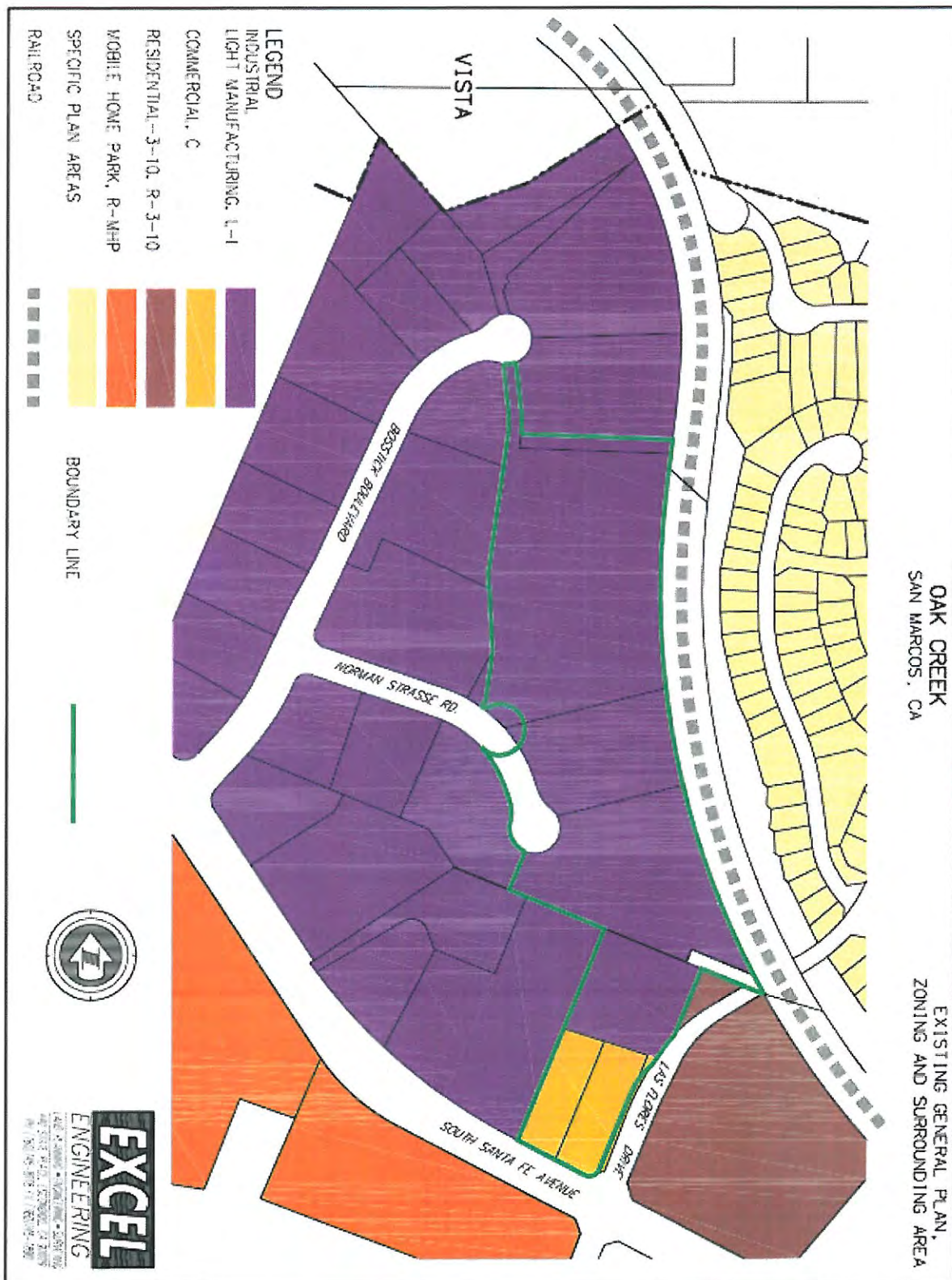


Figure 1-X
San Marcos Existing General Plan Zoning and Surrounding Area

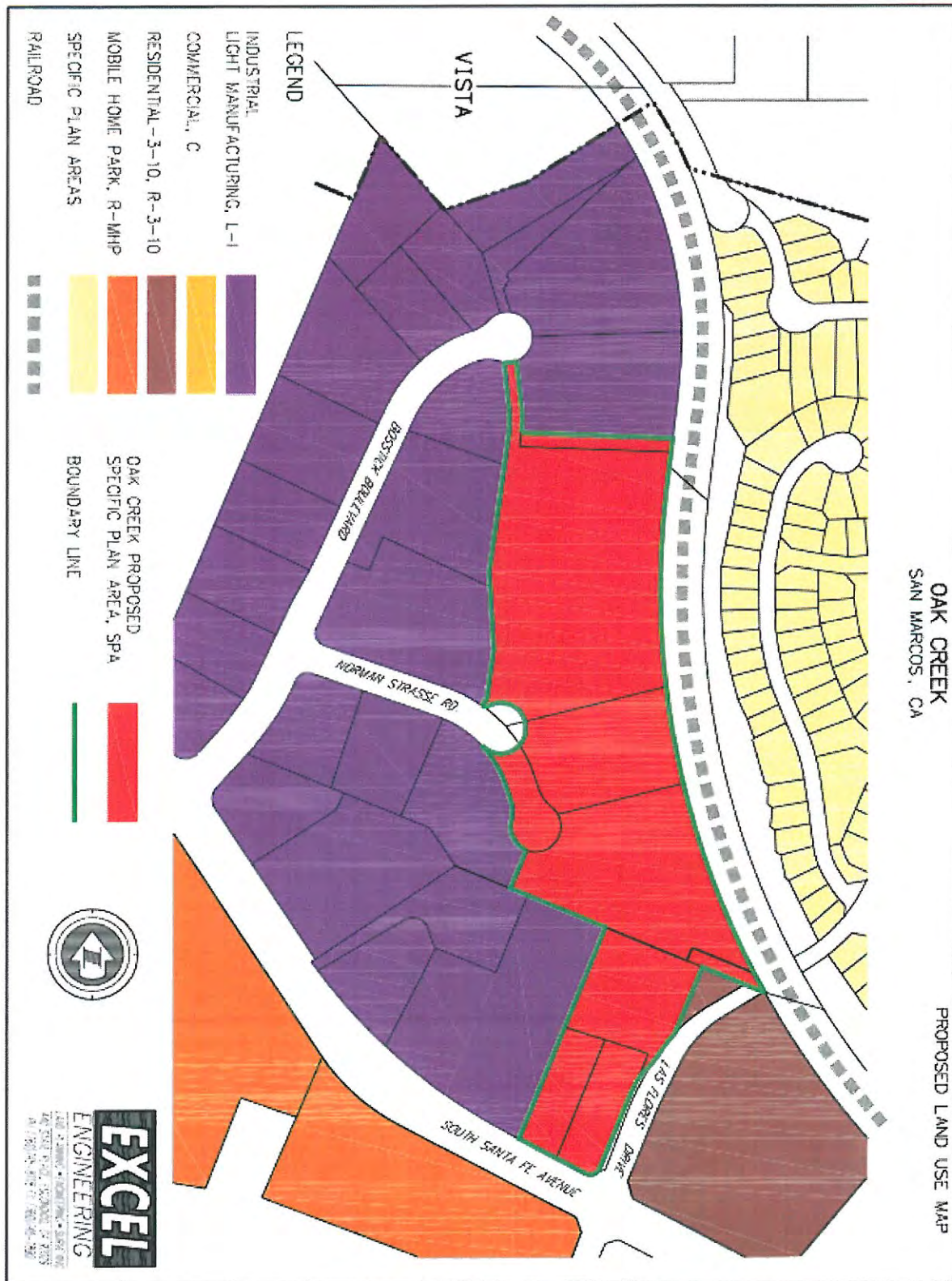


Figure 1-X
Proposed Land Use Map

Mobility – San Marcos strives to create a multi-modal transportation network, incorporating sidewalks and crosswalks, bikeways, roadways, pathways, and public transit routes. This Specific Plan also strives to create a balanced approach to transportation, recognizing the health benefits to increased physical activity through walking and the decrease in pollution from reduced vehicular traffic and shared public transportation like the Sprinter light rail trains and bus routes. The Specific Plan incorporates higher intensity residential and commercial land uses and provides for pedestrian friendly amenities. Oak Creek’s location along South Santa Fe Avenue and its close proximity to Highway 78 offers residents of the Plan area unique accessibility to the region’s major transportation routes. This proximity allows for easy access into and out of the Plan area. While not a SANDAG recognized transportation project, Oak Creek’s inclusion of commercial elements within the Plan area, and the Specific Plan’s proximity to other commercial and industrial businesses will decrease the of residents’ need to travel for amenities and increase the sustainability of Oak Creek within the larger framework of regional transportation and sustainability goals. The North County Transit District operates two Sprinter light rail stations near the Oak Creek Specific Plan area. The Buena Creek Sprinter stop is located to the Northwest of Oak Creek approximately 2.2 miles from the Oak Creek Specific Plan. This station also serves the closest Breeze bus stop. A second transit station located approximately 1.4 miles from Oak Creek will service the area. The Palomar College transit station will serve both Sprinter rail and Breeze bus services. Building high density multi-family residential along these major multi-modal transportation corridors meets the goals of the City’s Mobility Element, as presented in Table 1-1.

Conservation and Open Space – The purpose of the Conservation and Open Space Element is to “identify natural, cultural, historical, and open space resources” within the City. The Element also addresses “climate change and practices related to water conservation, energy conservation, air quality, and protection of watersheds and water quality.” Oak Creek will include a total of 224,615 square feet (sf) of open space. Oak Creek includes private open space totaling 23,285 sf, and common open space totaling 201,330 sf. The common open space encompasses both active and passive open space elements, enhancing the character of the development and creating a visually pleasing landscape design. Recreational amenities included in the common open space calculations will include tot lots, a pool area, and a recreational building.

To achieve San Marcos’ water quality goals, Oak Creek will incorporate an array of best management practices for low impact development. Low impact development will be achieved through the use of narrowed travel and parking lanes, Silva cell (or equivalent device), stormwater management systems, permeable pavements, shade trees, and bio-retention basins. Narrowed travel and parking lanes will minimize paved areas, slow traffic, and facilitate pedestrian movements. The volume of on-site stormwater created will be reduced below current conditions. To reduce stormwater runoff, porous pavements will be incorporated as permeable concrete near Silva cells (or other similar device). Silva cells (or equivalent device) will promote evapo-transpiration with subsurface storage capacity, and promote shade tree growth by providing root aeration and supplemental water. As these trees grow larger they will reduce heat gain upon adjacent paved areas and buildings and lower the drying affect of other plant material covered in the tree’s shade. Bio-swales, bio-retention basins and bio-infiltration trenches will be used in the median and bulb-out planter areas as well as along the parkway strips. The utilization of drought tolerant species will further promote efficient and sustainable landscapes. Cobble and boulders (or other rock) will be used to enhance the aesthetics of planted areas while decreasing water use. Several varieties of bark mulching will be used to lower maintenance and water use.

As presented in Table 1-1, the Oak Creek Specific Plan is consistent with the General Plan.

Parks, Recreation, and Community Health – The City of San Marcos has strived to create a balance of open space that will work to improve public health by motivating citizens to utilize outdoor amenities, increasing outdoor activity, thereby increasing the mental and physical health of the residents of San Marcos. Oak Creek complements the goals of this Element by including recreational open space in the Plan’s design. Recreational amenities will include tot lots, a pool area, and a recreational building. These amenities comply with the City’s General Plan and improve the quality of life for residents in San Marcos. As presented in Table 1-1, the Oak Creek Specific Plan is consistent with the General Plan.

Safety – The Safety Element of the San Marcos General Plan addresses the public health, safety, and welfare of their residents and their property from natural hazards and human activities. The Specific Plan area is not located in an area prone to natural hazards. The availability and protection provided by public safety and health agencies to the Plan’s residents will minimize any concerns about public health and safety. Payment of development impact fees to these public service agencies will ensure that these agencies have the resources they need to accommodate the increase in demand from the development of Oak Creek. The future demand of increasing residents in the Area will be met. As presented in Table 1-1, the Plan is consistent with the goals of the City’s Safety Element.

Noise - The purpose of the Noise Element is to identify problems and noise sources threatening community safety and comfort and to establish policies and programs that will limit the community’s exposure to excessive noise levels. It addresses both existing and foreseeable future noise abatement issues. In addition to designing residential units to the latest building code requirements, the Oak Creek Specific plan will implement noise abatement measures during construction to prevent noise levels in excess of allowable limits the city has set forth. As presented in Table 1-1, the Plan is consistent with the goals of the City’s Noise Element.

Housing – Amid the rapid expansion of the North San Diego County, the City of San Marcos adopted a Housing Element to set goals for the housing and growth of the community. The goal is to provide decent and safe housing to all current and future residents. Oak Creek provides quality housing for the community of San Marcos including 232 multi-family residential units (1,012 bedrooms) with 49 condominium buildings. The bedroom breakdown is as follows, 32-two-bedroom units, 158-three-bedroom units, and 42-four-bedroom units to comprise the total of 232 units. The Oak Creek Specific Plan has the option of paying affordable housing in-lieu fees and, or building 15% of the units as affordable units. These critical housing additions allow Oak Creek to conform to the City’s Housing Element’s goals as demonstrated in Table 1-1.

Table 1-1. Consistency of Oak Creek Specific Plan with Goals of the City of San Marcos General Plan

Goal	Goal Description	Oak Creek Specific Plan Consistency
<i>Land Use Element</i>		
LU-1 Achieve a balanced and compatible mix of land uses.	Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community.	The Oak Creek Specific Plan is consistent with Goal LU-1. The Oak Creek Specific Plan provides a logical transition between the light industrial businesses of San Marcos and commercial and residential zones.
LU-2 High quality and sustainable development.	Promote development standards and land use patterns that encourage long-term environmental sustainability.	The Oak Creek Specific Plan is consistent with Goal LU-2. The Oak Creek Specific Plan respects the long-term environmental sustainability by creating a walkable, transit friendly community and implementing drought resistant landscaping.
LU-3 Community Connections.	Develop land use patterns that are compatible with and support a variety of mobility opportunities and choices.	The Oak Creek Specific Plan is consistent with Goal LU-3. The Oak Creek Specific Plan conforms to this goal by developing a mixed-use development that is centralized to, and facilitates easy access to nearby employment and shopping centers.
LU-4 Education Hub.	Promote San Marcos as the educational center of North County while creating a greater synergy between the business community and its academic institutions.	The Oak Creek Specific Plan is consistent with Goal LU-4. Implementation of the Oak Creek Specific plan would enhance the LU-4 Goal by creating a development with easy access to Palomar College.
LU-5 A city of distinct and memorable places.	Promote community design that produces a distinctive, high- quality built environment with forms and character that create memorable places and enrich community life.	The Oak Creek Specific Plan is consistent with Goal LU-5. Oak Creek provides numerous recreational amenities that harmonize the built environment and open space areas, creating a distinct development.

Goal	Goal Description	Oak Creek Specific Plan Consistency
<i>Mobility Element</i>		
M-1 Efficient local and regional circulation system.	Provide a comprehensive multimodal circulation system that serves the City land uses and provides for the safe and effective movement of people and goods.	The Oak Creek Specific Plan is consistent with Goal M-1. The Oak Creek Specific Plan is a centralized development that provides access to transit solutions.
M-2 Traffic calming and safety.	Protect neighborhoods by improving safety for all modes of travel and calming traffic where appropriate.	The Oak Creek Specific Plan is consistent with Goal M-2. The Oak Creek Specific Plan encourages and respects traffic-calming measures and provides a variety of calming measures to promote safe streets and neighborhoods. Thus, the Oak Creek Specific Plan is consistent with Goal M-2.
M-3 Alternative modes of travel.	Promote and encourage use of alternative transportation modes, including transit, bicycles, neighborhood electric vehicles (NEVs), and walking, within the City.	The Oak Creek Specific Plan is consistent with Goal M-3. The Oak Creek Specific Plan conforms to this goal by developing a transit, pedestrian and bike friendly, mixed-use development that promotes alternative transportation to the site.
M-4 Parking.	Provide efficient parking within the City.	The Oak Creek Specific Plan is consistent with Goal M-4. Implementation of the Oak Creek Specific plan would enhance the LU-4 goal by implementing creative parking solutions for residents and providing guest parking.
M-5 Movement of Goods.	Provide for the safe and efficient movement of goods throughout the City.	The Oak Creek Specific Plan is consistent with Goal M-5. Oak Creek does not impede any movement through the City, allowing for the safe, efficient, and expeditious movement of goods.

