

Mulberry Specific Plan



Prepared For:
City of San Marcos
1 Civic Center Drive
San Marcos, Ca
(760) 744-1050

Developed By:
DR Horton
100 E. San Marcos Blvd.
San Marcos, Ca

D.R.HORTON DHI
Listed
NYSE
America's Builder

Architecture By:
D33 Design and Planning
31866 Camino Capistrano
San Juan Capistrano, Ca

D33 Design & Planning

Civil Engineering By:
Excel Engineering
440 State Pl. Escondido, Ca

Excel Engineering

Specific Plan Prepared By:
Consultants Collaborative
160 Industrial St. San Marcos, Ca



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1.0 Introduction

1.1 Overview of The Specific Plan

Mulberry is a residential development totaling a maximum of 126 dwelling units on 10.01 gross acres, with 9.88 net acres, in the Northern and Eastern portion of San Marcos, Ca. The Mulberry Specific Plan Area is encompassed within one parcel, APN 219-171-04, within the limits of the City of San Marcos, Ca. and will contain a mix of single-family attached condominium, and single family detached condominium units. The Mulberry Specific Plan Area will include private open space areas to complement the residential development.

The Mulberry Specific Plan Area establishes a medium-density community of residential development that will provide a logical development that will act as a buffer between the existing low-density residential neighborhoods to the North and West and the existing industrial and commercial uses to the South. Implementing the Mulberry Specific Plan Area will provide the City of San Marcos with an attractive medium-density residential development that is in high demand in the area. The addition of this Specific Plan adds needed units to the City and establishes a transition of uses between all existing uses in the Richland neighborhood. The Richland neighborhood was one of the first communities in San Marcos and is primarily characterized by single-family residential development with nearby industrial and commercial along East Mission Road and along State Route 78.

The Mulberry Specific Plan establishes the framework for development within the Specific Plan Area and provides the following guidelines:

- Proposed land uses, development regulations, and design standards (Chapters 2 and 3).
- A vehicular, pedestrian, and bicycle circulation plan (Chapter 4).
- A public services, facilities, and utilities plan, including financing and phasing, to support Plan development (Chapters 5, 6 and 7); and
- Implementation and administrative processes needed to approve specific development projects in the Plan Area (Chapter 8).

1.2 Planning Objective

A Specific Plan allows a developer to comprehensively plan the land uses and public facilities of a contiguous land area while maintaining a degree of design flexibility to respond to future conditions. The Specific Plan must be consistent with the policies and development objectives expressed in the City of San Marcos General Plan.

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

- Incorporate a less dense multi-family residential development into the neighborhood that serves as a transitional residential use to the surrounding low-density residential neighborhood.
- Provide a variety of housing opportunities through a range of unit sizes and a number of different bedroom counts including, two, three, and four bedroom units, and a range of affordability to accommodate a full spectrum of family demographics and the growing housing needs of the region;
- Create a desired buffer to the adjacent developments and businesses by providing a logical transition of attached and detached condominium units between the commercial and industrial uses to the South and the single family residential development to the North and West and planned residential development to the East.
- Provide a visually pleasing high-density development through architectural design, unified landscape theme, and recreation areas.
- 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 plan that provides for the efficient and timely provision of infrastructure and public services as development occurs.

1.3 Specific Plan Purpose and Scope

This document serves as the City of San Marcos's long-range plan for the development of the Mulberry Specific plan Area. The Mulberry Specific Plan document will serve 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 Mulberry 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.

This Specific Plan serves as both a policy and a regulatory document. The Mulberry Specific Plan incorporates and applies the broader policies and goals of the City of San Marcos's General Plan. The Mulberry Specific Plan establishes its purpose as a regulatory document by specifying the land uses and development, infrastructure and design guidelines that fall within the Specific Plan Area and creating the standards by which those development standards are implanted. As a regulatory document all development and design within the Specific Plan Area must conform and comply with the guidelines and standards of the Mulberry Specific Plan document.

1.4 Specific Plan Authority and Contents

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 the major infrastructure needed to support the land uses described in the plan;
- Development standards and criteria; and
- A program of phasing and implementation measures.

2. Project Location and Setting

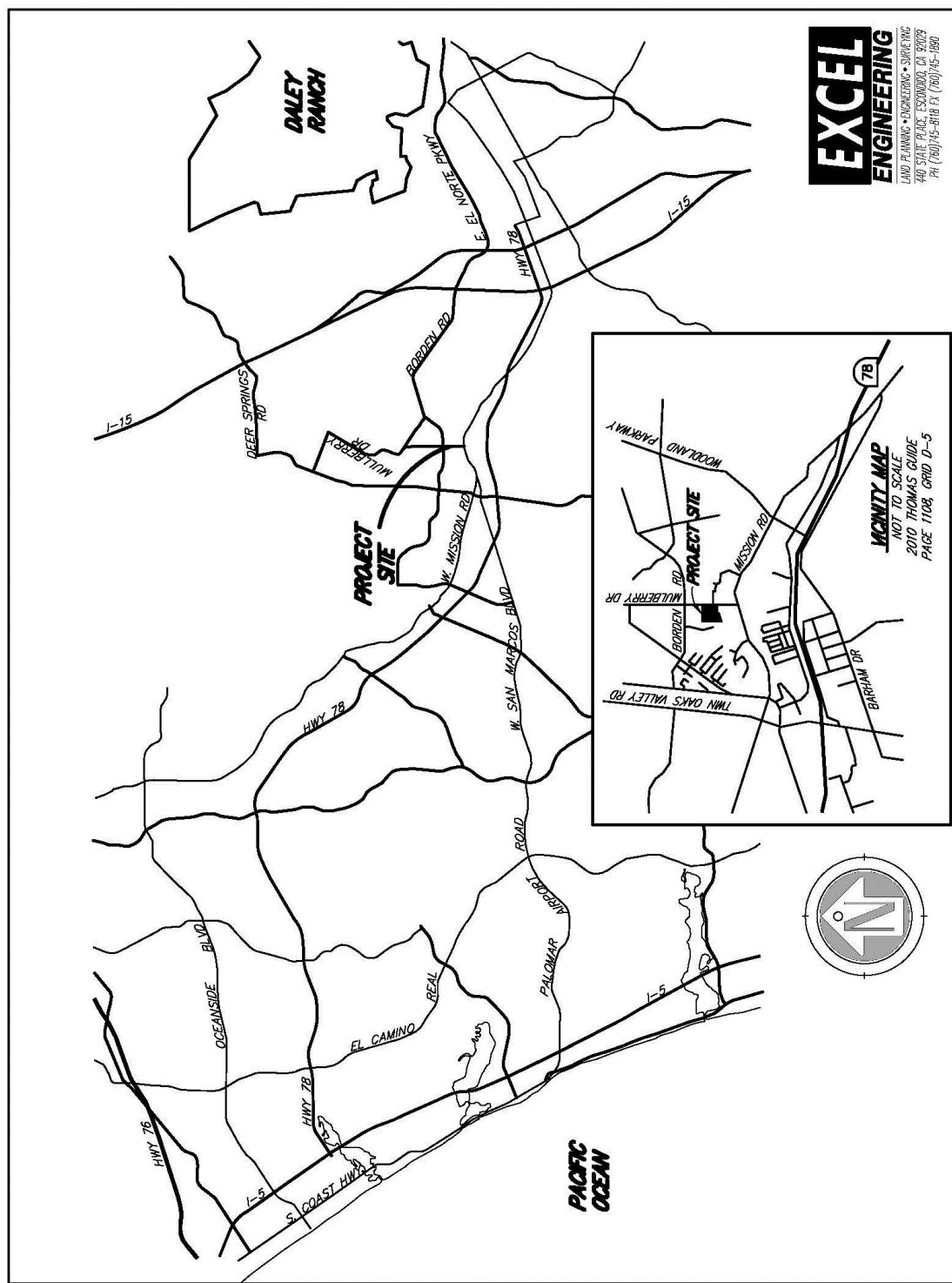
2.1 Regional and Local Setting

The Mulberry Specific Plan encompasses 10.01 acres of undeveloped land in the Northern and Eastern portion of San Marcos. The project is located within the Richland neighborhood of San Marcos on Mulberry Drive approximately 0.25 miles North of Mission Road and is depicted in the Vicinity map (Figure 2-1). The Specific Plan Area is located approximately 0.5 miles North of State Route 78 (SR 78) and 3.4 miles West of Interstate 15 (I-15), both of which will provide regional access as shown on Figure 2-2 (Regional Map).

Figure 2-1
Vicinity Map



Figure 2-2 Regional Map



2.2 Surrounding Land Uses

The areas surrounding the Mulberry Specific Plan are in transition to a variety of more suitable uses to the existing low-density residential to the North and West. Mulberry Specific Plan is bounded by Mulberry Drive to the East with an existing church and commercial across Mulberry Drive, existing residential development to the North and West, commercial development directly south of the Specific Plan area, and industrial businesses adjacent to the commercial development. The Specific Plan Area is bounded by low-density residential homes to the North travelling up Mulberry Drive and to the West from Borden Road to Vineyard Road. Commercial (C) zoned and Office Professional (OP) parcels are located to the South of the Mulberry Specific Plan area. Immediately adjacent to the parcels zoned Commercial are several parcels currently zoned Industrial. Both the commercial zoned parcels and the adjacent industrial parcels are in transition to neighborhood Commercial (NC) zoning, with the parcels adjacent to Mulberry Road and South of the Mulberry Specific Plan area slated to become Office Professional. The property directly across from the Mulberry Specific Plan Area, East of Mulberry Drive is an existing Church and the surrounding church grounds. The parcels occupied by the church are planned to become Low-density Residential (R-1-10). Directly south of the Church property is a large swath of commercial parcels that shall remain in their current zoning. The Mulberry Specific Plan Area will provide a desired residential unit type to act as buffer to the surrounding uses in the area, both in their existing uses as well as the planned land uses of the surrounding properties.

Implementation of the Mulberry Specific Plan will establish a pocket of Medium-density Residential (R-3-10), that will act as the most desirable transitional use between the residential developments to the North and the commercial and industrial uses to the South and East. Medium-density Residential units provide screening between the current industrial or planned commercial uses in the area, and provide a smooth transition from urban development close to Mission road to the more rural character of development that stretches North on Mulberry Drive.

