

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: April 7, 2014 (*continued from March 24, 2014*)
SUBJECT: Hanson Aggregates Pacific Southwest & Heart of the City Specific Plan
Amendment
CASE: P13-0062: SP 13-006, TSM 13-004, ND 14-001

Recommendation

Recommend approval to the City Council of a Specific Plan Amendment and Tentative Subdivision Map allowing for 346 units (single family detached, ally loaded units, single family paired & courtyard homes) mixed- use (retail, office & business park) and a City park.

Introduction

The project proposes a Specific Plan Amendment (SP 13-006) to the Heart of the City Specific Plan Area (HOCSP) and the processing of a Tentative Subdivision Map (TSM 13-004). The project area covers 248 acres within the HOCSP. The project would develop various types of residential, non-residential mixed use, and an active park uses consistent with the General Plan. Part of the Specific Plan Amendment is adopting new design criteria covered under Rancho Coronado Residential Development & Design Standards. The proposed project would allow for up to 346 dwelling units on approximately 58 acres consisting of various product types including front-loaded and alley-loaded single family detached, alley-loaded paired (duplex) and alley-loaded courtyard homes as illustrated on the attachment referenced as Rancho Coronado Development & Design Standards. The project includes 22.24 acres of MU-4 (non-residential mixed use) in the southern portion of the project site, adjacent to Twin Oaks Valley Road. Allowable uses under this designation include commercial, office professional and business park uses. The project also includes a future active use City park. Anticipated park uses include basketball, tennis, multi-purpose fields, lighted ball fields and associated parking. The project also includes approximately 129.29 acres of preserved open space (Lots 190, 192-194, & MM). This includes preserved upland habitat in accordance with the Hanson's approved Habitat Loss Permit, as well as riparian areas that will be created between South Lake and Discovery Lake. The future city park (Lot 191) and future business park (Lot 195) will be constructed at a later date.



Public Workshop

During the comprehensive General Plan Update, there were several workshops and General Plan Advisory Committee meetings that covered the changes to the Hanson property. There was also a workshop on August 15, 2012 that discussed the proposed land plan and specific plan features with surrounding residents.

Discussion

The comprehensive General Plan Update in 2012 established new land use designations for the Hanson property consisting of MU4 (mixed-use: Commercial/Office Professional/Business Park), Low Density Residential (LDR) (4-8 du/ac), Low Medium Density Residential (LMDR) (8-12 du/ac), Open Space (OS) & Park (P). The Zoning designation was also updated to match the potential land uses under the MU4 through approval of a Specific Plan. Adjacent to this property are existing small lot residential uses to the north, Discovery Lake to the west and existing multi-family residential uses to the east. Directly to the south is preserved open space & South Lake.

The Vallecitos Water District (VWD) retains an access road via an easement across the Hanson property. The applicant/developer has been conditioned to provide permanent access to the existing VWD pump station and relocate any existing utilities serving the pump station.

The applicant/developer proposes to construct a temporary channel extension in the southern portion of the project site across Lot 195 to convey the spillway drainage. This would only serve as a temporary solution and not provide a permanent solution. As such, the applicant has been conditioned to obtain State Division of Safety of Dam (DSOD) and Vallecitos Water District (VWD) approval of the South Lake Dam ultimate spillway construction documents prior to issuance of 50% (173 units) of residential building permits. The applicant is also required to realign the South Lake Dam ultimate spillway prior to issuance of 80% (277 units) of residential building permits. No additional building permits will be issued until the spillway is constructed.

The proposed project site is the former Hanson mining site. The eastern and northern portions of the former Hanson mining site are disturbed from past aggregate mining activities and the remainder of the site contains undeveloped native habitat. All upland habitat impacts associated with the mining and the current residential project have been previously analyzed within an approved Habitat Loss Permit (HLP; HLP 03-08).

The project development is proposed in areas that are disturbed from previous mining and cleared following the initial HLP approval, except for some wetland habitat that was re-established on site.

The mitigation for the wetlands will be within with the open space/drainage corridor between South Lake & Discovery Lake to ensure there is a 150' fire buffer.



The wetland mitigation will need to relocate the primary drainage to the west of the existing drainage swale between South Lake & Discovery Lake, creating a widened channel bottom and manufactured earthen slopes along both sides that will be restored to riparian and sage scrub habitat. Overall riparian habitat will be increased over the long term following restoration. Any impacts to jurisdictional areas will be reviewed and permitted separately through agency wetland permits.