Goal	Goal Description	Oak Creek Specific Plan Consistency
<i>Conservation and Open Space Element</i>		
COS-1 Sustaining our ecological and biological resources.	Identify, protect, and enhance significant ecological and biological resources within San Marcos and its adaptive Sphere of Influence.	The Oak Creek Specific Plan is consistent with Goal COS-1. The Oak Creek Specific Plan provides for infill development on a currently graded site with no significant ecological and biological resources.
COS-2 Open spaces and limited resources.	The City is committed to conserving, protecting, and maintaining open space, agricultural, and limited resources for future generations. By working with property owners, local organizations, and state and federal agencies, the City can limit the conversion of resource lands to urban uses.	The Oak Creek Specific Plan is consistent with Goal COS-2. The Oak Creek Specific Plan provides for infill development on a currently developed site with no significant open space or agriculture. The Plan provides for the provision of landscaping and recreational amenities.
COS-3 Preserving scenic resources and landform features.	Protect natural topography to preserve and enhance the natural beauty of San Marcos.	The Oak Creek Specific Plan is consistent with Goal COS-3. The Oak Creek Specific Plan area is has been graded to a flat pad with a slope to the Commercial portion. That topography will be preserved through the use of a hillside home element.
COS-4 Air quality, climate change, and energy.	Improve regional air quality and reduce greenhouse gas emissions that contribute to climate change.	The Oak Creek Specific Plan is consistent with Goal COS-4. The Oak Creek Specific Plan incorporates the core values of COS-4 by facilitating the use of transit, pedestrian and bicycle transportation, thereby cutting emissions. Development according to the Specific Plan will use the latest building materials and comply with the latest State standards for energy efficiency.
COS-5 Water supply and conservation.	Reduce water consumption and ensure reliable water supply through water efficiency, conservation, capture, and reuse.	The Oak Creek Specific Plan is consistent with Goal LU-5. The Oak Creek Specific Plan complies with COS-5 by conforming to the current agency standards for water conservation for landscaping including the use of draught resistant plant palettes.

Goal	Goal Description	Oak Creek Specific Plan Consistency
<i>Conservation and Open Space Element (continued)</i>		
COS-6 Watershed and water quality protection	Protect and restore appropriate surface water and groundwater beneficial uses through prioritizing the improvement of locally impaired water bodies within the City of San Marcos subwatersheds.	The Oak Creek Specific Plan is consistent with Goal COS-6. Development according to the Oak Creek Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-7 Watershed and water quality protection	Achieve sustainable watershed protection for surface and ground water quality that balances social, economical, and environmental needs.	The Oak Creek Specific Plan is consistent with Goal COS-7. Development according to the Oak Creek Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-8 Watershed and water quality protection	Focus watershed protection, surface and groundwater quality management on sources.	The Oak Creek Specific Plan is consistent with Goal COS-8. Development according to the Oak Creek Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-9 Watershed and water quality protection	Support the development of a regulatory framework and organizational structure that facilitates the implementation of the most effective and efficient watershed protection programs for surface water and groundwater quality and beneficial use programs.	The Oak Creek Specific Plan is consistent with Goal COS-9. Development according to the Oak Creek Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-10 Recycling and solid waste.	Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.	The Oak Creek Specific Plan is consistent with Goal COS-10. The Oak Creek Specific Plan complies with COS-10, by using the current waste and recycling programs available to the project.
COS-11 Preserve cultural and historical resources.	Continue to identify and evaluate cultural, historic, archeological, paleontological, and architectural resources for protection from demolition and inappropriate actions.	The Oak Creek Specific Plan is consistent with Goal COS-11. The Oak Creek Specific Plan area is currently developed and will have low impact on cultural, historic, archaeological, paleontological, and architectural resources. A qualified archaeological monitor will be present during construction to further ensure that development will not significantly impact cultural resources.

Goal	Goal Description	Oak Creek Specific Plan Consistency
<i>Parks, Recreation, and Community Health Element</i>		
PR-1 Responsive system of local parks, trails, and recreational facilities.	Plan for, acquire, develop, and maintain a system of local parks connected through an integrated network of trails and high quality recreational facilities.	The Oak Creek Specific Plan is consistent with Goal PR-1. The Oak Creek Specific Plan provides 190,000 sf of park and open space and is intimately connected with the San Marcos Trail system by providing quick and easy access to the trails.
PR-2 Community health and family enrichment.	Become a leader in building healthy communities by supporting recreation and community service programs that promote well-ness, fun, lifelong learning, skill development, personal enrichment, and positive relationships.	The Oak Creek Specific Plan is consistent with Goal PR-2. Oak Creek's park and open space as well as the orientation around pedestrian and bicycle activity allow the Specific Plan to comply with goal PR-2.

Goal	Goal Description	Oak Creek Specific Plan Consistency
<i>Safety Element</i>		
S-1 Natural geologic hazards.	Reduce risks to the community from earthquakes by regulating new development and redevelopment to prevent the creation of new geologic and seismic hazards.	The Oak Creek Specific Plan is consistent with Goal S-1. The Oak Creek Specific Plan is not located on a fault, as delineated by the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest fault lines are located 11 miles away from the area. Further, all structures on the site will be designed in accordance with seismic parameters of the California Building Code.
S-2 Flooding hazards.	Minimize the risk to people, property and the environment due to flooding hazards.	The Oak Creek Specific Plan is consistent with Goal S-2. The Oak Creek Specific Plan is not located within a 100-year flood hazards area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazards delineation map. Further, development of the Specific Plan area will not result in a significant increase in impervious surface or increased runoff nor will the site alter the existing drainage pattern of the site or area..
S-3 Fire hazards.	Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	The Oak Creek Specific Plan is consistent with Goal S-3. The Oak Creek Specific Plan is not located in an area susceptible to wildland fire. Further, the Plan has been reviewed and approved by San Marcos Fire Department.
S-4 Hazardous materials	Protect life, structures, and the environment from the harmful effects of hazardous materials and waste.	The Oak Creek Specific Plan is consistent with Goal S-4. All hazardous materials used during construction will be handled properly and waste will be properly disposed.
S-5 Emergency Preparedness/ Neighborhood Safety.	Establish and maintain an effective emergency response program to respond to disasters and maintain continuity-of-life support functions during an emergency.	The Oak Creek Specific Plan is consistent with Goal S-5. The Plan has been reviewed and approved by the San Marcos Fire Department. The development will implement design features per fire department requirements that will help maintain adequate emergency response to the community including, wide roadways, automatic gates with a Knox rapid entry system and emergency vehicle strobe detector, appropriately spaced fire hydrants with adequate water supply, and fire sprinklers within residential structures per California Building Code.

Goal	Goal Description	Oak Creek Specific Plan Consistency
S-6 Emergency Preparedness/ Neighborhood Safety.	Provide neighborhood safety through effective law enforcement.	The Oak Creek Specific Plan is consistent with Goal S-6. The Oak Creek Specific Plan has been reviewed and approved by the San Diego County Sheriff's Department. Furthermore, the project applicant is required to pay fees to a preexisting Community Facilities District for police protection.

Goal	Goal Description	Oak Creek Specific Plan Consistency
Noise Element		
N-1 Noise and Land Use Compatibility.	Promote a pattern of land uses compatible with current and future noise levels.	The Oak Creek Specific Plan is consistent with Goal N-1. The Oak Creek Specific Plan is a mixed-use project designed to organically integrate the Goals of N-2.
N-2 Transportation Related Noise.	Control transportation-related noise from traffic, rail, and aviation sources near noise sensitive land uses.	The Oak Creek Specific Plan is consistent with Goal N-2. A noise study was prepared to analyze the potential for noise impacts related to vehicular and rail traffic to proposed residential units. Additionally, the Specific Plan area is located off of the 100' right of way from the adjacent NCTD Sprinter rail line. This final report would identify the interior noise requirements based upon architectural and building plans to meet the City's established interior noise limit of 45 dBA CNEL. It should be noted; interior noise levels of 45 dBA CNEL can easily be obtained with conventional building construction methods and providing a closed window condition requiring a means of mechanical ventilation (e.g. air conditioning) for each building and upgraded windows for all sensitive rooms (e.g. bedrooms and living spaces).
N-3 Non-Transportation Related Noise.	Control non-transportation-related noise from commercial, industrial, construction, and other sources on noise sensitive land uses.	The Oak Creek Specific Plan is consistent with Goal N-3. Oak Creek will comply with City and other agency regulations on construction noise and eliminates noise-producing uses on the site.

Goal	Goal Description	Oak Creek Specific Plan Consistency
<i>Housing Element</i>		
Goal-1	Encourage the development of a variety of housing opportunities with emphasis on providing housing, which meets the special needs of the community.	The Oak Creek Specific Plan is consistent with Goal-1. Oak Creek provides a range of unit types and multi-bedroom units. These units are badly needed in San Marcos and will meet Goal-1 of the housing element.
Goal-2	Protect, encourage and provide housing opportunities for persons of low and moderate income.	The Oak Creek Specific Plan is consistent with Goal-2. Oak Creek will provide affordable housing through one of the City of San Marcos' affordable housing mechanisms.
Goal-3	Encourage the preservation of the existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration.	The Oak Creek Specific Plan is consistent with Goal N-3. Oak Creek will increase the much-needed housing stock in San Marcos, particularly first time homebuyer housing, and create a new and visually enhanced neighborhood that was once undeveloped, therefore the project is consistent with Goal-3 of the Housing Element.

1.5.2 CITY OF SAN MARCOS ZONING ORDINANCE

The current site known as Oak Creek is zoned light industrial (L-I) and Commercial (C). The Oak Creek Specific Plan proposed to change the L-I zoned and C zoned parcels to Specific Plan Area. The Oak Creek Specific Plan serves as the "official" zoning designation of the Plan area, and establishes the prevailing land use regulations for all development within the Specific Plan area. Proposed site development plans or other similar entitlements shall be consistent with the regulations set forth in this Specific Plan. Although the Oak Creek Specific Plan is generally consistent with the City of San Marcos Zoning Ordinance, the Specific Plan includes additional zoning and development standards specifically tailored to the site and proposed land uses. The Oak Creek Specific Plan development procedures, regulations, and standards supersede the relevant provisions of the City's Zoning Ordinance. Any development regulation not directly addressed within the Oak Creek Specific Plan shall be subject to the City's current Zoning Ordinance.

1.6 COMPLIANCE WITH CEQA

[TO BE UPDATED WHEN CITY DETERMINES APPROPRIATE LEVEL OF CEQA REVIEW]

A Mitigated Negative Declaration or Environmental Impact Report for the Oak Creek Specific Plan has been prepared by the City. The MND or EIR, prepared in accordance with the California Environmental Quality Act (CEQA) examines the potential environmental impacts of the implementation of the Specific Plan and identifies mitigation to reduce impacts to below a level of significance. It serves as the base environmental document for the purpose of evaluation of subsequent entitlements associated with the Plan. The MND or EIR is to be certified concurrently with the adoption of the Specific Plan.

A mitigation monitoring and reporting program (MMRP) is adopted in accordance with Public Resources Code Section 21081.6 to ensure implementation of the mitigation measures. As applicable, future development within the Plan area is required to implement the mitigation measures specified in the MMRP.

In accordance with California Government Code Section 65457, subsequent development proposals within the Plan area, if consistent with this Plan and the impact analysis and mitigation measures in the certified environmental document, may be approved and implemented in accordance with and based upon the certified environmental document without further environmental review. City of San Marcos staff will determine if further environmental analysis is required for any proposed Amendment to the Specific Plan.

2.0 LAND USE AND DESIGN

2.1 DESIGN VISION

The construction of Oak Creek will add beauty and elegance to the surrounding community in San Marcos. This striking development adds visual enhancement by using aesthetically pleasing building design complemented with exceptional landscaping. The Specific Plan calls for use of up-to-date building methods and fashionable building materials to complete the design vision. The building frontages are traditional modern and have plane differentiation for varied sight lines and aesthetic appeal. The buildings include sand-finished stucco and composition roof tiles. Decorative wood braces/outlookers and railings provide further interest. Lap siding will be added to the facades of the buildings to retain visual interest through the use of these different materials, also it will also serve to break up the bulk and scale of the building. The inclusion of active recreational facilities and amenities bolsters the design by moving the indoor life outdoors and facilitating social interaction and communal harmony outdoors. These elements of design complemented with visually pleasing landscaping add depth to the design vision, helping to create a sense of home for those searching for a wholesome community. Oak Creek will become a visual experience that will raise the value of the quality of life in San Marcos.

Table 2-X. Typical Building Materials

Composition Roof Tiles	Resawn Wood Trellis
Horizontal Lap Siding	Decorative Braces/Outlookers
Resawn Wood Fascia	Paneled Garage Doors
Stucco Walls	
Composition Wood Rails	Retail Signage

2.1.1 LAND USE PLAN

Oak Creek is a 16.49-acre mixed-use medium-density residential development currently bolstered with slightly less than 1-acre (.737 ac) of commercial retail space. Land Use Area Exhibit Figure 2-X.

Residential Neighborhoods

The Oak Creek Specific Plan includes 232 residential condominium dwelling units with garage parking for a total of 414,418 sf. on 13.3 acres.

The 232 residential condominium units will reside in 49 residential condominium buildings. A mix of two and three story buildings will house all the residential condominium units composed of 2, 3, and 4 bedroom units. The bedroom breakdown is as follows, 32-two-bedroom units, 158-three-bedroom units, and 42-four-bedroom units for a total of 232 units. The unit sizes range from a minimum of 1,200 sf, to a maximum 1,650 sf. The average unit size is 1,489sf. Each dwelling unit contains a two-car garaged parking and additional guest parking.

The site is currently designated L-I and C in the San Marcos General Plan and zoned L-I and C in the Zoning code. To complement the surrounding residential and commercial land uses, take advantage of the multi-modal transportation opportunities, and meet the growing housing needs of San Marcos, a General Plan Amendment and Zone Change is required to change the land use and zoning from light industrial and commercial to Specific Plan. Within this Specific Plan, this area will be zoned mixed-use-1 (MU-1). The maximum allowable Floor Area Ratio permitted in a High MU-1 zone is 1.75 per the San Marcos Zoning Code. The maximum allowable density permitted in MU-1 zone is 30 dwelling units/acre. The maximum allowable is 13 units per this Specific Plan (232 units/18 acres).

Table 2-X Oak Creek Unit Mix Table

OAK CREEK UNIT MIX											
JUNE 20, 2013											
			BLDG	A	B	C	D	E	F	G	H
NUMBER OF BUILDINGS ON SITE				6	6	9	2	4	6	7	9
	PLAN	BEDS	DU/BLDG	3	4	5	6	7	8	3	4
1	A-3-STORY #1	2						1	2		
2	A-3-STORY #2	2						1	2		
3	A-3-STORY #3	3					2	2	2		
4	A-3-STORY #4	3					4	3	2		
5	B-2-STORY #1	3		1	2	3					
6	B-2-STORY #2	4		2	2	2					
7	C-HILLSIDE #1	4								1	2
8	C-HILLSIDE #2									2	2
TOTAL				18	24	45	12	28	48	21	36
232											
GARAGE AREA PER BLDG				1,200	1,600	2,000	2,400	2,800	3,200	1,200	1,600
TOTAL GARAGE AREA				7,200	9,600	18,000	4,800	11,200	19,200	8,400	14,400
				92,800							

TOTAL DU	TYPE	MIX	AREA	TOTAL SF	LIVEABLE AREA	PRIVATE OPEN SPACE UNIT	TOTAL
16	2B/2.5B	7%	1,202	19,232		50	800
16	2B/2.5B	7%	1,212	19,392		60	960
24	3B/2.5B	10%	1,490	35,760	PROD-A	75	1,800
32	3B/3.5B	14%	1,604	51,328	125,712	75	2,400
45	3B/2.5B	19%	1,461	65,745		150	6,750
42	4B/2.5B	18%	1,630	68,460	134,205	150	6,300
25	3B/2.5B	11%	1,453	36,325	PROD-C	75	1,875
32	3B/3.5B	14%	1,535	49,120	85,445	75	2,400
232				TOTAL GROSS 345,362 SF		TOTAL	23,285 SF
				AVERAGE / DU 1,489 SF			
DU	BED	MIX	GARAGE	92,800			
32	2	14%	38,624				
158	3	68%	238,278				
42	4	18%	68,460				
232		100%	TOTAL 438,162 SF				

Commercial Uses - The commercial zoned parcels (APN # 217-161-17, 19) located in the southern portion of the Specific Plan area is currently designated and zoned for commercial uses. While this area will be part of the Oak Creek Specific Plan, the zoning will be changed to MU-1. The existing commercial retail building will be re-faced to complement the Oak Creek look and feel. One new commercial building is proposed to be constructed on the southeast portion of the commercially zoned parcel.