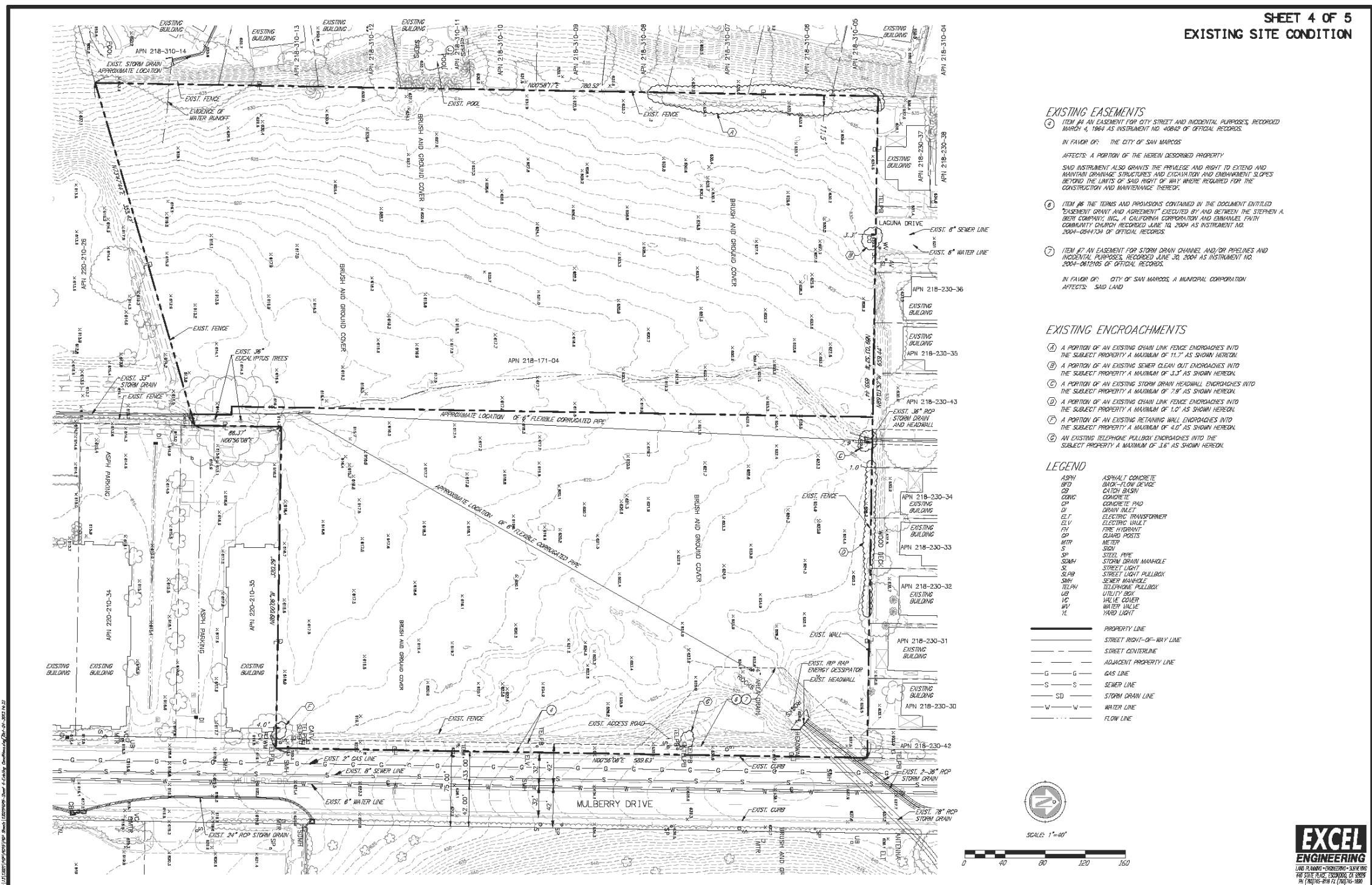
2.3 Existing Site Conditions

The Mulberry Specific Plan Area exists as cleared and undeveloped land. The site is traversed by a drainage that runs North/South approximately in the center of the site. Slight slopes exist on the East and the Western edges of the site and slope toward the drainage at the center of the parcel. Elevations are highest at the Northeast and Northwest corners of the Specific plan Area, and decrease in elevation from North to South across the site. The highest point of the site is the Northeast corner to the drainage that traverses the site; that elevation is approximately a 20 foot change in elevation. At the midpoint on the East property line the elevation change decreases to an approximate 10' change in elevation. The Southeastern edge of the site is the smallest change in elevation and is approximately a 3' change to the drainage area in the center of the site. On the Northwest corner of the site the approximate change is close to a 13' change in elevation relative to the drainage at the center of the site. Moving South the elevation remains relatively steady at close to 13' in elevation and

increases slightly at the Southwestern edge of the site to an approximate elevation of 14'.

There are three existing easements onsite, all of which reside on the Eastern property line or Eastern portion of the site. The City of San Marcos retains two of the three easements; one at the Northeast portion of the site and the second easement that extends several feet into the Specific Plan Area's Eastern property line and extends the length of the Eastern property line. The City easement running the length of the Eastern property line establishes the City's right to extend and maintain drainage structures and excavation and embankment slopes. The second City easement is located at the Northeast corner of the property and lies in conjunction with an easement for the maintenance of a storm drain channel, pipeline and drainage from the Church adjacent to the Specific Plan area on the East side of Mulberry Drive.

Figure 2-3
Existing Site Conditions



2.4 Factors That Influence the Specific Plan

The opportunities and constraints described below are key factors influencing the design and implementation of the Mulberry Specific Plan. In addition the Specific Plan incorporates input from the City of San Marcos Staff and neighbors to the Specific Plan Area.

General Location

The Mulberry Specific Plan is the ideal location for medium-density residential development. The location provides an ideal space to build a buffer between the existing industrial and commercial units to the South and the existing low-density residential to the North. The area is near to centers of employment, with the adjacent commercial and industrial zoned parcels providing an immediate employment impact. Additionally the vicinity of State Route 78 and Interstate 15 provide convenient transportation arteries to major employment areas throughout Southern California. State Route 78 provides several access points near to the area and link the Specific Plan Area to Interstate 15. The proximity to the light rail Sprinter line adds transportation flexibility to the residents of the area as well as alleviating traffic by providing alternate transportation. Bike trails located along Mission Road add another dimension to the alternative transportation model that should help reduce emissions and make the Specific Plan Area an attractive residence to green thinking residents. Proposing infill growth residential units would be consistent with the existing adjacent uses and would provide additional homes near already established infrastructure, services and employment centers. Proposing residential uses near regional transportation, employment, services and shopping promotes the interregional relationship between housing and employment. Additionally, placing infill smart growth residential uses near employment and services helps minimize vehicles miles traveled and reduces the emission of greenhouse gases which is consistent with the goals of Senate Bill 375 (SB 375) (Sustainable Communities and Climate Protection Act of 2008).

Land Use and Zoning

The land currently occupying the Specific Plan Area was previously designated Medium-Density Residential according to the San Marcos Land Use Plan (Figure 2-4). The San Marcos Zoning Plan previously assigned a zoning of 15-20 dwelling units per acre. Under the Mulberry Specific Plan Area the density decreased to 12 dwelling units per acre. In order to maximize the benefits of the 10 acre Specific Plan site the density was decreased to 12 dwelling units per acre. This decrease provides the ideal density to separate the surrounding low-density residential developments from industrial and commercial uses to the South by adding attractive multi-family housing units as a transitional residential use. Lowering the density allowed the project to incorporate more open space areas within the Specific Plan area that otherwise would have been difficult to provide with a higher density use. This key benefit within the Mulberry Specific Plan Area created a developable area that maximized the relatively small gross acreage of the site.

The Specific Plan implements the goals and vision of the General Plan by incorporating similar types of residential multi-family development in an area undergoing transition from an industrial and urban feel toward a rural and less dense area.

2.5 Relationship to Existing Plans and Regulations

The Mulberry Specific Plan is closely related to several 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 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.

2.5.1 City of San Marcos General Plan

Table 2-1, located at the end of this section, contains a listing of the goals of the General Plan and the Mulberry Specific Plan's consistency with those goals. As detailed in Table 2-1, the Mulberry Specific Plan is consistent with the overall goals and intent of the General Plan.

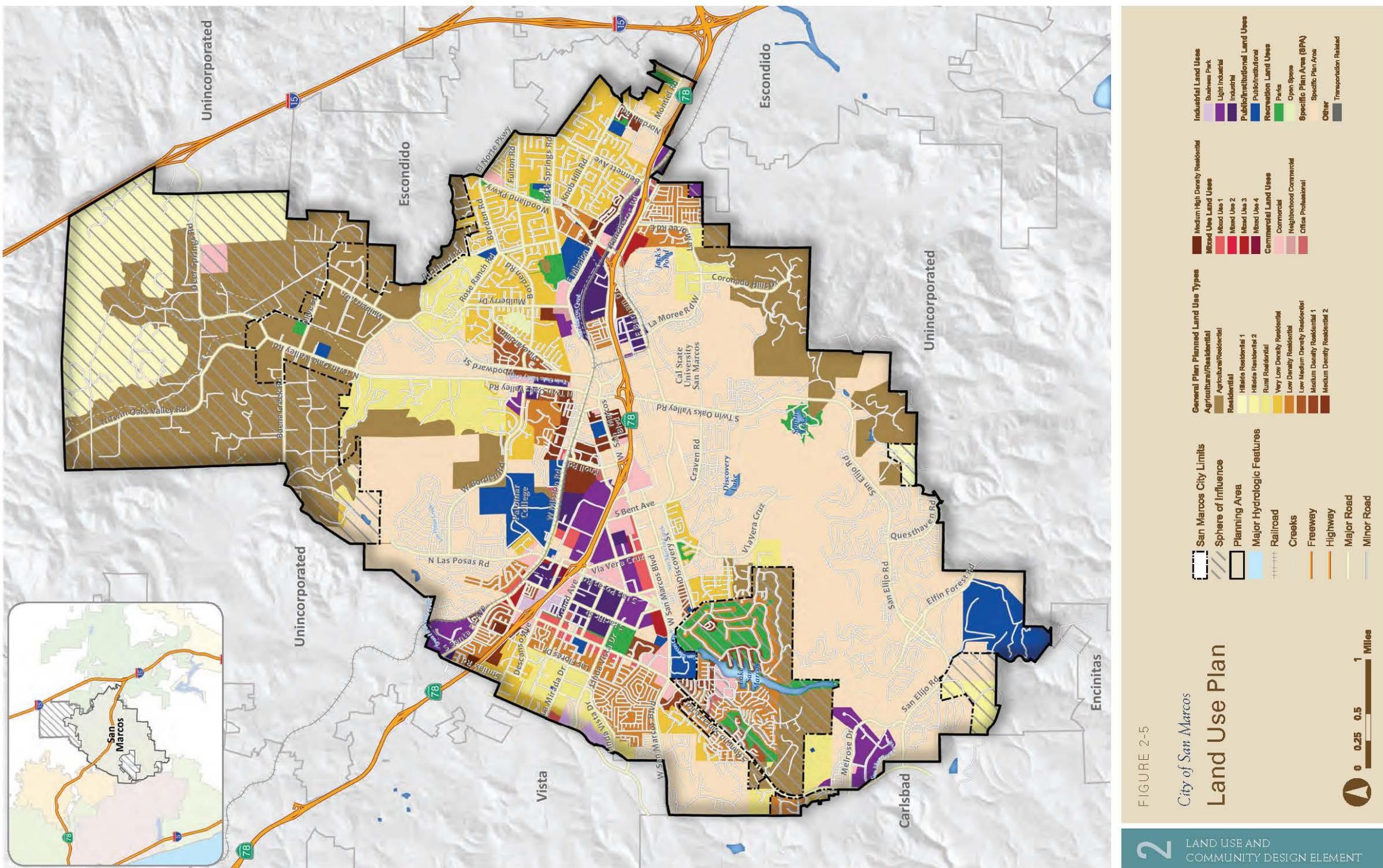
Specific Plans - The Zoning Administration Element of the San Marcos Zoning Ordinance describes Specific Plans as tools for the systematic implementation of the San Marcos General Plan that provide a framework for the distribution of land uses, infrastructure, development standards, and implementation 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 Mulberry 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 Design Element - The Mulberry Specific Plan Area changed from Medium-Density Residential to Specific Plan Area to account for the decrease in density. Previous zoning allowed for 15-20 dwelling units per acre. The current Specific Plan changed the density to a maximum of 12 dwelling units per acre. The lower density will provide more open space area and add a type of unit to the neighborhood that will act as a buffer and create a balance of housing types in the Richland neighborhood. The addition of Mulberry Specific Plan Area will add needed diversity of units to San Marcos and create a more cohesive transition between the nearby commercial and industrial units and the residential neighborhoods to the North.