The HLP authorizes loss of 40.5 acres of coastal sage scrub (CSS) including 0.7 acres of offsite impacts, 4.5 acres of native grassland (NG), 11.5 acres of eucalyptus woodland, 23.9 acres of disturbed habitat, 0.6 acre of ornamental, and 49.5 acres of developed land. Under the HLP the project was conditioned to preserve 81.0 acres of CSS onsite.

A fire management plan has been required to be prepared and approved for the project. The fire management plan shall include fire fuel clearing and fire fuel management zones required to provide a minimum 150-foot buffer between proposed structures and natural habitat. The fire management plan shall identify the responsible parties for the ongoing fire fuel maintenance and the mechanism to ensure compliance with fire clearing requirements.

The proposed project is intended to be constructed in two phases. Phase 1 will consist of 126 single-family dwelling units. Phase One will also include the westerly extension of North Village Drive and construction of the "Backbone Road" from the existing terminus of Santa Barbara Drive to North Village Drive. Three roundabouts are proposed for the future intersection at Street A/ F Street, Street A/ Street B, and Street B/ Carnation Court. Streets A & B shall function as the public streets and the remaining streets are designated as private. There will be gated entrances at Street A/ Street J, and at Street A/ Street K.

The residential units built in Phase 1 will take access from both Santa Barbara Drive and North Village Drive, but the remaining section of the "Backbone Road" will not be constructed until Phase 2. Phase 1 is anticipated to be built and occupied by 2016. Phase 2 will construct the remaining 220 single-family dwelling units, although modeled to be built in Phase 2, the park will be built by the City in the future and the mixed-use area (Lot 195) will be sold in the future for subsequent development and built at a later date. The remaining portion of the "Backbone Road" from North Village Drive to South Village Drive at Twin Oaks Valley Road shall be completed as Phase 2. When Phase Two is constructed, the project will consist of a total of 346 single-family dwelling units. Phase Two is anticipated to be built and occupied by 2020. Phase 1 of the proposed project will generate approximately 1,260 trips per day. At project build-out, which includes the completion of both Phase 1 and Phase 2, the project will generate a total of approximately 9,029 trips per day. The results of the analysis show that under Existing Plus Project conditions, all study intersections and roadway segments will continue operating at LOS D or better with the addition of project-related traffic to existing traffic volumes.



Year 2030 conditions analysis results show that the following intersections are forecast to operate at deficient levels of service (LOS E or F) both without and with the proposed project:

Twin Oaks Valley Road / SR-78 Eastbound Ramps (a.m.: LOS F; p.m.: LOS E)
Twin Oaks Valley Road / Discovery Street-Barham Drive (p.m.: LOS E)

Therefore, the project will result in significant impacts at these two locations under Horizon Year 2030 Conditions and mitigation measures are required. All other roadway segments are forecast to operate at acceptable levels of service (LOS D or better) under Horizon Year 2030 Conditions.

The following improvements are recommended to mitigate the identified significant intersection impacts at Twin Oaks Valley Road / SR-78 Eastbound Ramp and Twin Oaks Valley Road / Discovery Street-Barham Drive under Horizon Year 2030 Conditions with the proposed project by paying a fair share in-lieu fee:

Twin Oaks Valley Road / SR-78 Eastbound Ramps

Eastbound (Off-Ramp Approach): Construct an additional dedicated right-turn lane at eastbound (off-ramp) approach of intersection. Restripe eastbound approach to include one left-turn lane, one shared left-turn/through/right-turn lane, and two right-turn lanes.

Twin Oaks Valley Road / Discovery Street-Barham Drive

Northbound Approach: Widen northbound approach to construct a dedicated right-turn lane.

The results of the peak hour freeway segment analysis show that the addition of project-generated traffic to the study freeway segments would not result in significant impacts under any of the analysis scenarios.

Park

Part of the General Plan update in 2012 involved changing the original linear park, between South Lake and Discovery Lake, to a community park to be constructed on a 38 acre parcel (Lot 191). Due to the design challenges with the 150-foot fire management buffer described above, the park will be reduced in size due to the shifting of the channel to the west in order to maintain a 150 foot fire management buffer clearance from the future residential structures. Project conditions require the park to be dedicated to the City.

The tentative map shows a single access off of Street A. Due to the size of the park, a second emergency access is also being required.

Noise



A noise analysis was conducted addressing both construction related noise as well as operational noise. In order to minimize noise onsite from traffic, noise barriers ranging from five to six feet will be required for the future homes on North Village Drive and barriers ranging from six to ten feet will be required for rear yard areas that are adjacent to Twin Oaks Valley Road. If outdoor usable areas are incorporated into the future non-residential mixed use area, the design shall consider shielding and setback criteria to meet required noise levels.