Commercial uses within the Oak Creek Specific Plan Area will be consistent with typical commercial and retail units described in section 20.225 tables 20.225-5 of the San Marcos Draft Zoning Ordinance.

Open Space/Recreation - The land use plan includes approximately 4.62 acres of open space. Open space area with a grade of 10% or more comprises approximately 1.14 acres of the Plan area. Open space area with less than 10% grade comprises the majority of the open space area with a total of approximately 3.23 acres. Recreation space on 0.25 acres of recreation space completes Oak Creek's open space. Recreational features include four children's tot lots, a pool area and patio space surrounding the pool, and a recreational building with restrooms. All facilities shall remain private.

Parking – The Oak Creek development will include two-car garages for each unit in each building. In addition the project will designate 83 spaces as guest parking.



Figure 2-X
Land Use Plan

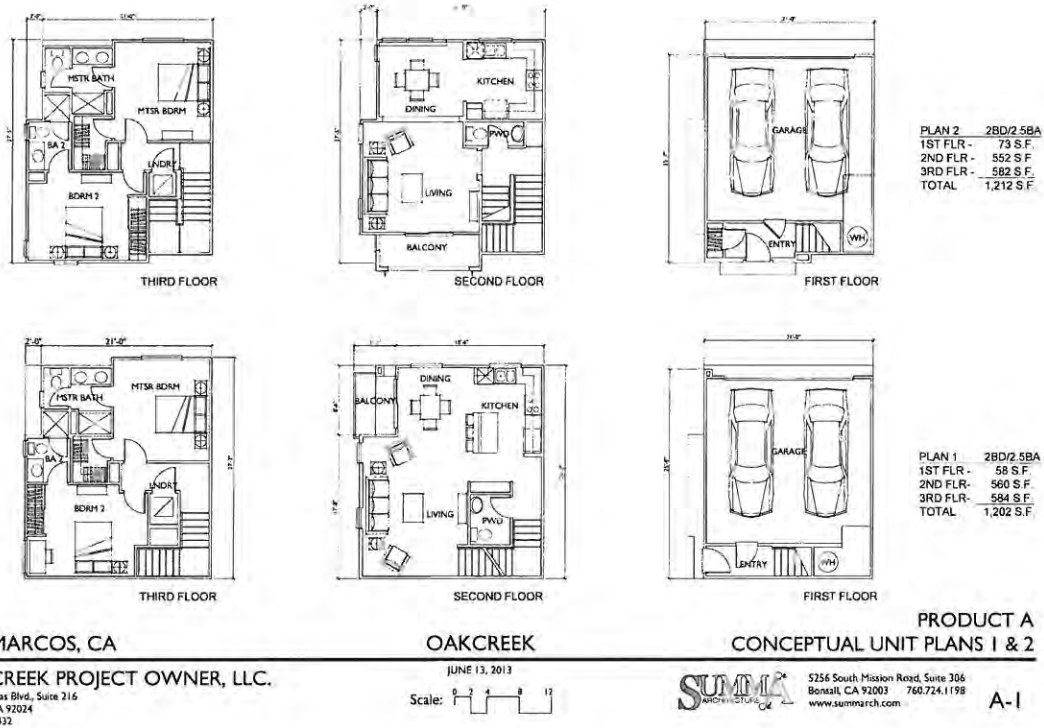


Figure 2-X
Product A Conceptual Unit Plans 1 & 2

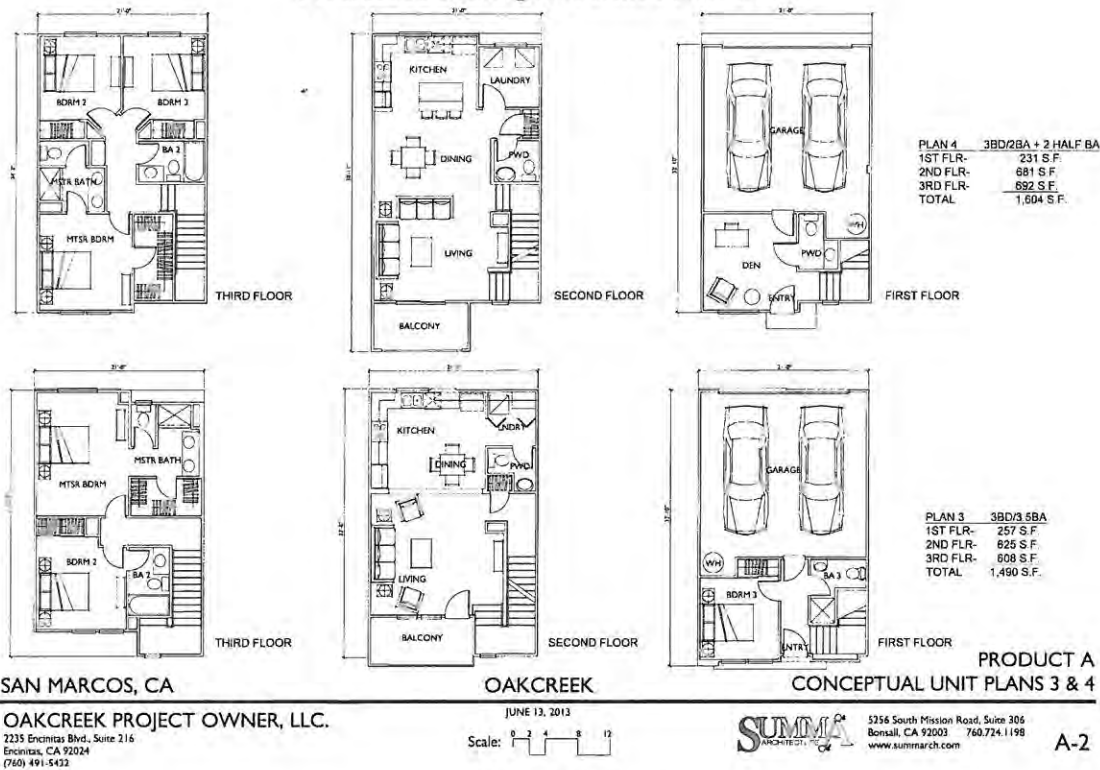


Figure 2-X
Product A Conceptual Unit Plans 3 & 4

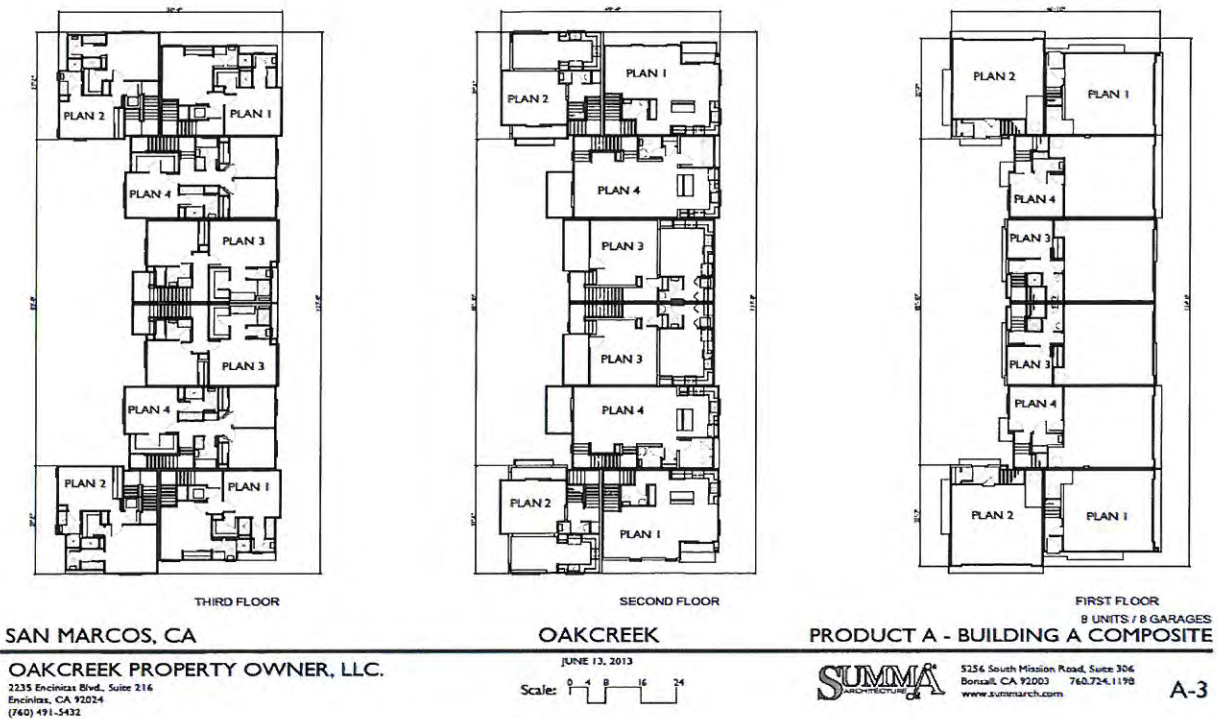


Figure 2-X
Product A Building A Composite



Figure 2-X
Product A Building A Elevations

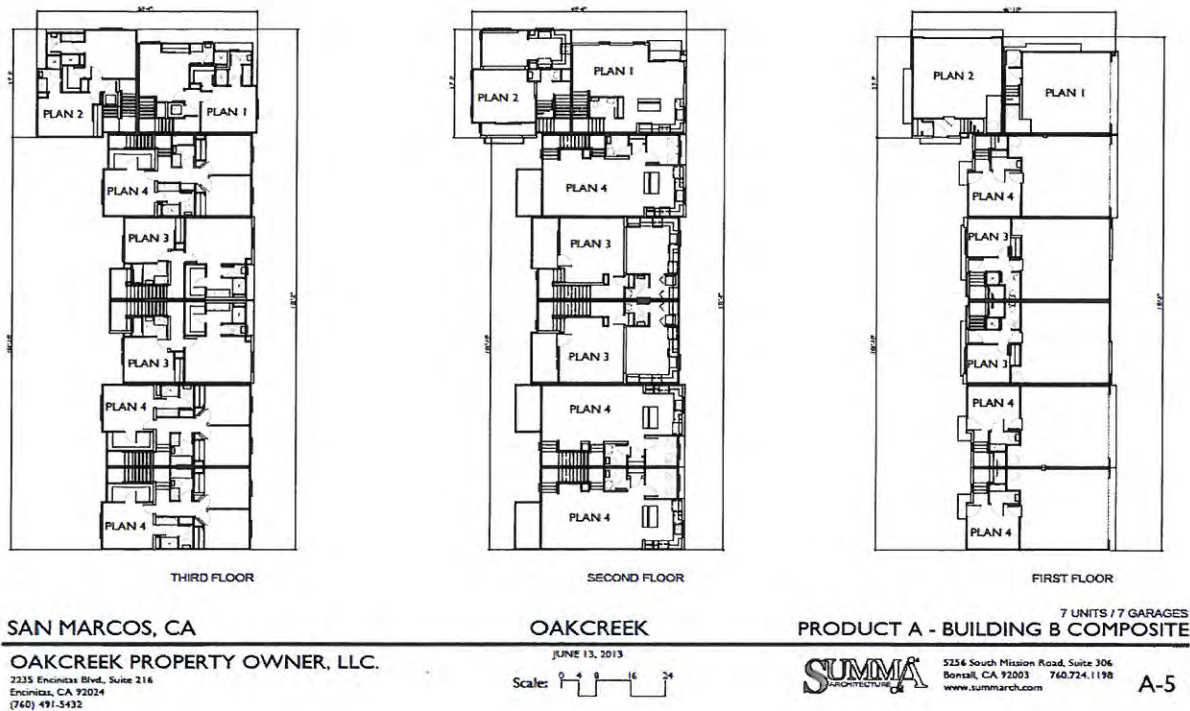


Figure 2-X
Product A Building B Composite



Figure 2-X
Product A Building B Elevations

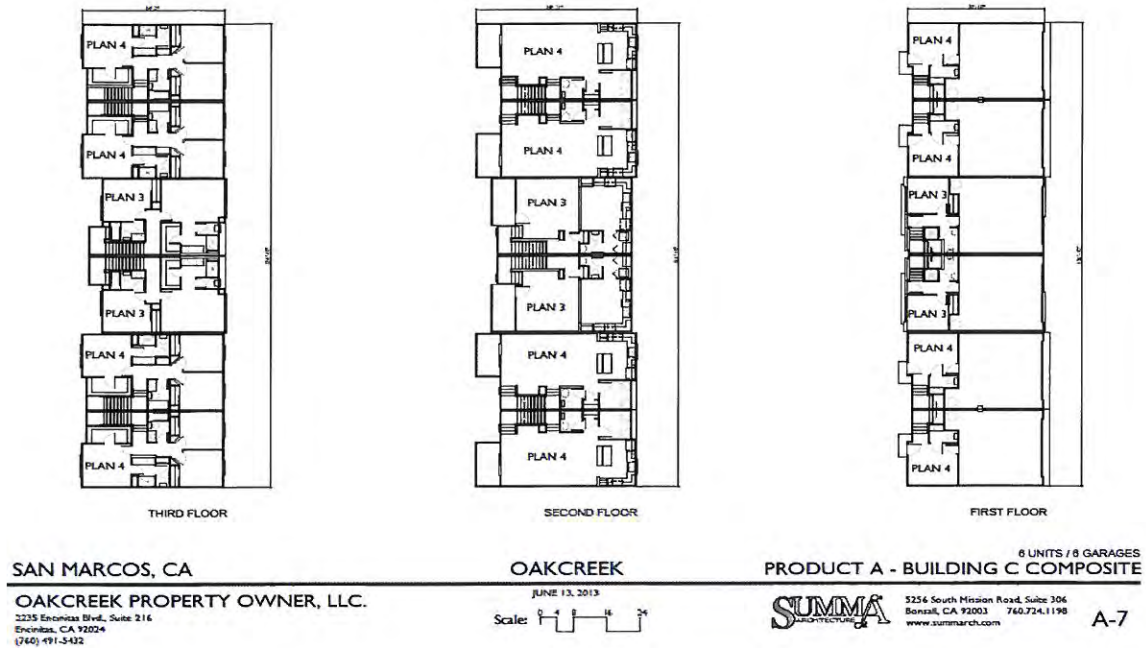
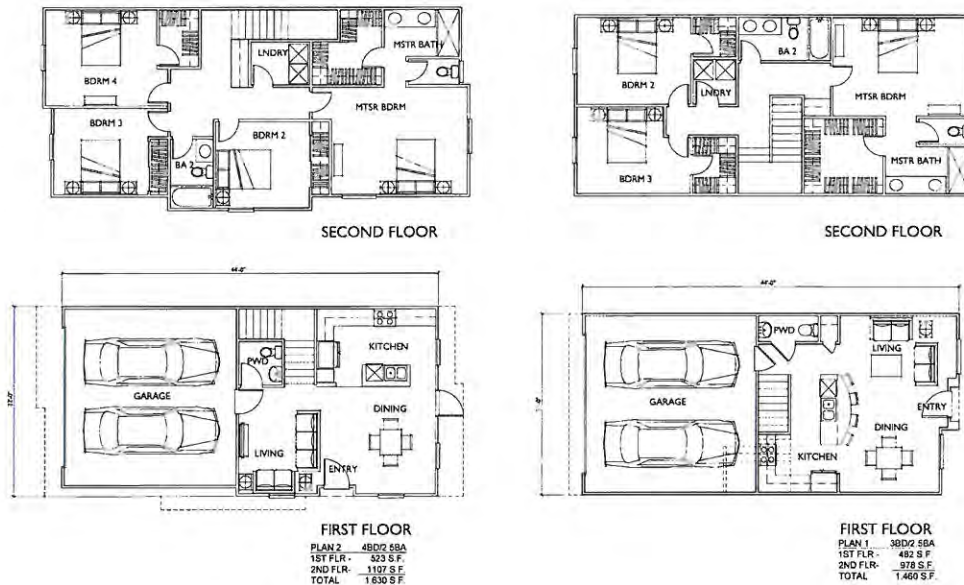