Mulberry's medium-density units will help to provide San Marcos with the type of housing that will attract a diverse workforce to the community. The construction of the Mulberry development will create those much needed units in San Marcos, providing an attractive alternative to single family homes adding valuable contributing members to the community. Additionally the proximity to transit and places of employment make the Specific Plan Area an ideal location for the type of units the Mulberry Specific Plan anticipates. Transit oriented housing, or the

proximity to housing are increasingly becoming attractive housing types to young professionals as well as older citizens looking for convenient options in housing. The Mulberry Specific Plan Area is a smart grown infill development that will lead to a vibrant, educated, and contributing populace that will help sustain San Marcos through any type of economic environment.

Figure 2-4



Mobility Element – The San Marcos Mobility Element strives to connect the neighborhoods of San Marcos to employment centers throughout the City in the safest and most efficient manner that can be achieved. The City of San Marcos strives to achieve these goals by incorporating 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 biking and the decrease in pollution from reduced vehicular traffic and shared public transportation like the Sprinter trains and bus routes. The Mulberry Specific Plan achieves those goals set by the City of San Marcos through the implementation of a variety of factors. The Specific Plan Area is located in close proximity to major transportation routes that connect the site to the entire County. Mulberry is also located in close proximity to bus and light rail options for the residents of the community. There are also a variety of bike trails and walking trails within minutes from the Specific Plan Area. Location and access to these transportation options transform Mulberry from an ordinary development into a development with a variety of options, making the Specific Plan Area a more desirable location.

Mulberry Drive and Mission Road are the main vehicular transportation corridors that service the Specific Plan Area. These roadways will service the residents and allow them to access other major transportation networks, as well as the ability to access local areas of employment, shopping and entertainment. Mission Road in particular contains several non-vehicular transportation options, making that roadway a desirable and easy corridor for residents to utilize.

The land uses along Mission Road and Mulberry Drive will provide goods and services within walking distance of all local residents, college students and transit users. The nearby Sprinter and bus transit center along with the Inland Rail Trail, further these opportunities. Existing services within walking distance include Mission Sports Park, several religious facilities, Palomar College, as well as furniture and design outlets located to the south. All of the transportation options are available to the residents due to the infill location of the Mulberry Specific Plan Area. The location of Mulberry will give the residents many options increasing the quality of life within the Mulberry Specific Plan Area.

Conservation and Open Space Element - 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.” The Mulberry Specific Plan Area will use private common space to create areas for residents to enjoy their outdoor environment. These landscape open spaces will build upon and enhance the design of the Mulberry development as well as add a desirable looking product to the neighborhood and a visually pleasing development on Mulberry Drive.

To achieve San Marcos’s water quality goals, the Mulberry development will incorporate a variety of best management practices for low impact development. Storm water run-off will be treated in accordance with the Regional Water Quality Control Board’s (RWQCB) current permit. A Water Quality Improvement Plan, WQIP, prepared for the development, specifies source control BMP’s, low impact development designs, LID, and treatment BMP’s to be used.

Bio-retention basins and porous pavers distributed around the site will act as treatment control BMP's. The bio-retention basins and porous paver base materials will also serve to satisfy the RWQCB's requirements for hydro-modification.

Parks, Recreation, and Community Health Element -Safety Element – 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. Mulberry will incorporate private recreational open space into the Specific Plan Area. This private open space will include a water quality detention area that doubles as a meandering walking path that travels through the Plan Area. The meandering pathway will feature several recreational turf areas for residents to enjoy the outdoors. In addition to the pathway, Mulberry also features a pool with concrete pool deck area, and a tot lot area for children to enjoy.

Noise Element - 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.

The Mulberry Specific Plan has been designed as a residential development, which when built will create an appropriate transitional use of the area. The development will separate, reduce, or control noise actively through engineered street design and site design, and mitigate for noise externally by site design and zoning, which by nature of the project is intrinsic of passive noise reduction mitigation.

Housing Element – 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 with the following sub-goals:

- Encourage the development of a variety of housing opportunities with emphasis on providing housing which meets the special needs of the community.
- Protect, encourage and provide housing opportunities for persons of low or moderate income.
- Encourage the preservation of existing housing stock to ensure residents live in neighborhoods free from blight and deterioration.
- Promote equal opportunity for all residents to reside in housing of their choice.

Mulberry contributed funds to the City of San Marcos's Affordable Housing Program. The City of San Marcos is currently revising their estimate of the rate at which developers pay toward the Affordable Housing Program. Once the rate is determined Mulberry will pay the aforementioned rate to the City of San Marcos.

Table 2-1 Consistency of Mulberry Specific Plan with Goals of the City of San Marcos General Plan

Goal	Goal Description	Mulberry 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 Mulberry Specific Plan is consistent with Goal LU-1. The Mulberry Specific Plan provides a logical transition between the industrial and commercial businesses of San Marcos and the residential zones surrounding the Specific plan Area.
LU-2 High quality and sustainable development.	Promote development standards and land use patterns that encourage long-term environmental sustainability.	The Mulberry Specific Plan is consistent with Goal LU-2. The Mulberry 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 Mulberry Specific Plan is consistent with Goal LU-3. The Mulberry Specific Plan conforms to this goal by developing a transit, pedestrian and bike friendly, development that promotes alternative transportation to the site.
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 Mulberry Specific Plan is consistent with Goal LU-4. Implementation of the Mulberry Specific plan would enhance the LU-4 Goal by creating a development with easy access and close proximity 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 Mulberry Specific Plan is consistent with Goal LU-5. Mulberry will create a modern attractive development that will stand out and become the model architecture for the Richland neighborhood.

Goal	Goal Description	Mulberry 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 Mulberry Specific Plan is consistent with Goal M-1. The Mulberry Specific Plan complements the local circulation system by developing land near major transportation corridors with infill development.
M-2 Traffic calming and safety.	Protect neighborhoods by improving safety for all modes of travel and calming traffic where appropriate.	The Mulberry Specific Plan is consistent with Goal M-2. The Mulberry Specific Plan encourages and respects traffic-calming measures and provides a variety of calming measures to promote safe streets and neighborhoods. Thus, the Mulberry 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 Mulberry Specific Plan is consistent with Goal M-3. The Mulberry Specific Plan conforms to this goal by developing a transit, pedestrian and bike friendly development that promotes alternative transportation to the site.
M-4 Parking.	Provide efficient parking within the City.	The Mulberry Specific Plan is consistent with Goal M-4. Implementation of the Mulberry Specific plan would enhance the LU-4 goal by implementing creative parking solutions for residents.
M-5 Movement of Goods.	Provide for the safe and efficient movement of goods throughout the City.	The Mulberry Specific Plan is consistent with Goal M-5. Mulberry will not impede movement of goods throughout the city, staying consistent with the M-5 Goal.

Goal	Goal Description	Mulberry 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 Mulberry Specific Plan is consistent with Goal COS-1. The Mulberry Specific Plan provides for infill development on a cleared site, situated in the center of developed lands. The development of Mulberry will have no adverse effect on the environment.
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 Mulberry Specific Plan is consistent with Goal COS-2. The Mulberry Specific Plan provides for infill development on a currently undeveloped and cleared 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 Mulberry Specific Plan is consistent with Goal COS-3. The Mulberry Specific Plan area is generally flat and undeveloped. Development of the site will improve the aesthetic quality of the area and will not impede on any scenic views or disrupt the views of any ridges, hills, or mountains.
COS-4 Air quality, climate change, and energy.	Improve regional air quality and reduce greenhouse gas emissions that contribute to climate change.	The Mulberry Specific Plan is consistent with Goal COS-4. The Mulberry 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.