Attachment(s)

A- Vicinity/Aerial Map

B - Requested Entitlements

C - Site & Project Characteristics

D- Site Plan - Bubble Diagram

Resolutions w/ Specific Plan (Amended text) & Rancho Coronado Design Guideline Manual

Mitigated Negative Declaration ND 14-001 & Errata

Site Plans

Prepared by:

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Garth Koller, Principal Planner

A handwritten signature in blue ink.

Peter Kuey, Principal Civil Engineer

Reviewed by:

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Fox

Mike Edwards, Public Works Director/City Engineer

Approved/Submitted by:

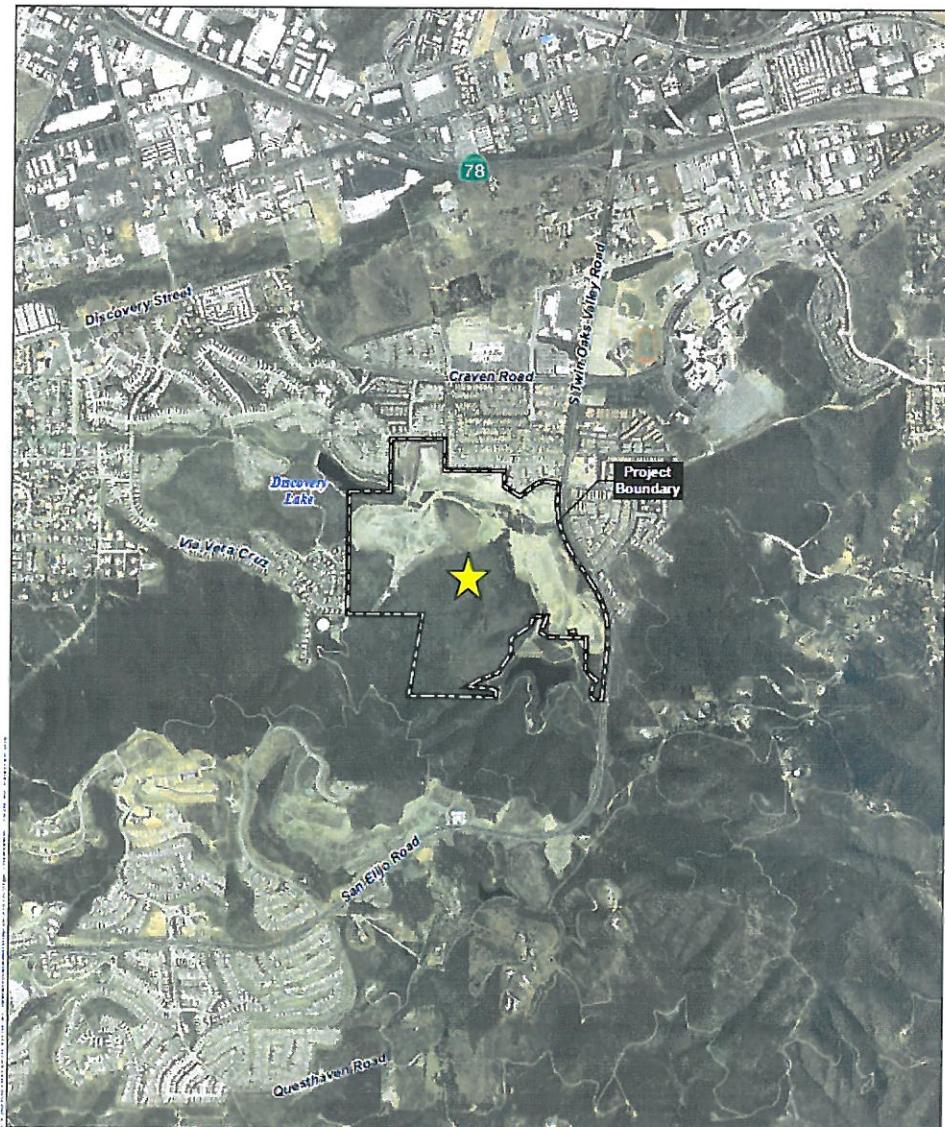
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Jerry Backoff, Planning Division Director

AGENDA ITEM NO. _____



Attachment A



★ Project Site





Attachment B

Requested Entitlements

- Adoption of a Specific Plan (SP 13-006) Modification & the Rancho Coronado Design Guidelines
- Adoption of Tentative Subdivision Map (TSM 13-004)
- Adoption of a Mitigated Negative Declaration (MND 14-001) & Mitigation Monitoring and Reporting Plan