Figure 2-X
Product A Building C Composite



Figure 2-X
Product A Building C Elevations



SAN MARCOS, CA

OAKCREEK

PRODUCT B - CONCEPTUAL UNIT PLANS

OAKCREEK PROJECT OWNER, LLC.
2235 Encinitas Blvd., Suite 216
Encinitas, CA 92024
(760) 491-5432

JUNE 13, 2013

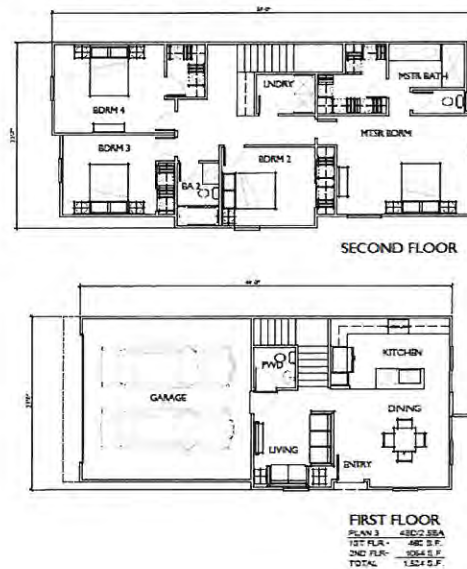
Scale: 0 2 4 8 12



5256 South Mission Road, Suite 306
Bonsall, CA 92003 760.724.1198
www.summarch.com

A-9

Figure 2-Xa
Product B Conceptual Unit Plans



SAN MARCOS, CA

OAKCREEK

PRODUCT B - CONCEPTUAL UNIT PLANS

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Figure 2-Xb
Product B Conceptual Unit Plans



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Figure 2-X
Product B Building A



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A-11

Figure 2-X
Product B Building B



Figure 2-X
Product B Building C



Figure 2-X
Product B Building Perspectives

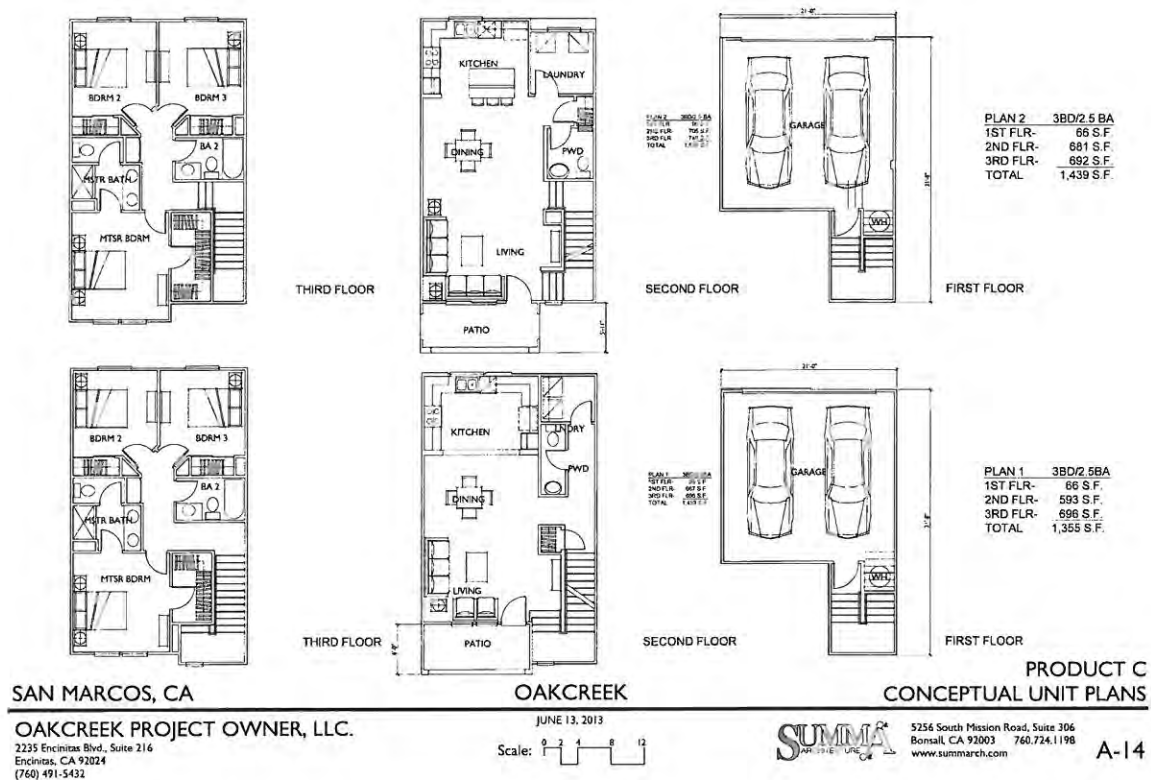


Figure 2-X
Product C Conceptual Unit Plans

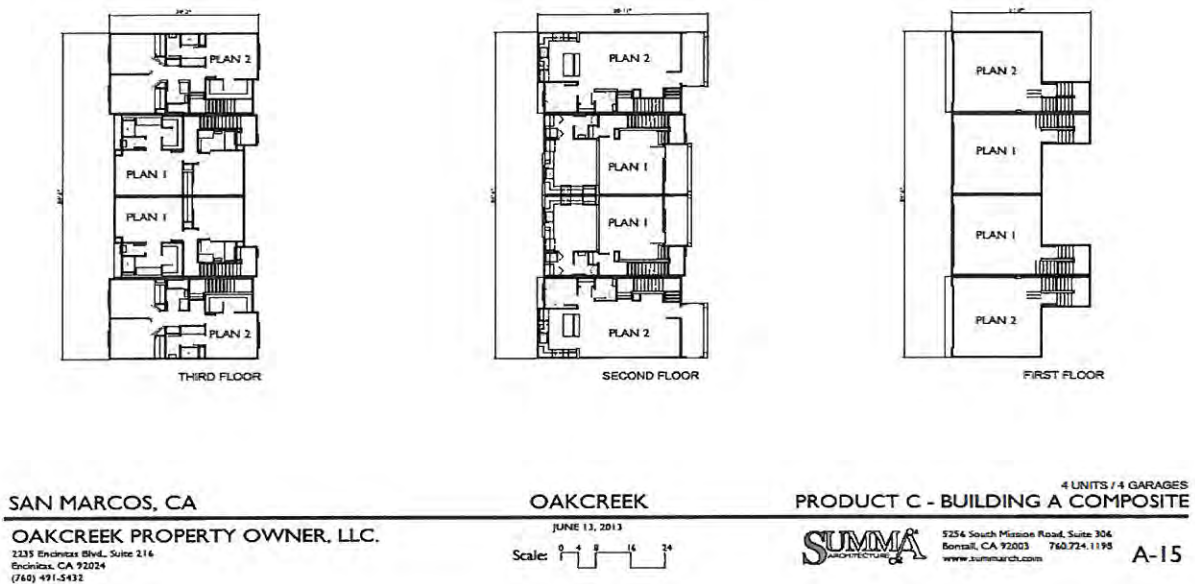


Figure 2-X
Product C Building A Composite



Figure 2-X
Product C Building A Elevations

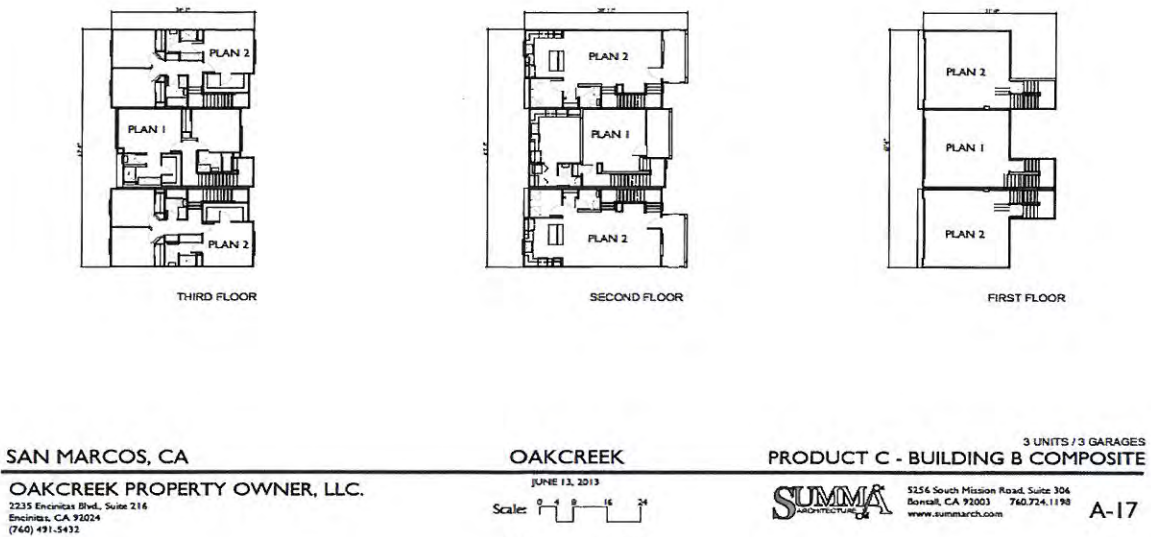


Figure 2-X
Product C Building B Composite

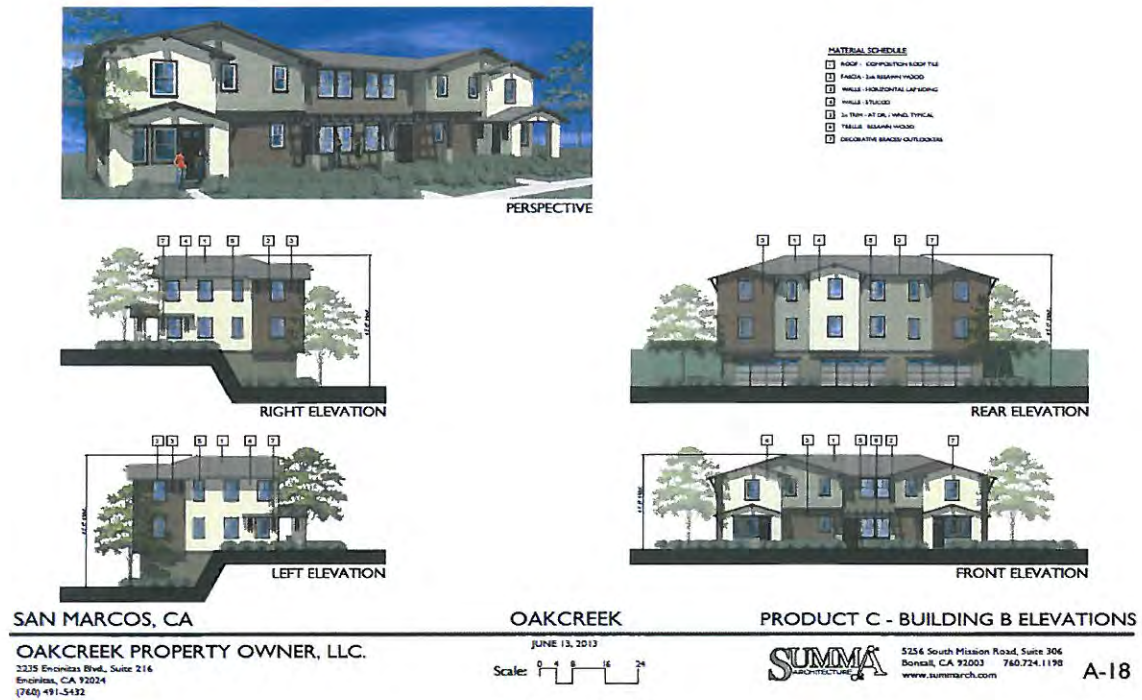


Figure 2-X
Product C Building B Elevations

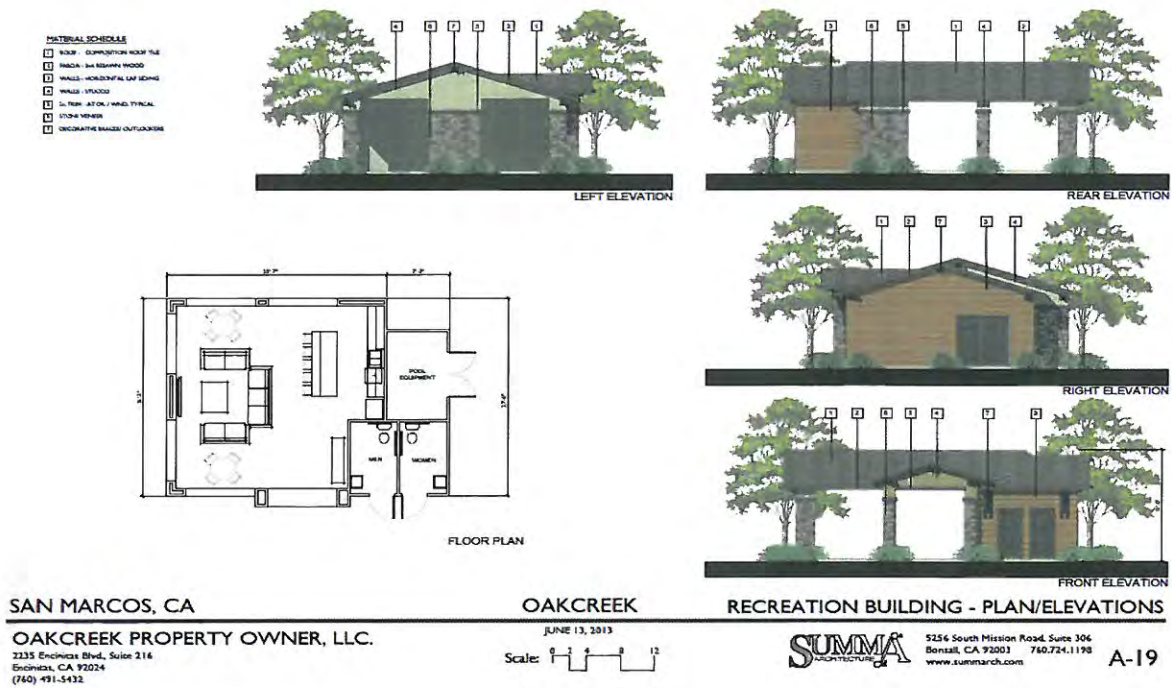


Figure 2-X
Recreation Building Plan/Elevations

2.2 LANDSCAPE DESIGN CONCEPT

Landscaping is a vital component of the Oak Creek project, harmonizing the built form with the outdoor environment. Oak Creek's landscaping will be used to tie the two spaces together and create a visually pleasing environment for residents. Passive open space and recreational open space shall be blended together harmonizing design and function. The elements used to blend the open spaces shall set the tone for Oak Creek Specific Plan, completing the design concept for the project. The complete concept opens the door for residents to enjoy outdoor spaces and participate in an active lifestyle while admiring the natural beauty of the outdoors. Oak Creek will create a friendly, attractive, community oriented landscape experience, to be enjoyed by all residents. The Oak Creek Landscape plan will conform to the City of San Marcos's Water Efficient Landscape Standards.



LEGEND

1. ENTRY - SEE ENLARGEMENT/ SHEET 2
2. COMMERCIAL AREA - SEE ENLARGEMENT/ SHEET 2
3. TOT LOT - SEE ENLARGEMENTS/ SHEET 3
4. RECREATION AREA - SEE ENLARGEMENT/ SHEET 3
5. TYPICAL WALKWAY - SEE ENLARGEMENT/ SHEET 4
6. FIRE ACCESS ROAD

NOTE: SEE SHEET 5 FOR PLANT LIST

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OAK CREEK San Marcos, CA

Landscape Concept Plan

Sheet 1 of 5

Figure 2-X
Landscape Concept Plan

2.2.1 LANDSCAPE ZONES

The landscape zones are based upon topography, landform and natural systems. Within these zones a layer of unique landscape features are proposed to add interest and diversity within the community. The major landscape zones are the Common Open Space Landscape, and the Recreation Area landscape.

Common Open Space – Common open space within the Oak Creek Specific Plan is divided into two sub-categories; open space area with grade above 10% and open space with grade below 10%. Common open space above 10% covers approximately 1.14 acres of the site. Common open space with grade below 10% covers approximately 3.23 acres. Common open space shall be passive in nature and landscaped to maintain the landscape character of the site.