Goal	Goal Description	Mulberry Specific Plan Consistency
COS-5 Water supply and conservation.	Reduce water consumption and ensure reliable water supply through water efficiency, conservation, capture, and reuse.	The Mulberry Specific Plan is consistent with Goal LU-5. The Mulberry 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	Mulberry 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 sub water-sheds.	The Mulberry Specific Plan is consistent with Goal COS-6. Development according to the Mulberry Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Storm Water Pollution Prevention Plan.
COS-7 Watershed and water quality protection	Achieve sustainable watershed protection for surface and ground water quality that balances social, economic, and environmental needs.	The Mulberry Specific Plan is consistent with Goal COS-7. Development according to the Mulberry Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Storm Water Pollution Prevention Plan.
COS-8 Watershed and water quality protection	Focus watershed protection, surface and groundwater quality management on sources.	The Mulberry Specific Plan is consistent with Goal COS-8. Development according to the Mulberry Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Storm Water Pollution Prevention Plan.
COS-9 Watershed and water quality	Support the development of a regulatory framework and organizational structure that facilitates the implementation of the	The Mulberry Specific Plan is consistent with Goal COS-9. Development according to the Mulberry Specific Plan will adhere to all water quality best management practices

Goal	Goal Description	Mulberry Specific Plan Consistency
protection	most effective and efficient watershed protection programs for surface water and groundwater quality and beneficial use programs.	as outlined within the Plan's Water Quality Management Plan and Storm Water 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 Mulberry Specific Plan is consistent with Goal COS-10. The Mulberry 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 Mulberry Specific Plan is consistent with Goal COS-11. A qualified archaeological monitor will be present during construction to further ensure that development will not significantly impact cultural resources.

Goal	Goal Description	Mulberry 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 Mulberry Specific Plan is consistent with Goal PR-1. The Mulberry Specific Plan is located in proximity to local parks and trails.
PR-2 Community health and family enrichment.	Become a leader in building healthy communities by supporting recreation and community service programs that promote wellness, fun, lifelong learning, skill development, personal enrichment, and positive relationships.	The Mulberry Specific Plan is consistent with Goal PR-2. Mulberry is oriented around pedestrian and bicycle activity to allow the Specific Plan to comply with goal PR-2.

Goal	Goal Description	Mulberry Specific Plan Consistency
Safety Element		
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 Mulberry Specific Plan is consistent with Goal S-1. The Mulberry 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 Mulberry Specific Plan is consistent with Goal S-2. The Mulberry 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 Mulberry Specific Plan is consistent with Goal S-3. The Mulberry Specific Plan is not located in an area susceptible to wildland fire.
S-4 Hazardous materials	Protect life, structures, and the environment from the harmful effects of hazardous materials and waste.	The Mulberry 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	Establish and maintain an effective emergency response program to respond to disasters and maintain continuity-of-life support functions during an emergency.	The Mulberry Specific Plan is consistent with Goal S-5. The development will implement design features per fire department requirements that will help maintain adequate emergency response to the community including, wide roadways,

Goal	Goal Description	Mulberry Specific Plan Consistency
Safety.		Fire truck turnarounds, and fire sprinklers within residential structures per California Building Code.
S-6 Emergency Preparedness/ Neighborhood Safety.	Provide neighborhood safety through effective law enforcement.	The Mulberry Specific Plan is consistent with Goal S-6. The Mulberry 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	Mulberry Specific Plan Consistency
<i>Noise Element</i>		
N-1 Noise and Land Use Compatibility.	Promote a pattern of land uses compatible with current and future noise levels.	The Mulberry Specific Plan is consistent with Goal N-1. The Mulberry Specific Plan is a residential 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 Mulberry Specific Plan is consistent with Goal N-2. Noise requirements based upon architectural and building plans are to meet the City's established interior noise limit of 45 dBA CNEL. It should be noted; interior noise levels of 45 dbl 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).

Goal	Goal Description	Mulberry Specific Plan Consistency
N-3 Non-Transportation Related Noise.	Control non-transportation-related noise from commercial, industrial, construction, and other sources on noise sensitive land uses.	The Mulberry Specific Plan is consistent with Goal N-3. Mulberry will comply with City and other agency regulations on construction noise and eliminates noise-producing uses on the site.

Goal	Goal Description	Mulberry 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 Mulberry Specific Plan is consistent with Goal-1. Mulberry provides a smaller unit option typically underserved in San Marcos. The addition of Mulberry will broaden the City of San Marcos's residential unit types and make available another option for residents.
Goal-2	Protect, encourage and provide housing opportunities for persons of low and moderate income.	The Mulberry Specific Plan is consistent with Goal-2. Mulberry will contribute funds to the City of San Marcos's Affordable Housing program.
Goal-3	Encourage the preservation of the existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration.	The Mulberry Specific Plan is consistent with Goal N-3. Mulberry will increase the much needed housing stock in San Marcos and create a new and visually enhanced development that was once a vacant lot.

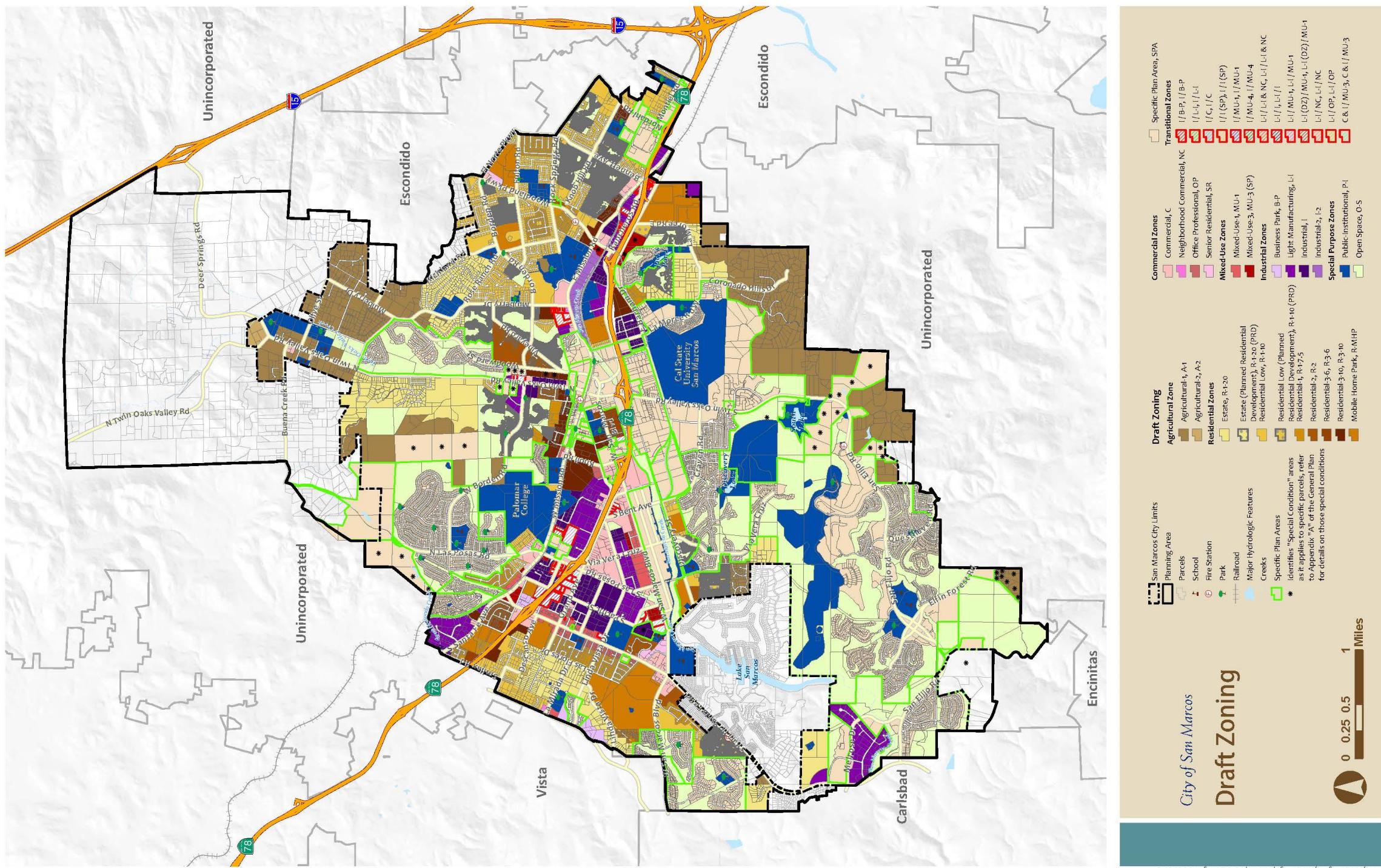
2.5.2 City of San Marcos Zoning Ordinance

The City of San Marcos Zoning Ordinance serves as the implementation tool for the Land Use Element of the General Plan. The Zoning Ordinance identifies specific types of land use, intensity of land use, and development performance standards applicable to specific areas and parcels of land under the County's jurisdiction. The land use types, use regulations, and development design standards within this Plan supersede the standards contained within the Zoning Ordinance. However, the Zoning Ordinance continues to apply to all other topics not specifically discussed in the Plan.

This Specific Plan changed the zoning of the Specific Plan Area by reducing the number of units per acre. The reduction dropped the maximum units per acre from 15-20 to a maximum of 12 units per acre.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of medium-density residential, and aids in the development of the surrounding uses in the Richland neighborhood. Because Mulberry reduced residential density to a maximum of 12.6 dwelling units per acre, slightly lower than the current General Plan and Zoning Ordinance allow, adoption of this Specific Plan requires adoption of a General Plan and Zoning Ordinance Amendment. The General Plan Amendment would change the land use designation from Medium-High Density Residential to Specific Plan. The Zoning Ordinance Amendment modifies the zoning from R-3-10 to Specific Plan. With adoption of the General Plan Amendment and Zoning Ordinance Amendment, the Mulberry Specific Plan is consistent with the General Plan.

Figure 2-5



2.5.3 Compliance with CEQA

A Mitigated Negative Declaration for the Mulberry Specific Plan shall be prepared by the City of San Marcos. The MND, 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 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 MND 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 MND, may be approved and implemented in accordance with and based upon the certified MND 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.

3.0 Land Use and Design Guidelines

3.1 Design Objective

Mulberry is a unique addition to the San Marcos residential housing stock. Mulberry's contemporary development will contribute to the underserved condominium units to the area which will increase the variety of housing options in San Marcos, increase value to the neighborhood, and attract quality residents to San Marcos. The addition of the Mulberry Specific Plan brings an element of contemporary design and functionality that increases the visual aesthetic of the area and enhances the quality of housing in San Marcos.