Attachment C

Site & Project Characteristics

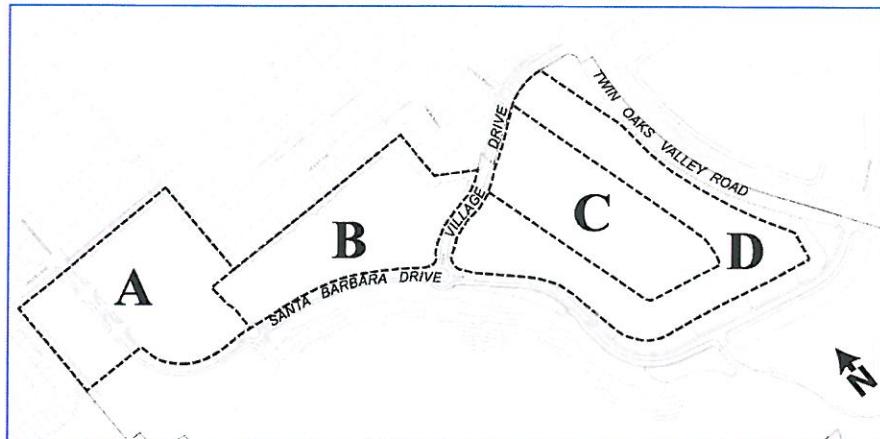
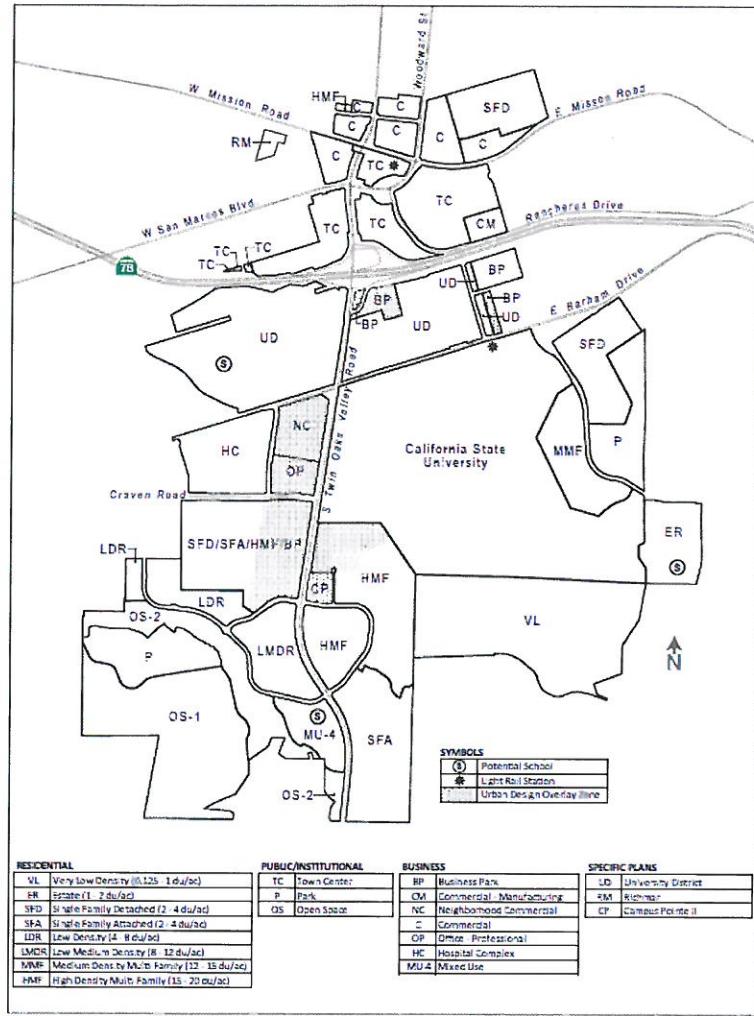
	<i>Existing</i>	<i>Zoning Designation</i>	<i>Land Use Designation</i>
Property	vacant	SPA	SPA
North	Residential	SPA	SPA
South	Vacant/South Lake SPA		SPA
East	Residential/Vacant SPA		SPA
West	Open Space/ Discovery Lake	SPA	SPA
Flood hazard zone		<u>yes</u>	<u>X</u> no
Resource Conservation Zone		<u>yes</u>	<u>X</u> no
Sewers		<u>X</u> yes	<u> </u> no
Water		<u>X</u> yes	<u> </u> no

* with approval of Specific Plan Amendment (SP 13- 006) and Tentative Subdivision Map (TSM 13-004)

AGENDA ITEM NO. _____



Attachment D



AGENDA ITEM NO. _____