Recreation Areas – Oak Creek’s recreational open space is meant to enhance the active lifestyle promoted within the City of San Marcos’s General Plan Open Space Element. Oak Creek will create approximately 0.25-acres of recreational open space. This amenity will provide residents with facilities and structures, which promote healthy living. These features shall include four children’s tot lots, a pool area and patio space surrounding the pool, and a recreational building with restrooms. All facilities shall remain private.

Oak Creek Landscape Design

The landscape design for Oak Creek utilizes a variety of forms to create an attractive finished product. Designs for all forms of common open space, recreational open space, landscaping, and entry design all make Oak Creek a desirable community. The landscape concept design shown on Figure 2-X depicts the overall design concept of Oak Creek.

Entryway design – Oak Creek has two entry designs for the site shown on Figure 2-X. Las Flores Drive and South Santa Fe Avenue use a shared entryway design. Two driveways will enter the site via the commercial retail parcels located at the southern end of the site. Both driveways will merge before an entry gate into Oak Creek. The second entryway will enter the site on Norman Strasse Road. This single entry will come into a cul-de-sac with a gated entry on the North side of the cul-de-sac. Both entryways shall be landscaped with a combination of trees and shrubs and will use enhanced paving at the entry gate areas.

Entry Gates – Entry gates to Oak Creek shall be at each entryway, including one entry at South Santa Fe Ave. and Las Flores Drive, and the other at Norman Strasse Road. Figure 2-X reflects the Entry Gate Design.

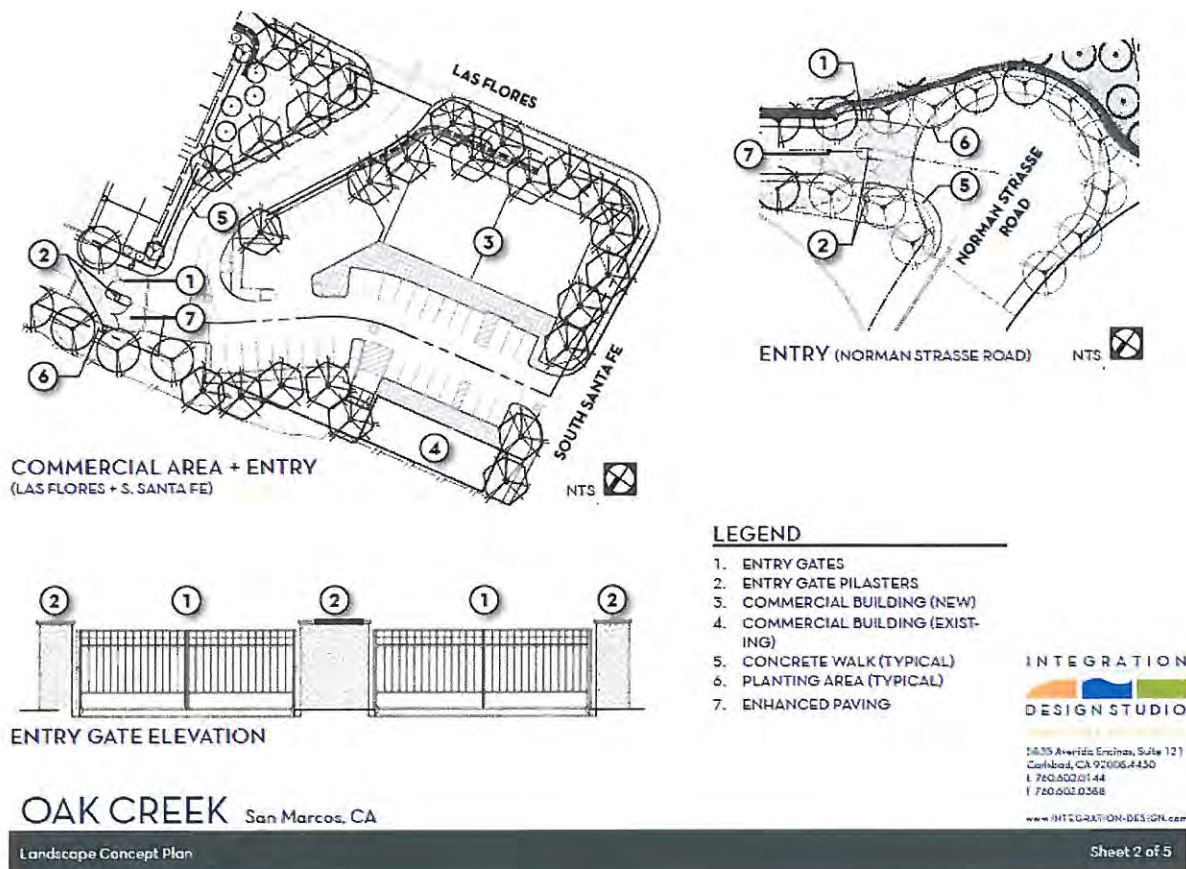


Figure 2-X
Entryway/Entry Gate Design Concepts

Monuments/Signage – Monumentation to the project will be provided at each primary entry point. The corner of Las Flores will serve as the marquee corner of the project for both residential and commercial residents. This corner will have a low monument wall with the project name readable by all passerby traffic. Residential Monumentation will be located at both entry gates off of Las Flores and Norman Strasse. Tenants of the Commercial spaces will have individual signage on the building to attract customers from South Santa Fe.

Private Open Space Landscape Design – Private open space within Oak Creek shall be delineated by a low stucco wall surrounding a private courtyard space shown on Figure 2-X Private Open Space Landscape Exhibit.

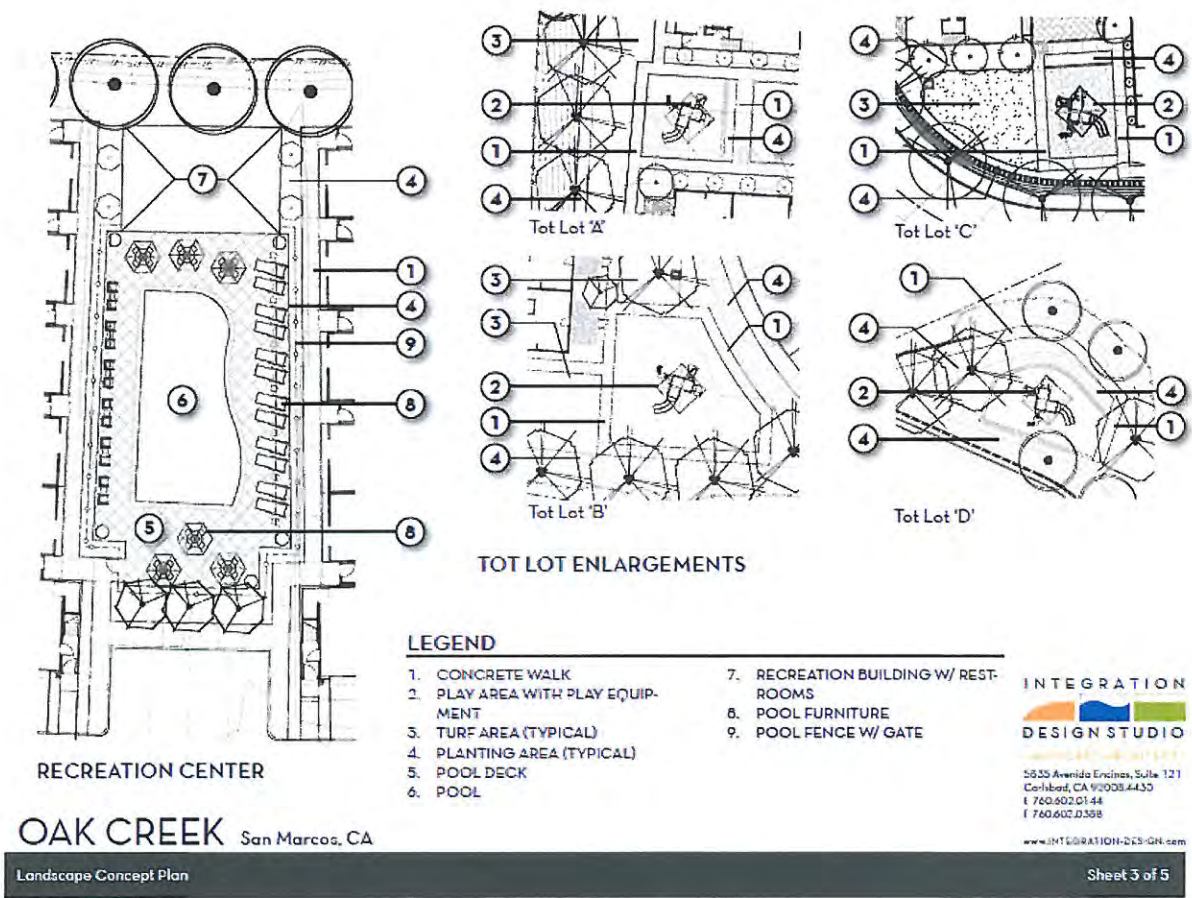
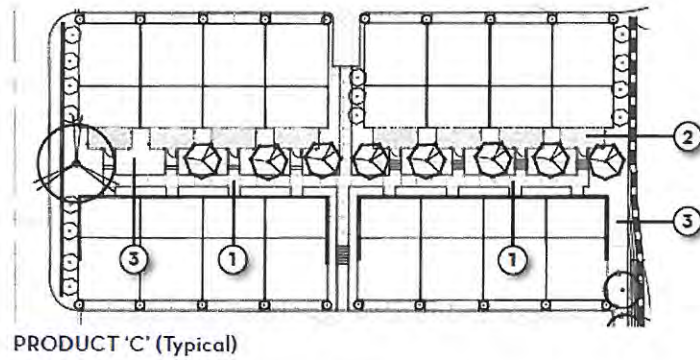
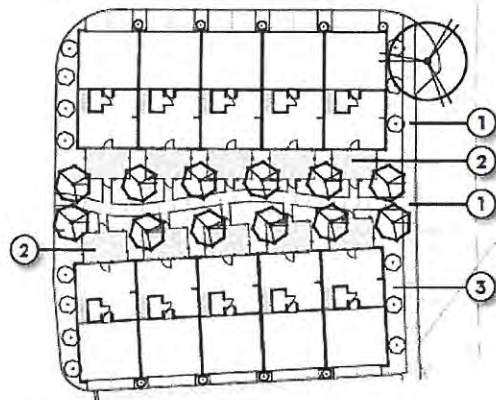


Figure 2-X
Tot Lot Enlargements



LEGEND

1. CONCRETE WALK
2. PRIVATE COURTYARD SPACE WITH LOW FENCE
3. PLANTING AREA (TYPICAL)



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Landscape Concept Plan

Sheet 4 of 5

Figure 2-X
Private Open Space

Common Open Space Landscape Design – Common open space areas that are to be used as paths of travel will use concrete walkways, shrubs and trees to create functional spaces to move through the community. Passive areas shall use a variety of shrubs, trees and grasses to complete the landscape design. A complete list of foliage can be seen on the landscape palette, Figure 2-X.

2.2.2 FUEL MODIFICATION ZONES

All area surrounding the Specific Plan area is currently fully developed. There is no natural habitat existing within the immediate vicinity that could be considered fuel. All plants used in the landscaping of Oak Creek will conform to the City of San Marcos code for fire resistant plant palettes. Figure 2-X shows the 150' fire buffer zone surrounding Oak Creek.



Figure 2-X
Fire Boundary

2.2.2 LANDSCAPE PALETTE

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for Oak Creek. Plant material shall conform to the City's code for fire resistant plants. Plant material chosen should also be commercially available.

Entry Trees

Botanical name	Common Name
<i>Acacia cognata</i>	No Common Name
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Acacia subporosa/cognata</i>	River Wattle
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i> 'Muskogee'	Lavender Crape Myrtle
<i>Lagerstroemia indica</i> 'Natchez'	White Crape Myrtle
<i>Laurus nobilis</i>	Sweet Bay
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus ilicifolia lyonii</i>	Catalina Cherry
<i>Quercus ilex</i>	Holly Oak
<i>Quercus virginiana</i>	Southern Live Oak

Street Trees

Botanical name	Common Name
<i>Agonis flexuosa</i>	Peppermint Tree
<i>Arbutus hybrid</i> 'Marina'	Marina Strawberry Tree
<i>Brachychiton populneus</i>	Bottle Tree
<i>Geijera parviflora</i>	Australian Willow
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i> 'Muskogee'	Lavender Crape Myrtle
<i>Lagerstroemia indica</i> 'Natchez'	White Crape Myrtle
<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay
<i>Lophostemon confertus</i>	Brisbane Box
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus ilicifolia lyonii</i>	Catalina Cherry
<i>Quercus ilex</i>	Holly Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac

Accent Trees

Botanical name	Common Name
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Acacia subporosa/cognata</i>	River Wattle
<i>Aloe bainesii</i>	No Common Name
<i>Callistemon viminalis</i>	Weeping Bottlebrush
<i>Cassia species</i>	Senna
<i>Elaeocarpus decipiens</i>	Japanese Blueberry Tree
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Geijera parviflora</i>	Australian Willow
<i>Magnolia grandiflora</i> 'Little Gem'	Southern Magnolia
<i>Michelia doltsopa</i>	No Common Name
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pittosporum tenuifolium</i> 'Silver Sheen'	No Common Name
<i>Rhus lancea</i>	African Sumac
<i>Stenocarpus sinuatus</i>	Firewheel Tree
<i>Tabebuia impetiginosa</i>	Pink Trumpet Tree
<i>Tristania laurina</i>	No Common Name

PALM + CYCADS

Botanical name	Common Name
<i>Brahea armata</i>	Mexican Blue Palm
<i>Butia capitata</i>	Pindo Palm
<i>Ceratozamia latifolia</i>	No Common Name
<i>Ceratozamia mexicana</i>	No Common Name
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Cycas revoluta</i>	Sago Palm
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm
<i>Syagrus romanzoffiana</i>	Queen Palm
<i>Zamia furfuracea</i>	Cardboard Palm

Columns

Botanical name	Common Name
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Juniperus chinensis</i> 'Blue Point'	Juniper
<i>Ligustrum japonicum</i> 'Texanum'	Texas Privet
<i>Podocarpus henkelii</i>	Long-Leafed Yellowwood
<i>Prunus caroliniana</i> 'Bright and Tight'	Carolina Laurel Cherry

Vines and Espaliers

Botanical name	Common Name
Bougainvillea species	No Common Name
Calliandra haematocephala	Pink Powder Puff
Camellia japonica	Camellia
Distictis buccinatoria	Blood-Red Trumpet Vine
Distictis 'Rivers'	Royal Trumpet Vine
Grewia occidentalis	Lavender Starflower
Pyracantha 'Santa Cruz'	Firethorn
Solandra maxima	Cup-of-Gold Vine
Trachelospermum jasminoides	Star Jasmine

Shrubs Perennials and Annuals

Botanical name	Common Name
Agapanthus 'Queen Anne'	Lily-Of-The-Nile
Anigozanthos flavidus	Kangaroo Paw
Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Bamboo
Bougainvillea 'Crimson Jewel'	No Common Name
Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood
Calliandra haematocephala	Pink Powder Puff
Camellia japonica	Camellia
Canna hybrids	No Common Name
Carissa macrocarpa 'Green Carpet'	Prostrate Natal Plum
Cistus hybridus	White Rockrose
Clivia miniata	Kaffir Lily
Convolvulus mauritanicus	Ground Morning Glory
Cotoneaster species	Cotoneaster
Dianella revoluta 'Little Rev'	Little Rev Flax Lily
Erigeron karvinskianus	Santa Barbara Daisy
Eriobotrya deflexa 'Coppertone'	Coppertone Loquat
Feijoa sellowiana	Pineapple Guava
Helictotrichon sempervirens	Blue Oat Grass
Hemerocallis hybrids	Daylily
Ilex vomitoria 'Nana'	Yaupon
Kniphofia uvaria	Red Hot Poker
Laurus nobilis	Bay Laurel
Leonotis leonurus	Lion's Tail
Leucophyllum frutescens 'Green Cloud'	Texas Ranger
Ligustrum japonicum 'Texanum'	Texas Privet