Land use within the Mulberry Specific Plan Area applies visually appealing architecture with solid building materials to create a cohesive mix of residential condominium units and private open space. The design aesthetic and materials used in the Mulberry Specific Plan Area will blend with the natural surroundings found through the region and complement the design vision of the City of San Marcos. Buildings design shall be consistent with design standards set forth by the City of San Marcos. Mulberry has incorporated these requirements into the Specific Plan Area. Mixing an assortment of attached single-family condominium units and detached single-family condominium units adds variation to the Specific Plan Area and fosters architectural diversity and visual interest in the site design. These qualities enhance Mulberry's aesthetic and complement the surrounding residential areas, while adding attractive housing and an underserved housing option to the City of San Marcos's housing stock. Additionally the

site layout incorporates the goals listed below to develop the Mulberry Specific Plan Area in a manner consistent with the values and goals of the residents of San Marcos.

The design addresses basic community planning goals and concepts as well as community wide issues of residential development, conservation, and design. The basic goals of the Specific Plan are met through thoughtful design and careful layout of residential dwelling units and private open space. These goals include:

- Create neighborhoods that are linked by the community roadway with a series of interconnected trails, sidewalks and open space. A network of trails provides opportunities for physical activity to improve fitness and mental health.
- Establish buildings designed to complement the surrounding land uses.
- Create a series of built features or icons that are found throughout the community that bring together architecture and landscape and establish a distinct identity.
- Create open space for a variety of informal outdoor experiences where regular use is encouraged through careful placement and attractive design.
- Provide for the efficient use of water through the use of natural drainage systems and drought tolerant landscaping and use of pervious surfaces.

Figure 3-1
Site Rendering



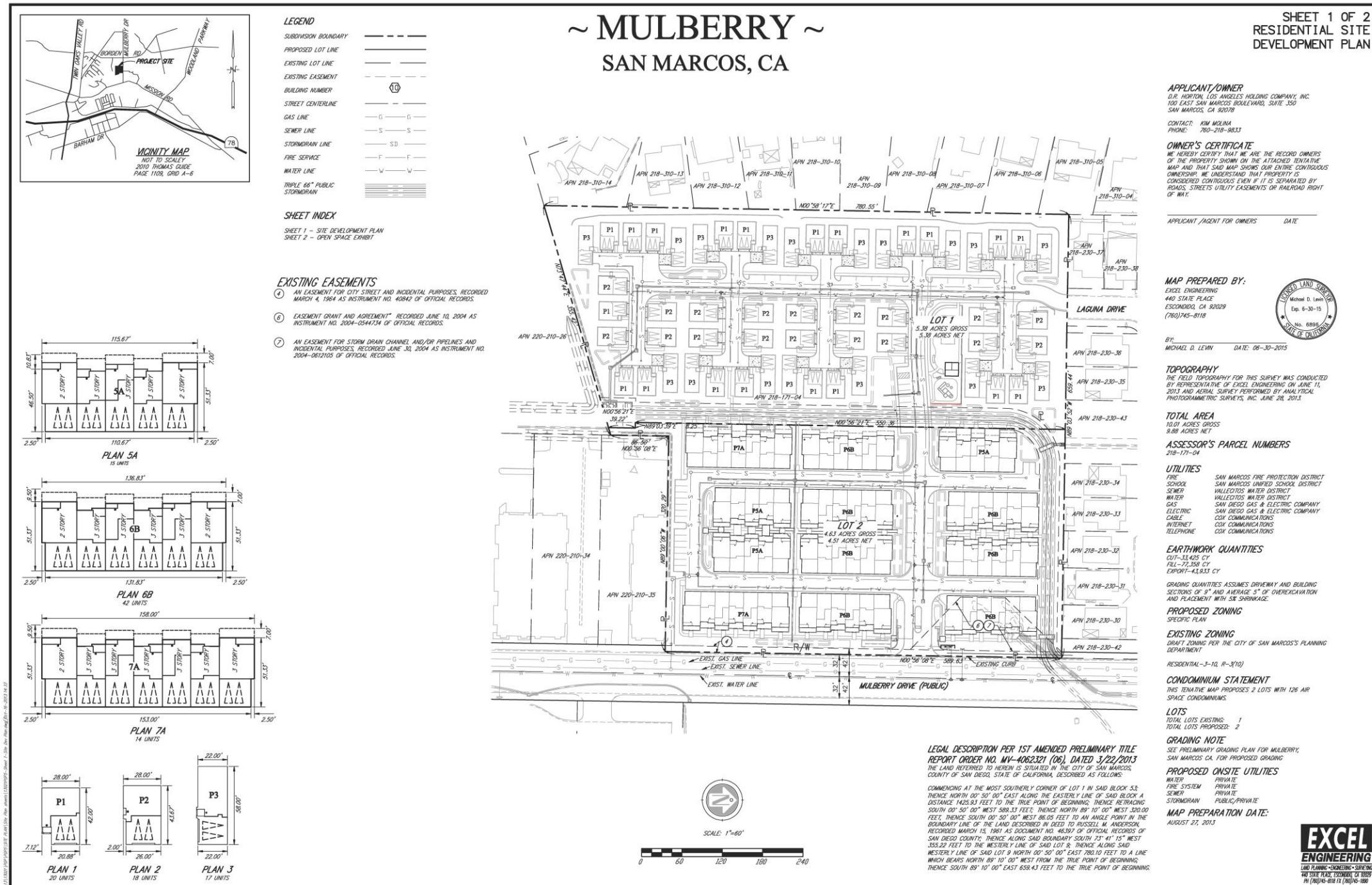
3.2 Design Elements and Standards

Mulberry will incorporate many different elements into designing and creating an attractive residential product. These design elements help to shape the look and feel of the residential and private open space development that occurs within the Mulberry Specific Plan Area. Design elements within the Specific Plan Area will be dictated by the design standards set forth within this Specific plan. The design standards are meant to place a framework for the design and construction of all development within the Mulberry Specific Plan Area. Those guidelines establish specific items development must meet. Design guidelines will cover such items as the land use of Mulberry, density, setbacks, heights and stories, lot coverage, parking, open space, and building materials. With these items in place, Mulberry will establish itself as the model for development within the Specific Plan Area.

3.2.1 Land Use Plan

Mulberry is situated on a 10.02 acre parcel on Mulberry Drive in the Richland neighborhood of San Marcos. This 10 acre development will include residential condominium units and private open space, which create a balanced and attractive community. The Specific Plan further acts as a buffer development between commercial and industrial businesses to the South and the residential neighborhoods to the North. The Mulberry Specific Plan area includes 126 residential condominium dwelling units and 18,089 square feet of private open space. Residential dwelling units are divided into attached and detached condominiums, which vary the look of the site significantly, thereby avoiding uninteresting visual architectural landscapes. Mulberry's open space is divided into two categories; private common open space and private recreational open space. Both categories of open space combine to create a balance landscape, adding cohesiveness to the land use plan.

Figure 3-2
Mulberry Residential Site Development Plan



3.2.2 Residential Development

The Mulberry Specific Plan Area residential development totals 126 residential condominium dwelling units on 10.02 acres of land. The condominium dwelling units are divided into attached and detached units. There are 56 single-family detached condominium dwelling units in the Specific Plan Area, and 71 attached multifamily condominium dwelling units. The residential dwelling units are divided between two lots on the site. All 55 single-family, detached units are located on the West lot of Mulberry, while all of the 71 single-family attached units are located on the Eastern half of the Specific Plan Area. Units in the Mulberry Specific Plan Area will consist of a mix of two and three stories single-family detached units as well as a maximum of three stories in the multi-family attached condominium units. Attached condominium dwelling units have four different plan styles for the buildings, which give them a varied and interesting visual appeal. Single-family detached condominium dwelling units also are built in several different style units. These variations between the detached units will give the West Lot visual distinction from the detached units as well as variety and distinction from the attached units on the East Lot. Residential condominium dwelling units in Mulberry will be a mix of bedrooms, which includes three and four bedroom units in both the attached condominium buildings and the detached stand-alone condominiums. Trash receptacles are required to remain inside a designated space inside each residential condominium unit's garage area. Inclusion of one trash bin, one recycling bin, and one green waste bin, reduces the overall clear space within the garage by a minimal margin. As designed each garage unit within the Mulberry Specific Plan Area includes a total of 18' x 20' of clear space. By requiring trash receptacles to remain inside the garage of each unit, Mulberry retains clean exterior spaces without compromising the design aesthetic of the Specific Plan Area, while at the same time retaining sufficient garage clearance for each unit.

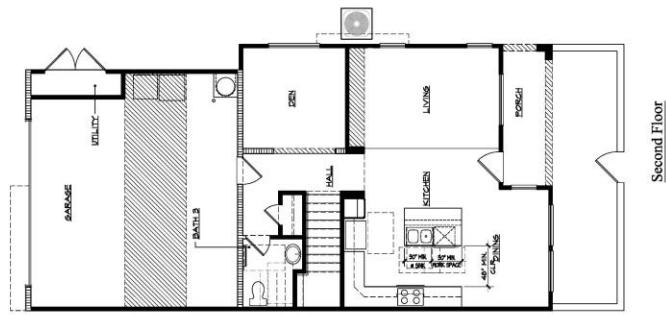
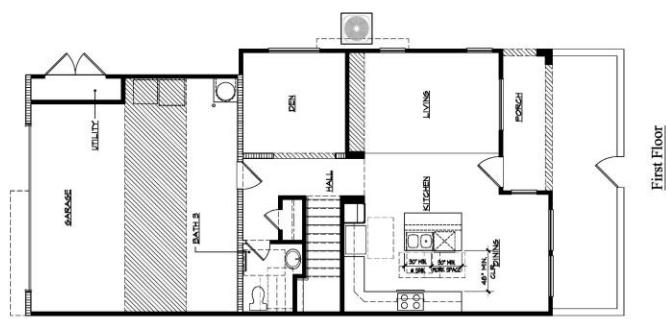
Attached Condominium Units- Attached condominiums will be featured in three different styles of buildings. Those buildings are noted as Building Type A, Building Type B, and Building Type C. Each building will feature 2 and 3 story units. Units within the buildings will be a mix of three different units, with bedroom counts that vary from three and four bedrooms. Three and four bedroom units will be located in the center of the buildings. There are a maximum of 5 Plan 'A' buildings containing a total of 15 multi-family units. Each Plan 'A' building houses two, Plan 2 units, one Plan 3X unit, and two Plan 4 units. There are a total of 7 Plan 'B' buildings with each building housing one Plan 2 unit, two Plan 3X units, and three Plan 4 units, for a total of 6 units in each building. There are a total of 2 Plan 'C' buildings with each building containing a total of 7 units. Each Plan 'C' building will contain two Plan 2 units, two Plan 3X units, and three Plan 4 units. Each unit within the Mulberry Specific Plan Area will feature two-car garage parking for convenience of residents. Unit variation within the buildings come in 3 styles; Plan 2, Plan 3X, and Plan 4. Plan 2 units are 1,851 sf, 3 bedroom units and feature 2.5 bathrooms, a den/office, kitchen, and garage. These units have one master bedroom and 2 regular bedrooms. Plan 2 units are two-story units, with each unit including approximately 211 sf of private open space, which breaks down as 55 sf of porch space, and 156 sf of courtyard space. Plan 3X units are three-story units and total 2,066 sf and include a total of 3 bedrooms, one master two other bedrooms, a

den/office, living room, kitchen with a breakfast nook, 2.5 bathrooms, laundry facilities, and a garage. Plan 3X offer residents a total of 282 sf of private open space. This space includes 25.5 sf of porch space, 123 sf of balcony, and 125 sf of courtyard space. The final attached condominium unit, Plan 4 is 2,183 sf and 3 stories. These units are also four bedroom units, with one master bedroom and three regular bedrooms. Plan 4 units feature 2 full bathrooms and two half baths. These units will also include a kitchen, laundry room and great rooms. Plan 4 units total 260 sf of private open space, which breaks down to 47 sf of porch space, 43 sf of balcony, and 170 sf of private courtyard space. The attached condominium units provide residents with an attractive, quality product in a variety of styles and bedrooms. These units will complement the Mulberry Specific Plan and add needed units to San Marcos.