Liriope 'Gigantea'
 Lobelia laxiflora
 Mandevillea splendens 'Red Riding Hood'
 Microlepia strigosa
 Myoporum parvifolium
 Pelargonium domesticum
 Philodendron hybrid 'Xanadu'
 Phlomis fruticosa
 Phormium tenax 'Dark Delight'
 Pittosporum species
 Prunus caroliniana 'Bright and Tight'
 Raphiolepis species
 Rosa hybrids
 Rosmarinus officinalis
 Salvia clevelandii 'Allen Chickering'
 Salvia 'Waverly'
 Schefflera arboricola
 Tecoma hybrid 'Sierra Apricot'
 Tecoma stans
 Trachelospermum jasminoides
 Westringia fruticosa

Giant Lily Turf
 Mexican Bush Lobelia
 No Common Name
 Lace Fern
 No Common Name
 Martha Washington Geranium
 Dwarf Philodendron
 Jerusalem Sage
 New Zealand Flax
 Pittosporum
 Carolina Laurel Cherry
 Indian Hawthorn
 Rose
 Rosemary
 Cleveland Sage
 Sage
 Hawaiian Elf Schefflera
 Sierra Apricot
 Yellow Bells
 Star Jasmine
 Australian Rosemary

Groundcover

Botanical name	Common Name
Campanula poscharskyana	Serbian Bellflower
Drosanthemum floribundum	Rosea Ice Plant
Lampranthus aurantiacus	Ice Plant
Laurentia fluviatilis	Blue Star Creeper
Marathon IIe or Medallion Dwarf	Dwarf Tall Fescue
Paspalum vaginatum 'Aloha'	Aloha Seashore Paspalum
Pelargonium peltatum 'Balcan Series'	Ivy Geranium
Thymus praecox	Creeping Thyme

Cactus and Succulants

Botanical name	Common Name
Aeonium species	No Common Name
Agave attenuata	Fox Tail Agave
Agave desmetiana	Smooth Agave
Aloe species	Aloe

<i>Calandrinia spectabilis</i>	Jazz-Time Jade
<i>Cotyledon orbiculata</i>	No Common Name
<i>Crassula argentea</i>	Jade Plant
<i>Crassula falcata</i>	No Common Name
<i>Echeveria species</i>	No Common Name
<i>Hesperaloe parvifolia</i>	Coral Yucca
<i>Kalanchoe thyrisiflora</i>	Flapjacks
<i>Portulacaria afra</i>	Elephant's Food
<i>Sedum species</i>	Stonecrop
<i>Senecio mandraliscae</i>	No Common Name

Ornamental Grasses

Botanical name	Common Name
<i>Carex divulsa</i> (tumulicola)	Berkeley Sedge
<i>Chondropetalum tectorum</i>	Cape Rush
<i>Festuca mairei</i>	Moroccan Fescue
<i>Miscanthus sinensis</i> 'Morning Light'	Japanese Silver Grass
<i>Miscanthus transmorrisonensis</i> 'Sentinel'	Sentinel
<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly
<i>Pennisetum mEssaicum</i>	AKA Seteria 'A'
<i>Pennisetum spatheolatum</i>	Rye Puffs
<i>Sesleria autumnalis</i>	Autumn Deer Grass

Table 2-X
Landscape Palette

3.0 CIRCULATION PLAN

3.1 OVERVIEW OF THE CIRCULATION PLAN

The Oak Creek Circulation Plan circulation plan (Figure 3-X) complements the land use plan and creates a safe and easily accessible system to move vehicles, bicycles, and pedestrians through the Oak Creek Specific Plan. The Circulation Plan also provides the community with the convenient access to the regional arterial and highway network. The Circulation Plan will provide safe ingress and egress from Oak Creek as well as detailing the connections to existing roadways in the vicinity, including Las Flores Drive, South Santa Fe Ave. and Norman Strasse Road.

Oak Creek takes access from three streets. Ingress and egress can be made from the entryway through the retail site at the corner of Las Flores Drive and South Santa Fe Avenue. There is one access point on Las Flores Drive and one access point on South Santa Fe Avenue that traverse through the commercial retail site and merge just before the entry gate to the Oak Creek residential community. A second access point occurs through Norman Strasse Road. Emergency access to Oak Creek will be through the access point at Bosstick Blvd.

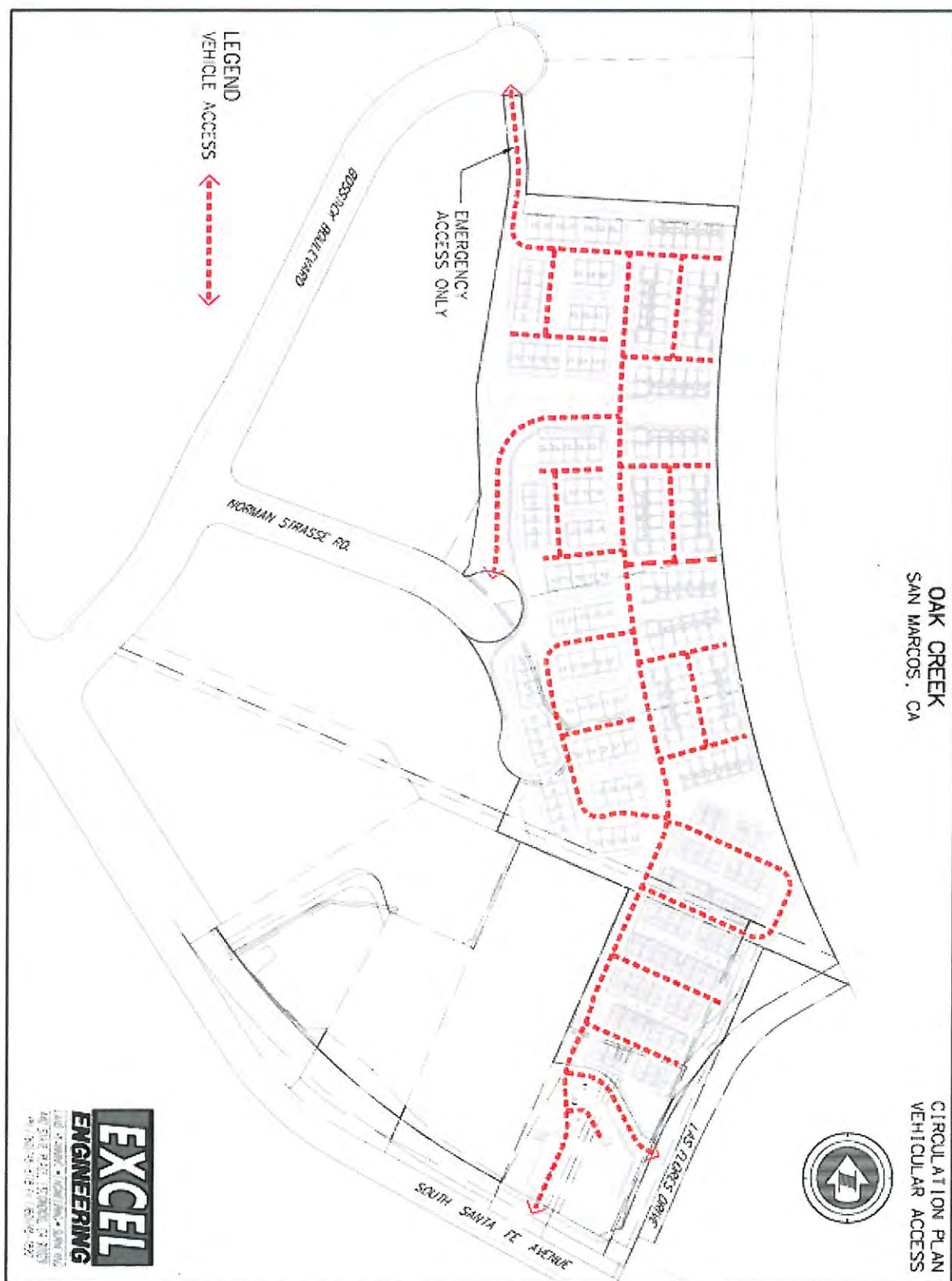


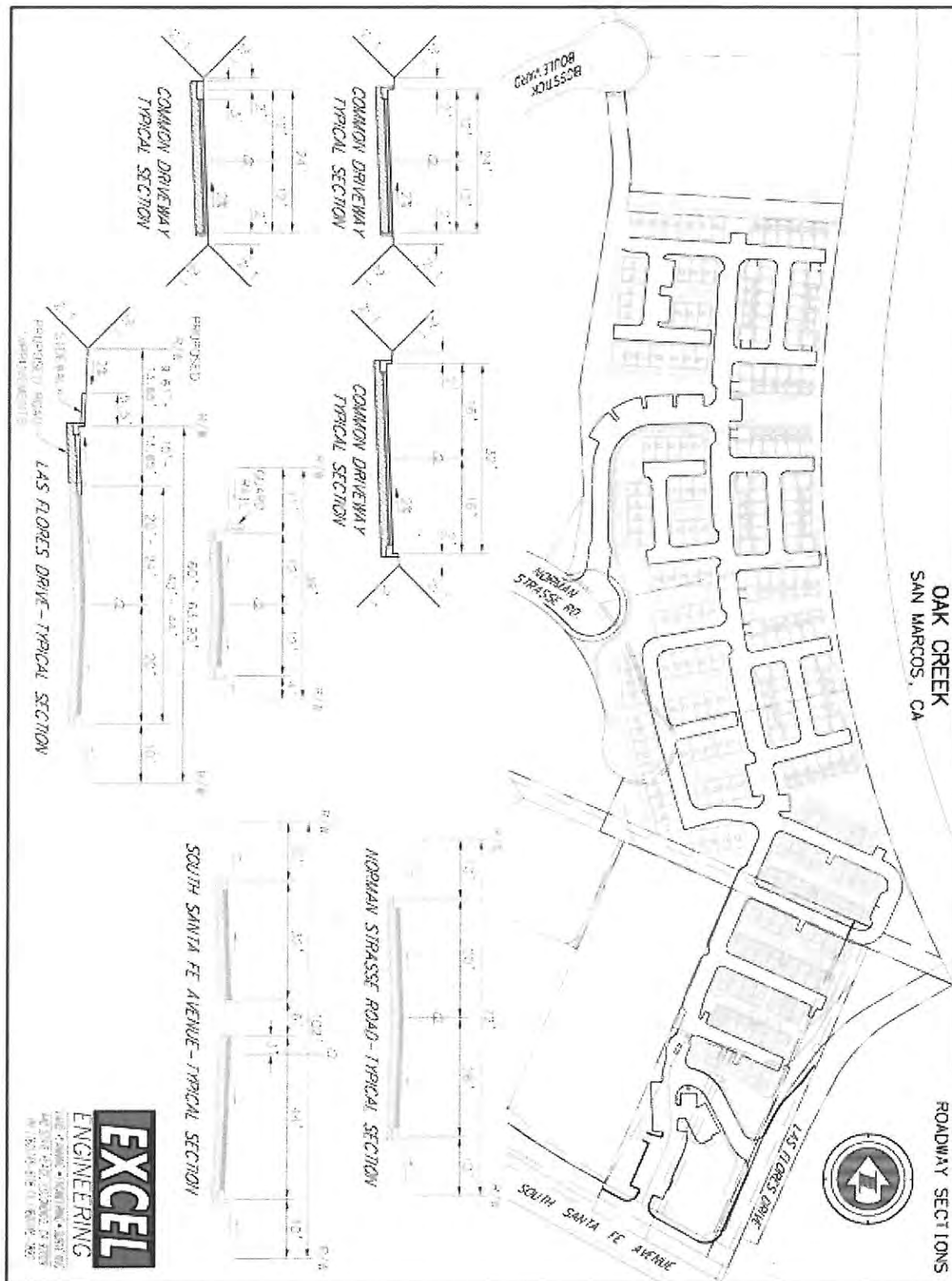
Figure 3-X
Circulation Plan

3.2 PROPOSED ROADWAYS/ROAD IMPROVEMENTS

The Oak Creek Specific Plan does not propose any new roadways; however, the following road improvements are required:

Improvements to Las Flores Road – The Oak Creek Specific Plan proposes improvements to Las Flores Road to accommodate the driveway at Las Flores Road. Details of the proposed road improvements can be seen on the Las Flores Road Section, Figure 3-X. The proposed improvements would widen Las Flores Road to allow for the addition of a turn pocket to a maximum of approximately 14 feet. Additions to the road would extend the Las Flores Road right of way to a maximum of approximately 64 feet in width and would be extend to the intersection at South Santa Fe Ave. Improvements would be made to the North side of Las Flores road extending the R.O.W. approximately 14 feet in width. Right of way and road improvements will add to the total width of Las Flores and would include a 5.5' sidewalk to the North side of Las Flores Road.

Improvements to Norman Strasse Road - Road improvements are also proposed to Norman Strasse Road to allow for a second access point to Oak Creek. The Oak Creek Specific Plan would demolish 352 linear feet, or 22,500 sf from the end of Norman Strasse Road and construct a cul-de-sac entry point to Oak Creek.



3.2.1 TRAFFIC CALMING MEASURES

Local streets are environments that are shared by pedestrians, bicyclists, parked vehicles, and people socializing. In addition to traditional controls for moving traffic, the street system also needs features that “calm” traffic and help create a safe and enjoyable community environment.

Traffic control elements typically include items such as stop signs, posted speed limits, crosswalks, and directional signage. Oak Creek will utilize stop signs and directional signs to calm traffic within the project. The signal light at the intersection of Las Flores Road and South Santa Fe Avenue will calm traffic in the vicinity of Oak Creek.

3.3 PUBLIC TRANSPORTATION

There are two public transportation options near the Oak Creek Specific Plan area. The North County Transit District operates the Breeze, a local bus network, and the Sprinter, a light rail system, which services Northern San Diego County. Both transportation options are within close proximity to the Oak Creek development. There are two transportation stations that support both the Breeze and the Sprinter. The Buena Creek transit station at 1923 Buena Creek Road is located approximately 2.2 miles from the Oak Creek Specific Plan area. The second transit station is located at 1142 W. Armormite Drive approximately 1.4 miles from the Oak Creek Specific Plan and accommodates both the Breeze and Sprinter services.

4.0 PUBLIC SERVICES AND FACILITIES PLAN

4.1. OVERVIEW OF PUBLIC SERVICES AND FACILITIES PLAN

The Oak Creek Public Services and Facilities Plan addresses the public facilities and services necessary to provide the Plan area with a full range of public services while minimizing the impact on existing service providers and resources. Options for the financing, phasing and maintenance of public services and facilities are addressed in Section 6.0. The Opportunity and Constraints Map, Figure 4-X depicts the location of public facilities in the vicinity of the Plan area. The San Diego Association of Governments (SANDAG) publishes information on the average number of people per household in various areas of San Diego County. As reported by SANDAG, the City of San Marcos has an average of 3.08 persons per household. With 232 units proposed in the Oak Creek Specific Plan area this would be an increase of 715 persons.

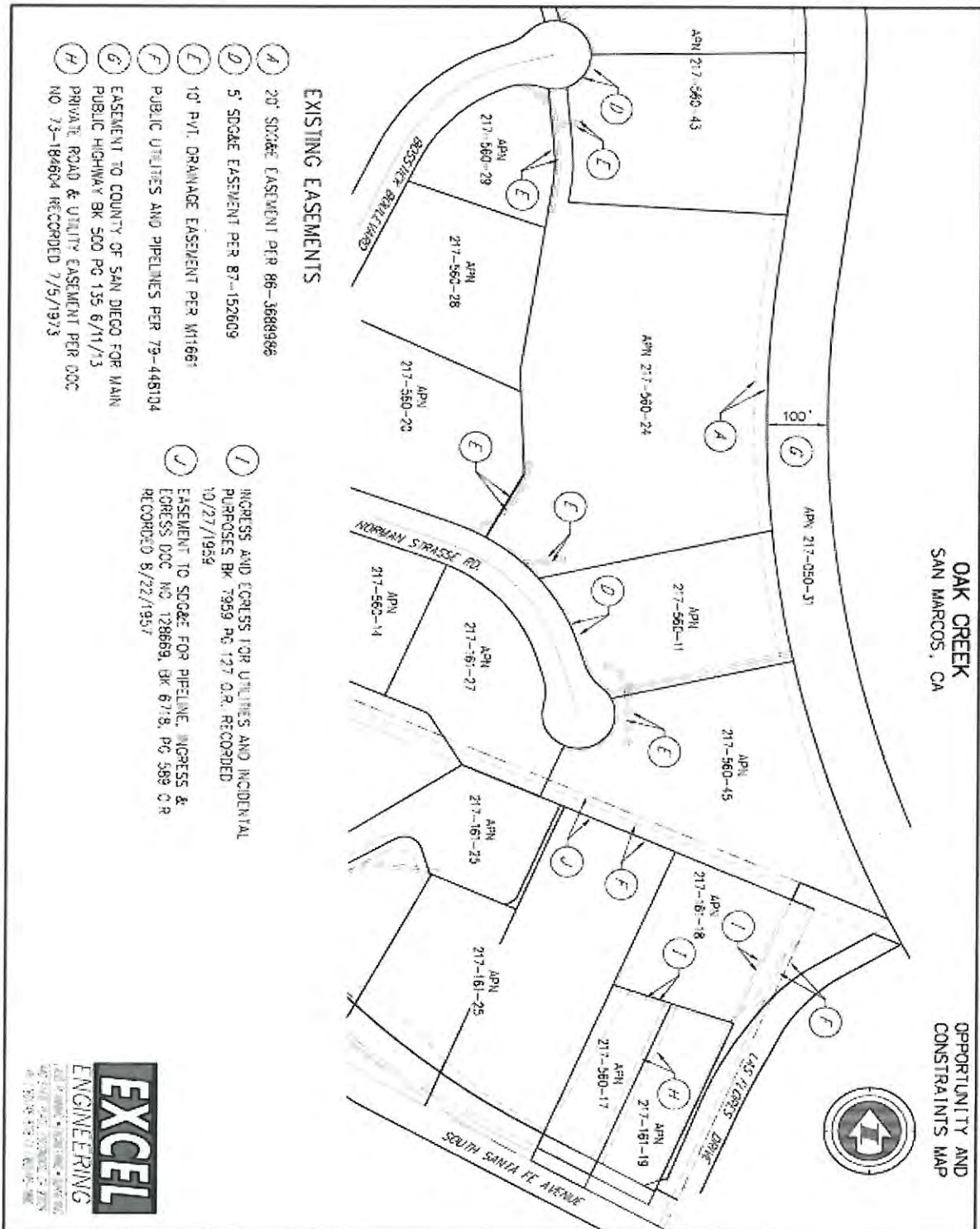


Figure 4-X
Opportunities and Constraints Map

4.2. SCHOOLS

The San Marcos Unified School District (SMUSD) for K-12 education serves the Plan area. SMUSD serves approximately 19,500 students across 11 elementary schools, 3 middle schools, 2 comprehensive high schools, 1 continuation high school, 1 independent study high school, and 1 charter school.

The following schools would service the Oak Creek Specific Plan:

- Joli Ann Leichtag Elementary, 653 Poinsettia Ave, Vista, Ca (K-5)
- San Marcos Middle School, 650 W. Mission Rd., San Marcos, Ca (6-8)
- San Marcos High School, 1615 San Marcos Blvd., (9-12)

The current enrollment and planned capacity of each of these schools is presented below.

Table 4-1. School Coverage Table

School	Enrollment	Permanent Capacity
Joli Ann Leichtag Elementary	851	
San Marcos Middle School	1,353	1,450
San Marcos High School	2,355	2,775 ⁽¹⁾

Based upon correspondence from SMUSD, a student generation rate of 0.3433 students/unit is appropriate for the type of residential development proposed by the project. Applying this generation rate to 232 multi-family residential units, development of the Specific Plan area will generate approximately 80 students (K-12).

There is current capacity for these students in the schools that would serve the Specific Plan Area. Additionally, school mitigation fees will be paid by future developer(s) pursuant to California Education Code Section 17620 and Government Code Section 65995 to assist in funding the SMUSD's long-range plans. Please see the Oak Creek Environmental Document for more detailed information regarding current enrollment and planned capacity for each of the referenced schools.

4.3 COMMUNITY FACILITIES

4.3.1 PARKS AND RECREATION SPACE

The Oak Creek Specific Plan includes a number of private recreational facilities and open space. The Oak Creek Specific Plan includes tot lots, a pool with a pool deck, and a recreational building located next to the pool with restrooms. In addition to the onsite amenities, the City of San Marcos has many parks and recreational facilities for the residents of Oak Creek to enjoy. Existing park and recreation facilities owned and maintained in by the City of San Marcos in the vicinity of the Plan area include the Mission Sports Complex, located at 931 Bailey Court. Bradley Park located at 401 Rancho Santa Fe Road offers a variety of sports fields. Bradley Park located at 1030 Poinsettia Avenue includes many amenities and outdoor activities.

4.3.2 LIBRARY SERVICES

The Plan area is served by the San Diego County Library system. The closest facility is the San Marcos branch, located at 2 Civic Center Drive, approximately two miles east of the Plan area. Additional library resources are available to the community through two colleges located in San Marcos. A community member may purchase an annual Community Borrower card for \$30.00 to obtain borrowing privileges at the California State University San Marcos campus library. Palomar Community College offers free access to materials by using a valid picture ID and proof of current mailing address.

4.3.3 FIRE PROTECTION

The Oak Creek Specific Plan is within the San Marcos Fire Protection District (SMFD). The Plan area is closest to Station 1 and Station 2. Fire Station 1 is located at 180 West Mission and is staffed with one paramedic engine company (3 personnel), one paramedic truck company (3 personnel) and one paramedic ambulance (2 personnel). Fire Station 2 is located at 1250 South Rancho Santa Fe Road and is staffed with one paramedic engine company (3 personnel) and one paramedic ambulance (2 personnel). Average response times to the Specific Plan area from either Station 1 or 2 are approximately four minutes.

A comprehensive approach to fire safety is proposed for the Plan area. The following design features will be incorporated within the development, per fire department requirements:

- Roadways serving the Specific Plan will have a minimum improved paved width of 24 feet with an additional 8 feet to each side for parking. Any other roadway features such as cul-de-sacs and gates will meet the design criteria of the San Marcos Fire Department.
- Any automatic gates are required to have a Knox rapid entry system and emergency vehicle strobe detector.
- Fire hydrants with an adequate water supply must be installed at locations approved by the San Marcos Fire Department. Hydrant spacing will be 300 feet apart for multi-family areas. For single-family areas, hydrants will be spaced 600 feet apart.
- Residential structures will incorporate fire sprinklers per California Building Code 2010 edition and City ordinance.

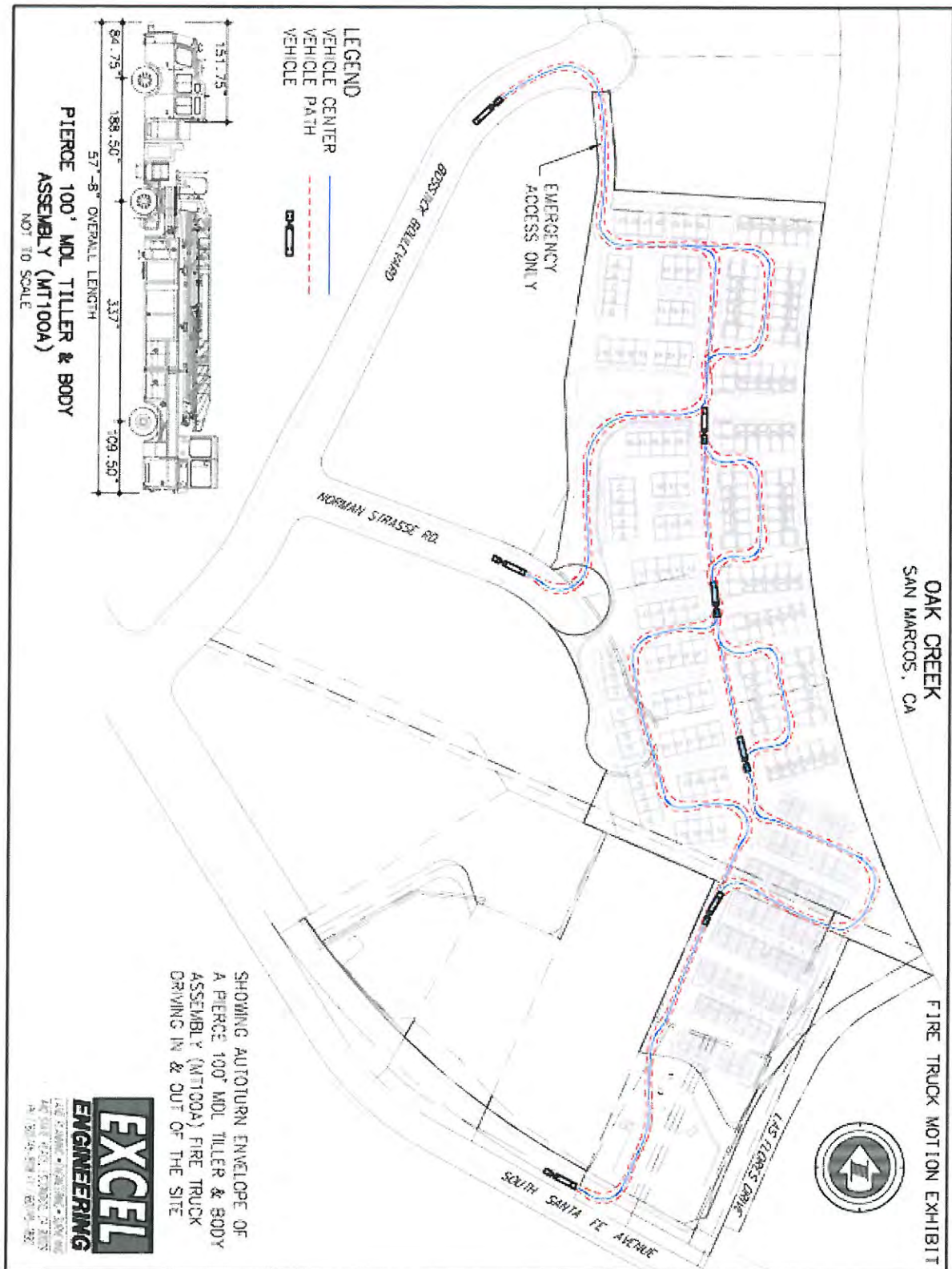


Figure 4-X
Fire Truck Turn Motions

4.4 POLICE PROTECTION

Police protection services for the Oak Creek Specific Plan area will be provided through the San Diego County Sheriff's Department, under contract with the City of San Marcos. Specifically, the existing San Marcos Sheriff's Station located at 182 Santar Place, approximately 4.1 miles east of the Plan area, will serve the project.

Services are available 24 hours a day, seven days a week and include general patrol, traffic enforcement, criminal investigation, crime prevention, juvenile services, communication and dispatch and various management support services. Law enforcement services include Community Oriented Police and Problem Solving (COPPS) Teams, traffic enforcement, criminal investigation, canine handlers, juvenile diversion, narcotics and gang investigations and crime prevention.

4.5 SOLID WASTE DISPOSAL

Waste collection and recycling services in the vicinity of the Plan area are currently provided under contract by EDCO Waste & Recycling Services. Waste collected by EDCO is hauled to the Escondido Resources Recovery Transfer Station, which accepts mixed municipal waste, green materials and construction/demolition materials. After the transfer station, waste is then transported to the Sycamore Sanitary Landfill in Santee.

Prior to the issuance of building permits, each development project within the Plan area will be required to provide adequate areas for collecting and loading of recyclable materials, as well as solid waste storage. Community drop off locations are available for proper disposal of universal waste and household hazardous waste.

5.0 UTILITIES PLAN

5.1. OVERVIEW OF UTILITIES PLAN

This section of the Oak Creek Specific Plan addresses the utility systems required to serve the Plan area. Each component of the utility system is designed to ensure adequate infrastructure capacity to serve demand from all land uses at buildout of the Oak Creek Specific Plan. The following Plan area utilities are discussed in detail below: water, wastewater, stormwater drainage and detention, electricity and natural gas. **Table 5-X** identifies the utility providers for the Plan area.

Table 5-X Utility Providers

Utility	Provider
Water	Vista Irrigation District
Sewer	Buena Vista Sanitation District
Storm Drainage	Project Owner
Natural Gas	San Diego Gas & Electric
Electricity	San Diego Gas & Electric

5.2 WATER SUPPLY

Water service for fire protection and residential use will be provided by Vista Irrigation District. Three existing water lines could serve the site from Bosstick Blvd., Norman Strasse Road, or South Santa Fe Avenue. The Oak Creek Specific Plan will connect to existing Vista Irrigation District water lines through two locations. The existing line at South Santa Fe Ave. will traverse the commercial retail site to add water service to Oak Creek. The Oak Creek Specific Plan will connect to existing Vista Irrigation District water lines from lines coming into the Northern portion of Oak Creek at Norman Strasse Road. Most or all of the existing services will be abandoned or removed and replaced by two larger services. 6" services with 6" meters are anticipated. The interior facilities will be private with sub-metering to individual units.

The commercial parcel will be served by a separate system, most likely replacing the existing 5/8-inch service line with a 1-inch water service line.

The existing and proposed water service lines are shown on the Existing/Proposed Water Service Exhibit, Figure 5-X.

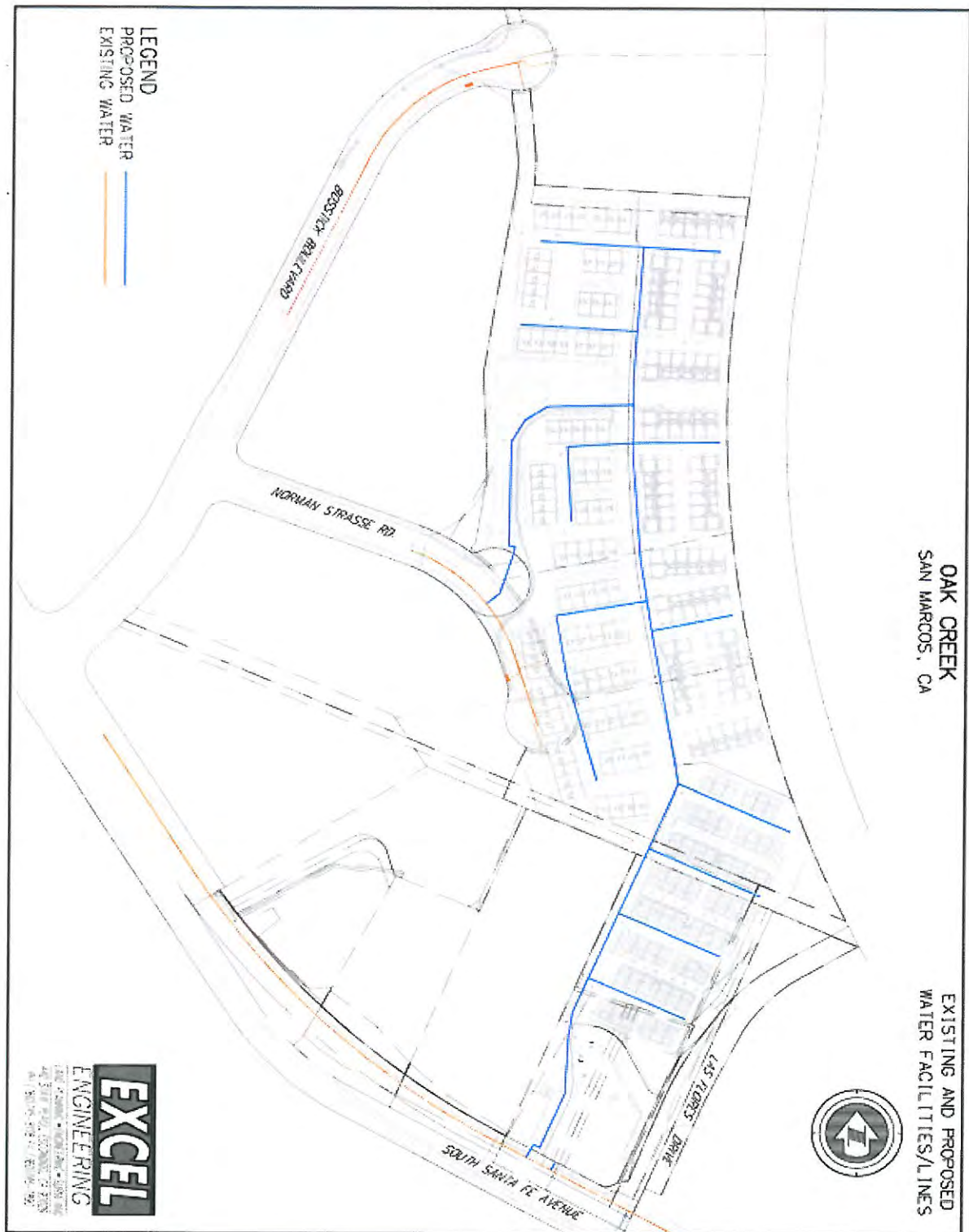


Figure 5-X
Existing/Proposed Water Facilities/Lines

5.3. WASTEWATER

Sewer service for the Oak Creek Specific Plan development will be provided by Buena Vista Sanitation District. Existing Sewer lines serve the site from three locations. Sewer service to Oak Creek will connect to an existing line coming through the commercial retail portion of the Oak Creek Specific Plan connecting the Southern portion of the site from South Santa Fe Ave. Existing lines will connect the Northern portion of the Oak Creek Specific Plan from a line terminating at Bosstick Ave. The central portion of the Oak Creek Specific plan will connect to sewer service from an existing line at Norman Strasse Road. Existing/Proposed sewer service lines can be seen on Figure 5-X. According to the Buena Sanitation District Sewer Impact study, the Oak Creek Specific Plan's impacts are greater than the District's capacity. It is the determination of the Buena Sanitation District that the Oak Creek Developers shall be wholly responsible for the necessary improvements to the 12-inch diameter sewer main just South of Green Oak Road and West of Sycamore Ave., and to the 15-inch diameter sewer pipeline in the Master Plan's buildout scenario.