Table 3-1 Attached Condominium Units

Units	Total Number of Units	Square Footage /Unit	Total sf/Unit Type	Private Open Space SF/Unit	Total Private Open Space/Unit
Plan 2	17	1,851 sf	31,467 sf	211 sf	3,587 sf
Plan 3X	21	2,066 sf	43,386 sf	282 sf	5,922 sf
Plan 4	33	2,183 sf	72,039 sf	260 sf	8,580 sf
Total	71		146,892		18,089
Building Types					
Building Type	Number of Buildings	Type of Units (unit count) per Building			Total Number of Units/Bldg Type
Building Type 'A'	3	2(2 units), 3X(1 unit), 4(2 units)			15
Building Type 'B'	7	2(1 unit), 3X(2 units), 4(3 units)			42
Building Type 'C'	2	2(2 units), 3X(2 units), 4(3 units)			14
Total Bldg.'s	12	Total Number of Units			71

□
Figure 3-3
Plan 2 Units

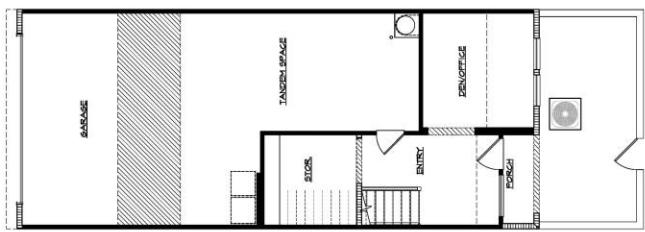


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Plan 2 - 1,851 s.f.
Scale: 1/4=1'-0"
Mulberry Infill
San Marcos, California

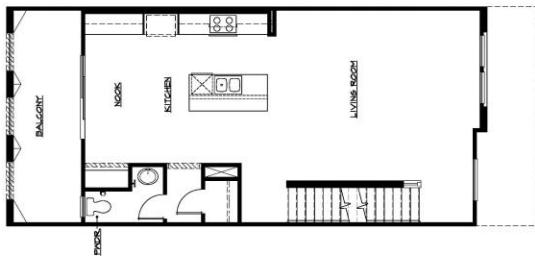
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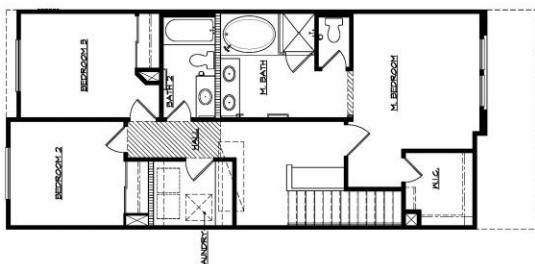
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Figure 3-4
Plan 3-X Units



First Floor



Second Floor



Third Floor

□
Plan 3X - 2,066 s.f.
Scale: 1/4=1'-0" □
Mulberry Infill

□
San Marcos, California

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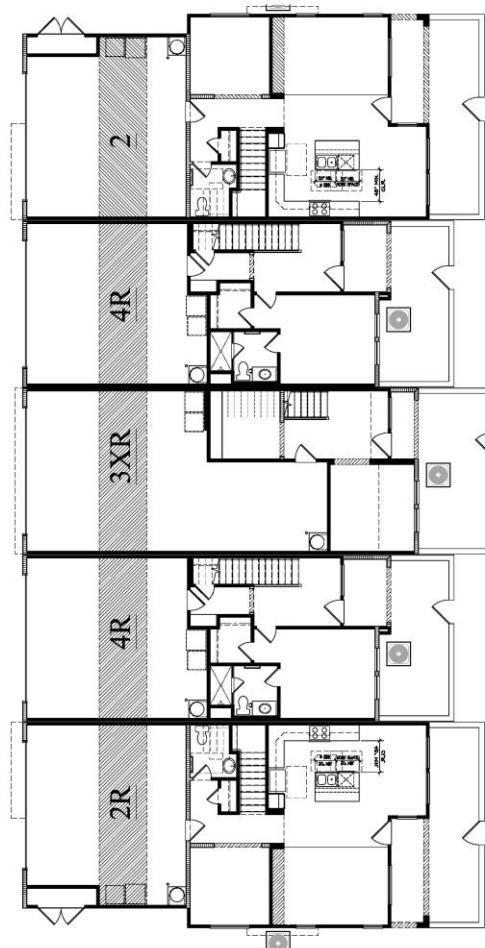
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Figure 3-5
Plan 4 Units



□
□
Figure 3-6
Building Type 'A' - First Floor



Building Type 'A' - First Floor
Scale: 3'10"-1'4"
Mulberry Infill

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Figure 3-7
Building Type 'A' - Second Floor



Building Type 'A' - Second Floor

Mulberry Infill

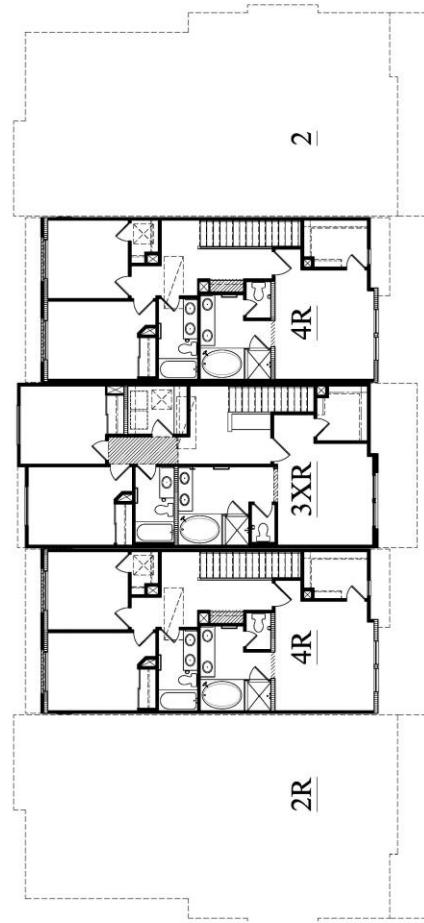
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□
□
Figure 3-8
Building Type 'A' - Third Floor



Building Type 'A' - Third Floor
Scale: 3/16=1'-0"
Mulberry Infill

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Figure 3-9
Building 'A' Spanish Elevation (Front and Rear)

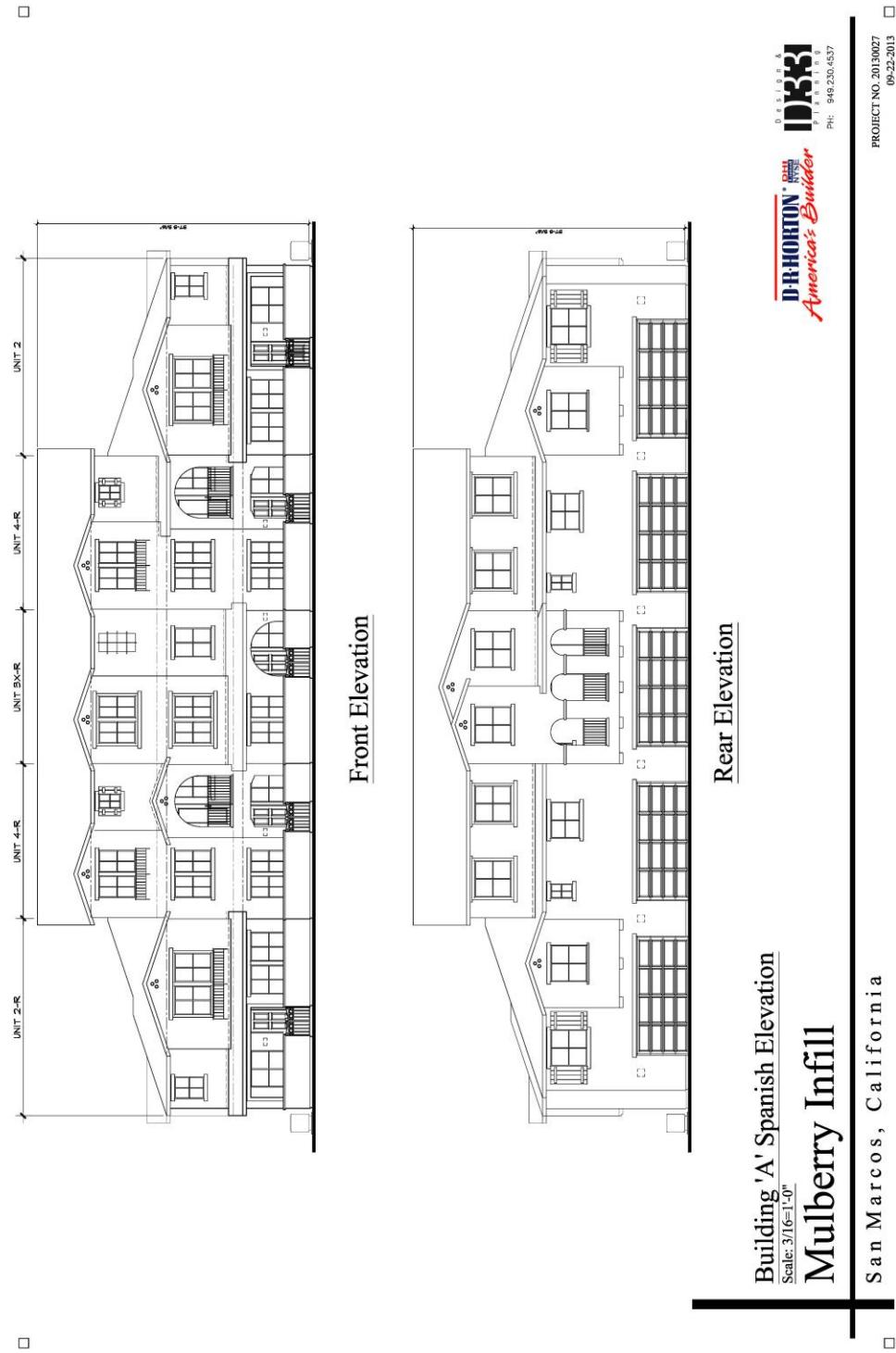


Figure 3-10
Building 'A' Spanish Elevation (Sides)