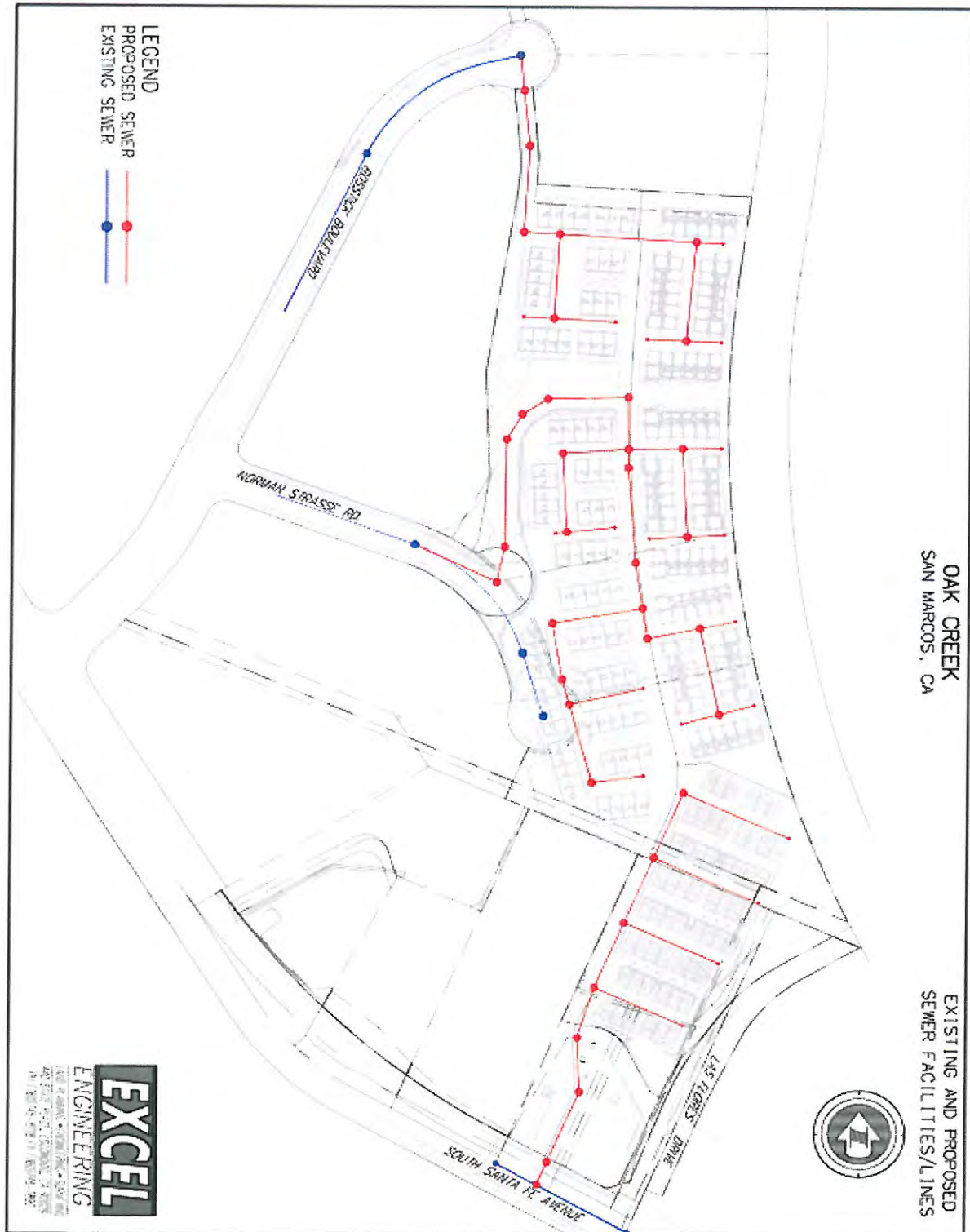


Figure 5-X
Existing and Proposed Sewer Facilities/Lines

5.4 STORMWATER MANAGEMENT

The Specific Plan area is currently undeveloped, cleared and graded land.

Because of proposed land use and impairments in receiving waters, storm water treatment is proposed to treat approximately 100% of the developed area to the Maximum Extent Practical (MEP). The project also proposes to widen Las Flores Drive and shortening and adding a cul-de-sac to Norman Strasse Road. BMPS will treat the additional impervious public portion of this project.

Water Quality Improvement Plans (WQIP) have been prepared as part of the Preliminary Grading Plan set Figure 5-X. The plans show size and location proposed drainage and water quality facilities.

Storm water run-off for the Oak Creek Specific Plan Area will be treated by 12 bio-retention basins located throughout the site, Figure 5-X. The basins will be sized to support up to 0.2 inches of rainfall per hour in accordance with the Regional Water Quality Control Board's (RWQCB) current permit. Bio-retention basin will also be sized for hydro-modification. Basins will be sized to treat 0.1Q(2) to 0.5Q(2) storm events. The total area of bio-retention basins is anticipated to be approximately 5% of the total impervious area of the project site.

All onsite storm drain facilities will be private. In general, runoff will surface drain to bio-retention basins, exit by a catch basin drain, via private storm drain, and collect in an existing public system at various locations west of the site.

An existing storm drain pipe that conveys runoff from the eastern side of the property and flowing west through the site, ties to public facilities located on the west side on Norman Strasse Road. The pipe will be relocated to perform the same function but fit the proposed site improvements.



Figure 5-X
Water Quality Features

5.5 DRY UTILITIES

Existing electric, gas, telephone, and cable TV are available for use by the Specific Plan development. All existing utilities are currently underground. Telephone services will be provided Pacific Bell. Cable TV will be provided by Cox Cable.

Final plans showing service points, transformers, and any relocation will be prepared with construction documents. Service letters will be obtained from service providers prior to project approval.

5.5.1. ELECTRICITY

San Diego Gas and Electric, SDG&E, will provide electric service. Easements, in favor of SDG&E, will be provided onsite to allow for the installation and maintenance for all electric facilities.

5.5.2. GAS

San Diego Gas and Electric, SDG&E, will provide gas service. Easements, in favor of SDG&E, will be provided onsite to allow for the installation and maintenance for all gas facilities.

6.0 PUBLIC FACILITY FINANCING PLAN

6.1 OVERVIEW

This section of the Oak Creek Specific Plan provides the general framework for the financing and phasing of public improvements in the Plan area including: the proposed mechanisms for financing the cost of construction together with the operation and maintenance of those facilities; and the phasing of construction.

6.2. FINANCING OF PUBLIC IMPROVEMENTS

Public improvements within the Oak Creek Specific Plan shall be financed using a variety of methods including Public Facility Fees (PFF's) and Community Facility District Fees (CFD's). The developer will finance, at their own expense, the construction of the private and public infrastructure necessary to develop the site.

6.3. PHASING

Oak Creek will be constructed as a single-phase development.

6.4. OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

Oak Creek development owners will pay for all impacts and infrastructure necessary for the project to be developed, including the maintenance of private interior driveways, landscaping and common areas within the project area. Oak Creek's public maintenance responsibilities include annual payment of the future Community Facility District (CFD) for the construction and maintenance of the pedestrian bridge.

Annual contributions to CFD 98-01-1A1, CFD 98-02, CFD-2011-01, and CFD 2001-01 will help fund City maintenance and public services to the project area and other City facilities.

7.0 IMPLEMENTATION

7.1. OVERVIEW

This section of the Oak Creek Specific Plan describes the mechanisms for implementing the Plan and is to be consulted whenever there is a question concerning the Plan implementation in relation to the subsequent projects that may be developed within the Plan area boundaries. As the City of San Marcos is the public agency responsible for the administration of the Oak Creek Specific Plan, the tools and procedures described in this section are to be implemented consistent with all City rules, regulations and policies.

7.2. PROJECT REVIEW PROCEDURES AND FUTURE ENTITLEMENTS

All development proposals within Oak Creek shall be subject to the development and design review process outlined herein. The intent of the development and design review process is to ensure that development proposals within Oak Creek are consistent with the provisions of the Oak Creek Specific Plan and to ensure compatibility with adjacent land uses. The development and design review process may include but is not limited to the review of Condominium maps, plot/site plans, architectural building plans, landscape plans, and materials boards.

Permitted by right - Prior to the issuance of grading and/or building permits, land uses designated by this specific plan shall require the approval of a development plan by the City of San Marcos. The applicant shall pay any and all applicable City development fees adopted at the time of submittal of a development plan. The development plan shall require an administrative-level review by the Planning Director or his/her designee. The Planning Director shall have the authority to approve, amend or deny development plans within the intent of the Oak Creek Specific Plan. The Planning Director shall have the authority to refer development plans to the Planning Commission in lieu of making a decision. In the event that the applicant is not satisfied with the action of the Planning Director, he/she may, within fifteen (15) days, and upon posting the City's fee for appeals adopted at the time of the appeal, appeal in writing to the Planning Commission. The Planning Commission, within forty (40) days of receiving said appeal shall affirm, reverse or modify the decision of the Planning Director. The Planning Commission decision may be appealed to the City Council following the same procedure for appeal to the Planning Commission. The decision of the City Council in the case of any such appeal shall be final. (City of San Marcos Ordinance No. 80-525, Sec 1, 81-2-80)

Use permit - Prior to the issuance of grading and/or building permits, land uses designated as requiring a use permit shall be processed in accordance with the use permit procedures outlined in Chapter 20.500 of the San Marcos Zoning Ordinance. Development proposals approved through the use permit process shall meet the intent and be consistent with the provisions of the Oak Creek Specific Plan. In the event that the applicant is not satisfied with the action of the Planning Commission, he/she may, within fifteen (15) days, and upon posting the City's fee for appeals adopted at the time of the appeal, appeal in writing to the City Council. The City Council, within forty (40) days of receiving said appeal shall affirm, reverse or

modify the decision of the Planning Commission. The decision of the City Council in the case of any such appeal shall be final. (City of San Marcos Ordinance No. 80-525, Sec 1, 81-2-80).

7.3. PROJECT PROCESSING

Individual development projects within the Plan area are subject to review and may require subsequent permits from the City of San Marcos. Application, fee and processing requirements shall be in accordance with the City's regulations, unless modified by this Plan. The City of San Marcos Planning & Development Services Department will conduct an initial review of a subsequent application for completeness and consistency with the adopted Plan. Applicants will be advised by City staff of any application deficiencies that must be rectified in order for the application to be deemed complete.

Project applications will be reviewed for consistency with all pertinent development standards, design standards, mitigation measures identified during the environmental review process, and other applicable conditions of approval adopted as part of the Plan. Application will be reviewed by the Planning & Development Services Department using established procedures. All subsequent development projects, public improvements and other activities shall be consistent with this Plan. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure the project is in compliance with the Plan and all application plans/regulations. If the applicant or City staff believes that an amendment to the Plan is warranted, an amendment to the Oak Creek Specific Plan may be prepared. Amendment procedures are detailed in Section 7.4, below.

The project processing requirements described within this Plan apply to all development proposed within the Plan area. The following items will need to be processed with the City of San Marcos to complete the development of the Oak Creek Specific Plan area. This description addresses only entitlements that the City of San Marcos has authority to grant, such as:

- Tentative Maps
- Condominium Maps
- Final Maps
- Grading Permits
- Building Permits
- Multi-family Site Development Plans
- Site Development Plans
- General Plan Amendments
- Rezones
- Specific Plans

Permits from other governmental agencies may be required prior to project implementation and the City assumes no responsibility for identifying or pursuing these permits on behalf of any applicant. As appropriate, State, federal and other local agency approvals are required prior to any development activity within the Plan area.

7.4. MODIFICATIONS AND SPECIFIC PLAN AMENDMENTS

Approval of this specific plan indicates acceptance by the City of San Marcos of a framework for community development within Oak Creek Specific Plan. Part of that framework establishes specific development standards that constitute the zoning regulations for the Oak Creek Specific Plan. It is anticipated that certain modifications to the specific plan text, exhibits, and or project may be necessary during the development of the project. Any modifications to this specific plan shall occur in accordance with the amendment process described herein. These amendments, should they occur, are divided into two categories. The first category, "Minor Modifications," as defined in further detail below, allows for minor changes to the specific plan without a discretionary review or public hearing and may be approved by the Planning Director. All other proposed changes are considered specific plan amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases, amendments must be found to be in substantial conformance with the objectives and development standards of the Oak Creek Specific Plan. Amendments may be requested at any time pursuant to Section 65453(a) of the California Government Code. If the Planning Director deems the amendment major, it will be processed in the same manner as the original specific plan. Proposed amendments deemed to be minor modifications by the Planning Director, as defined herein, will be processed administratively in accordance with the City's administrative review process. Depending upon the nature of a proposed specific plan amendment, a supplemental environmental analysis may be required, pursuant to Section 15162 of the California Environmental Quality Act (CEQA).

Minor Modifications

Upon determination by the Planning Director, certain modifications to the specific plan text, graphics, and/or project design may not require specific plan amendments (e.g., review and approval through a public hearing). The following minor modifications to the specific plan do not require a specific plan amendment, and subject to review and approval by the Planning Director, are considered to be in substantial conformance with the intent of the provisions of this specific plan. The Planning Director, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- Expansions or reductions of the net acreage covered by any given planning area by 15 percent or less.
- Any decrease in project density.
- Any modifications or realignment of any street serving the project, if also reviewed and approved by the City Engineer.
- Any modifications or realignment of any lot lines, easement locations, or any grading adjustments, if also reviewed and approved by the City Engineer.
- Any collector or public road alignment revisions, when reviewed and approved by the City Engineer.
- Any changes made to any utility facilities or the location of any utility facilities such as water, sewer, storm drainage improvements, gas, electricity, cable television or any other utilities required to serve the project when requested or directed by the applicable serving agency.
- Any changes made by any utility provider or public agency providing any utility services to the project.

- Any modifications or changes to any design criteria such as paving treatments, architectural details, landscape treatments, sidewalks, fencing, lighting, entry treatments, or any other changes in any design criteria prescribed in the specific plan, determined to be in substantial conformance with the Oak Creek Specific Plan by the Planning Director.
- Modifications to any landscape, wall material, wall designs, wall alignment, or streetscape designs, as determined by the Planning Director.
- Any changes to recreational facilities or ancillary recreational amenities so long as the Planning Director determines they are consistent with the intent of the specific plan.
- Modifications to any of the architectural design guidelines such as variations of material within the particular architectural style and any variations in colors, as determined by the Planning Director.
- Any revisions to the specific plan graphics that would be consistent with the overall intent of the specific plan, as determined by the Planning Director.
- Any modifications to architecture, plotting, or unit size determined consistent with the overall intent of the specific plan by the Planning Director.
- Any other modifications or requested changes to any part of the specific plan or any design details of the specific plan that are deemed minor by the Planning Director.

Specific Plan Amendments

All specific plan modifications that do not meet the criteria of a minor modification as defined above or as determined by the Planning Director, shall be deemed major and require approval of a specific plan amendment by the Planning Commission and City Council of the City of San Marcos. In the event that the proposed specific plan amendment requires supplemental environmental analysis pursuant to Section 15162 of CEQA, the applicant(s) will be responsible for preparing the necessary CEQA documentation.