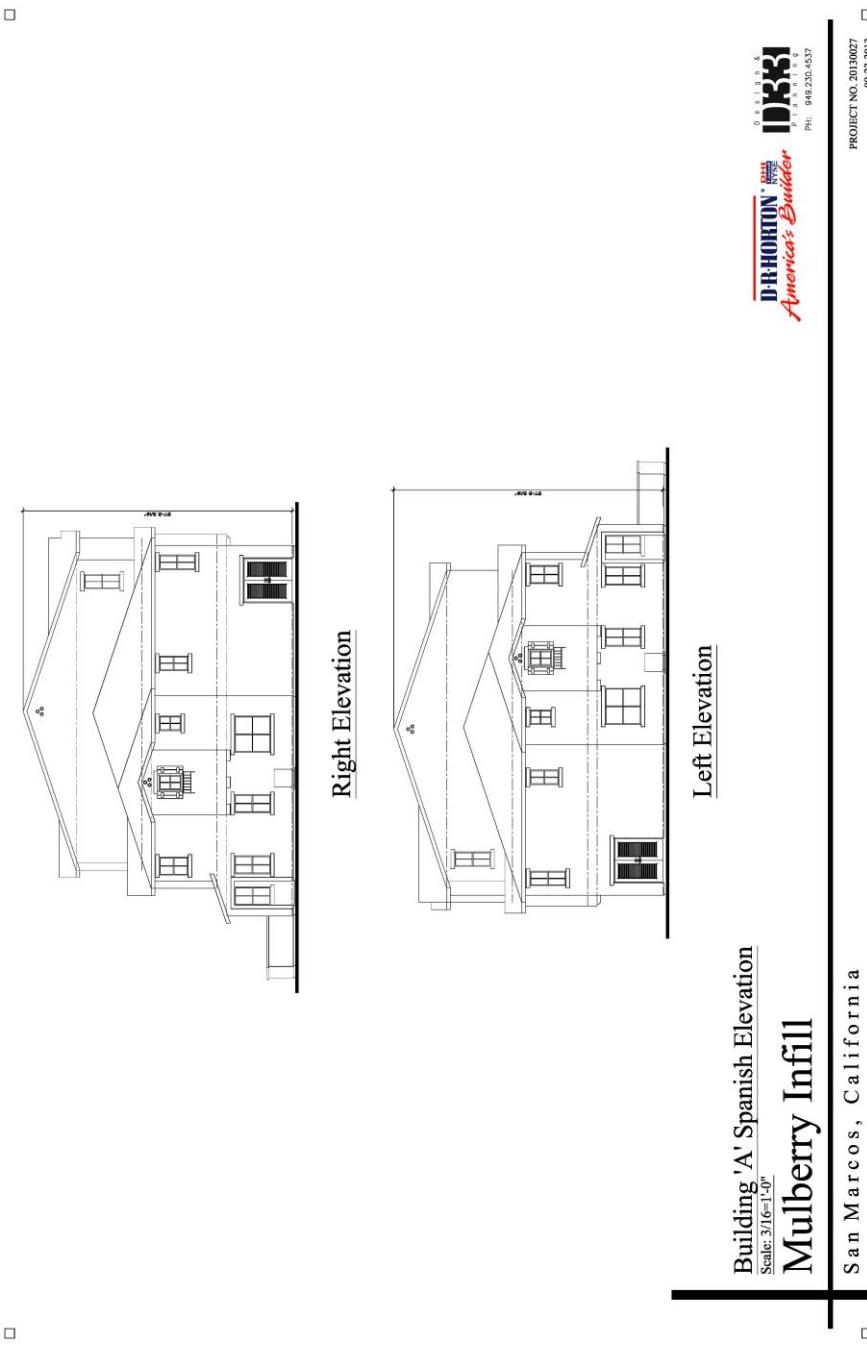
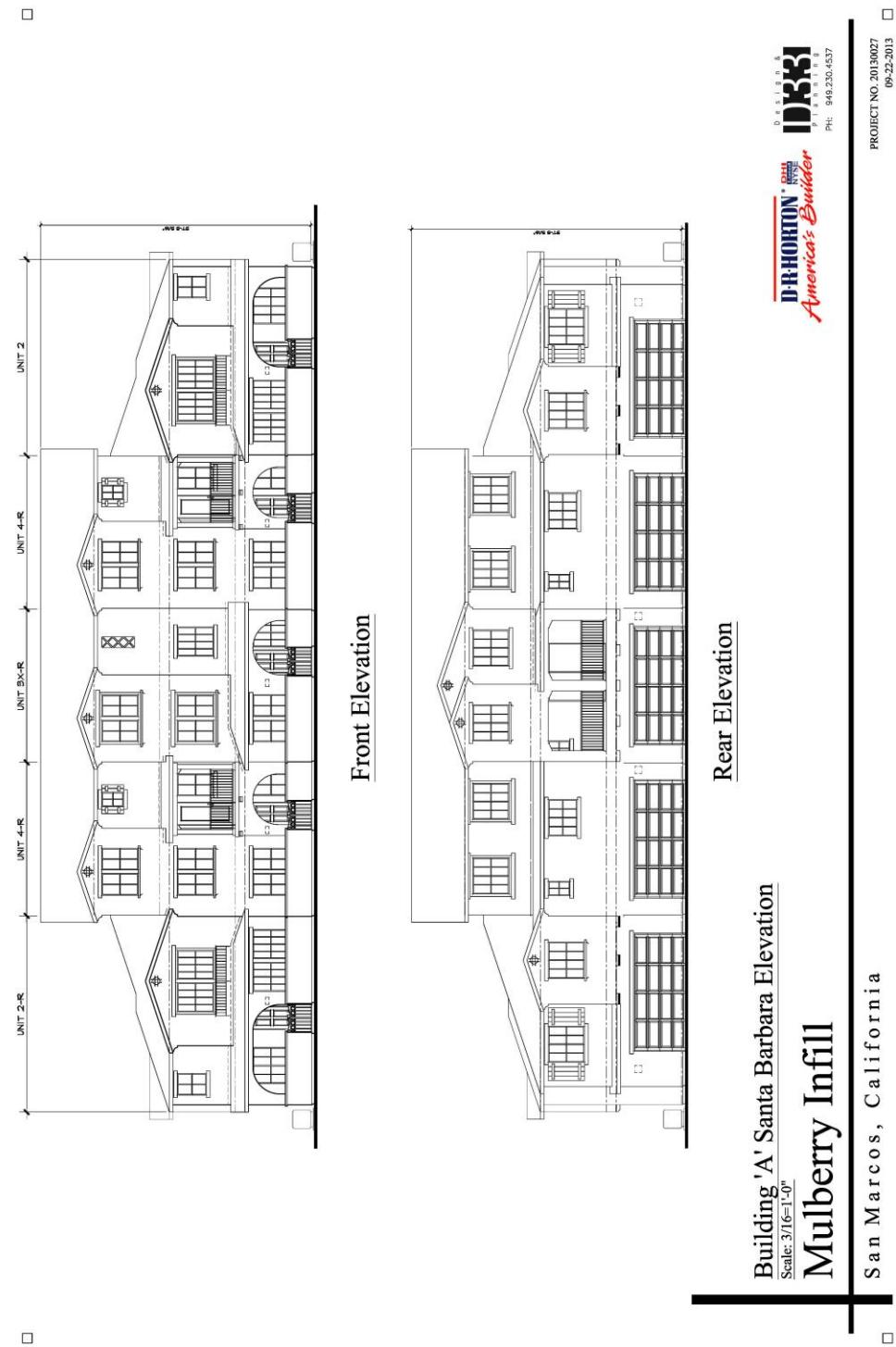
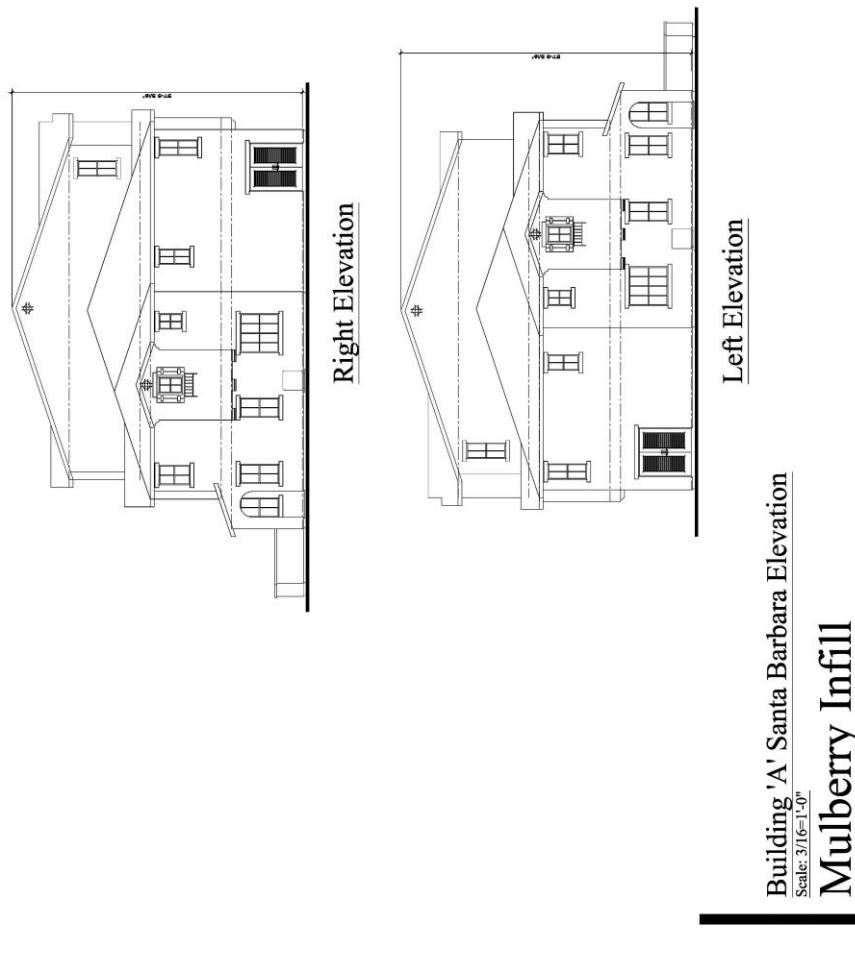


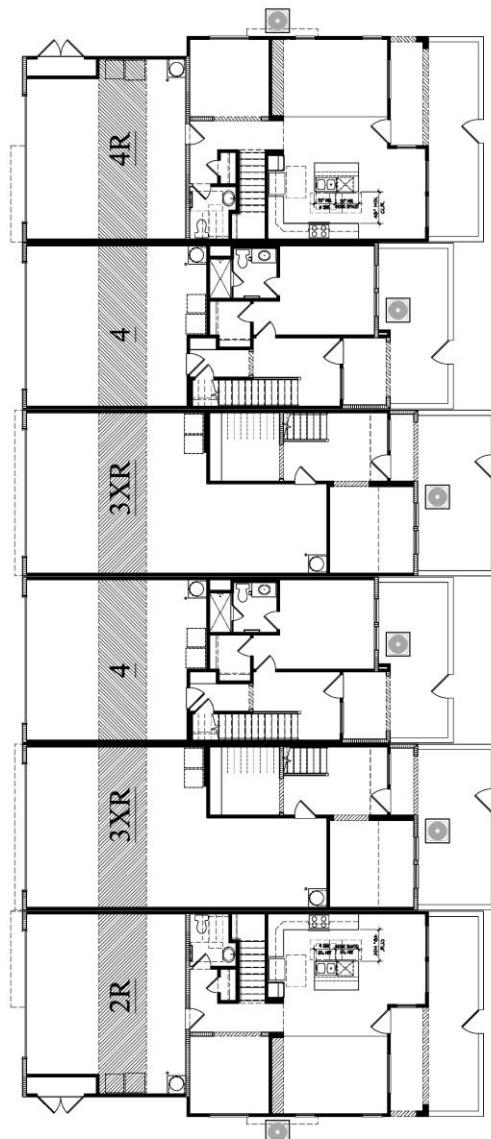
Figure 3-11
Building 'A' Santa Barbara Elevation (Front and Rear)



□
Figure 3-12
Building 'A' Santa Barbara Elevation (Sides)



□
Figure 3-13
Building Type 'B' - First Floor



□
Building Type 'B' - First Floor
Scale: 3/16=1'-0"
Mulberry Infill

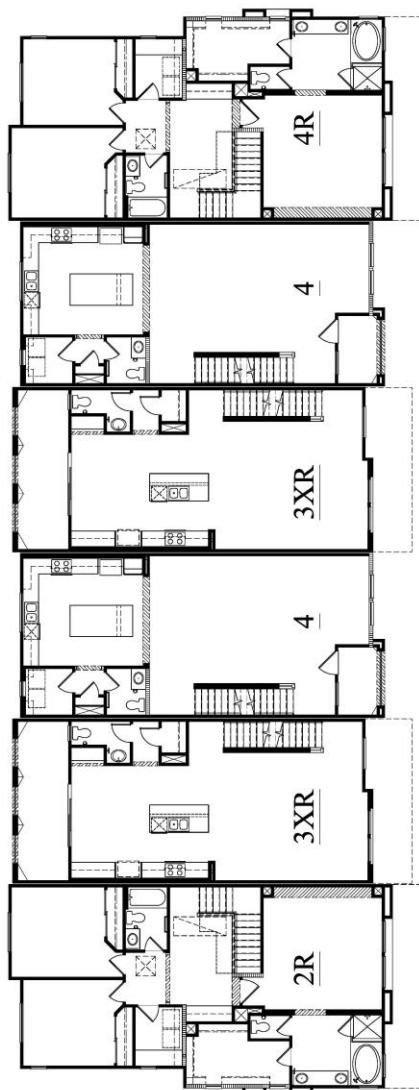
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Figure 3-14
Building Type 'B' - Second Floor



□

Building Type 'B' - Second Floor
Mulberry Infill

□

San Marcos, California

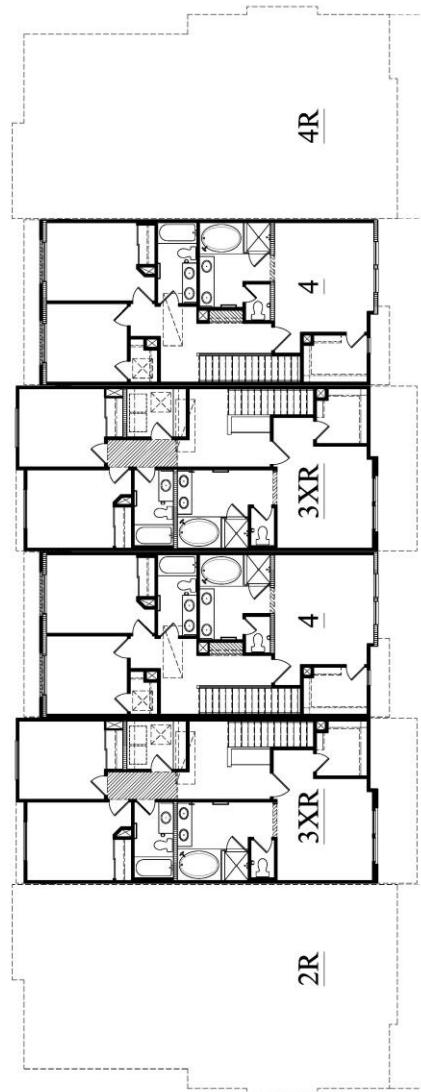
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Figure 3-15
Building Type 'B' - Third Floor



□
Building Type 'B' - Third Floor
Mulberry Infill
San Marcos, California



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Figure 3-16
Building 'B' Spanish Elevation (Front and Rear)

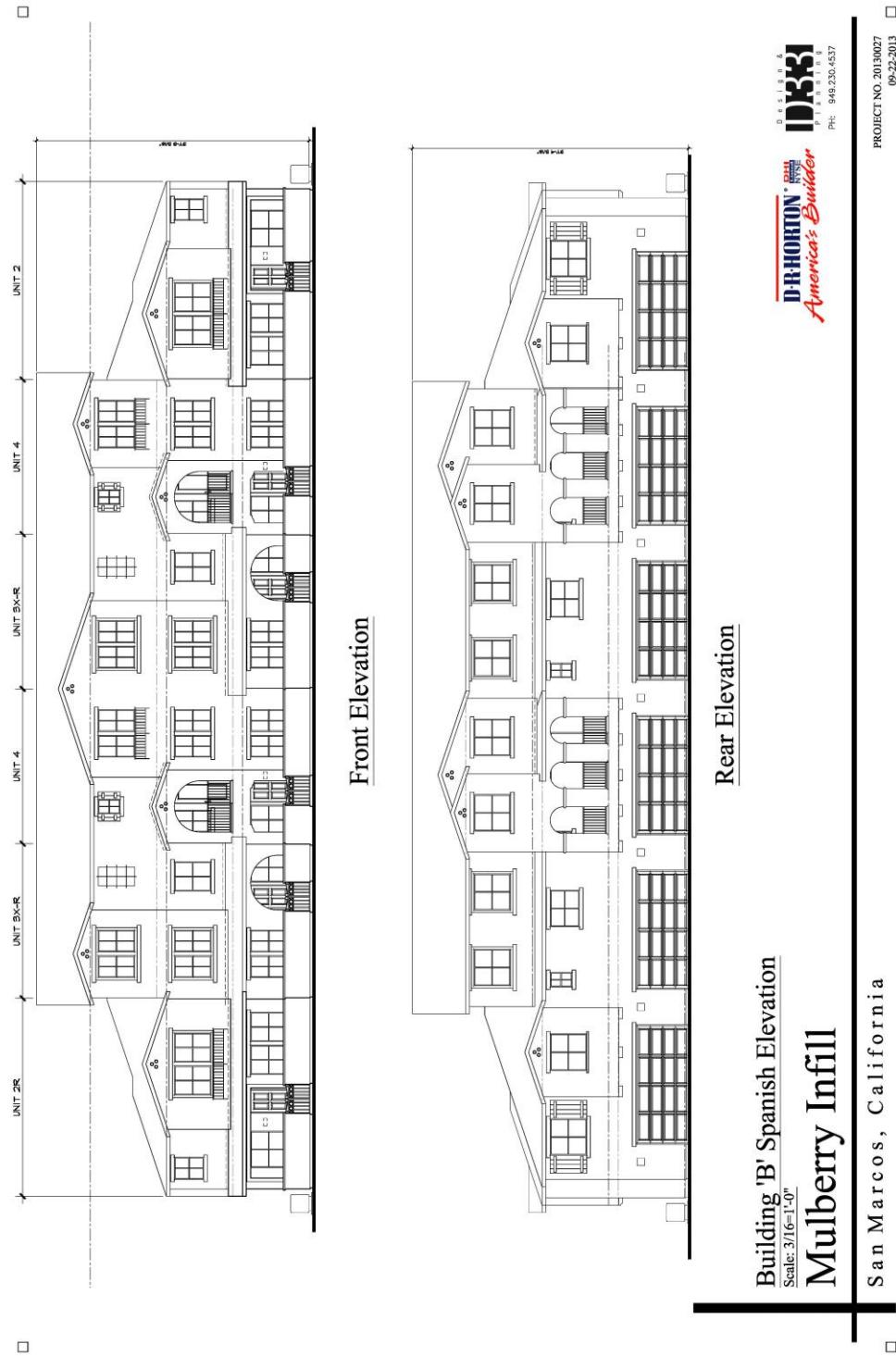


Figure 3-17
Building 'B' Spanish Elevation (Sides)

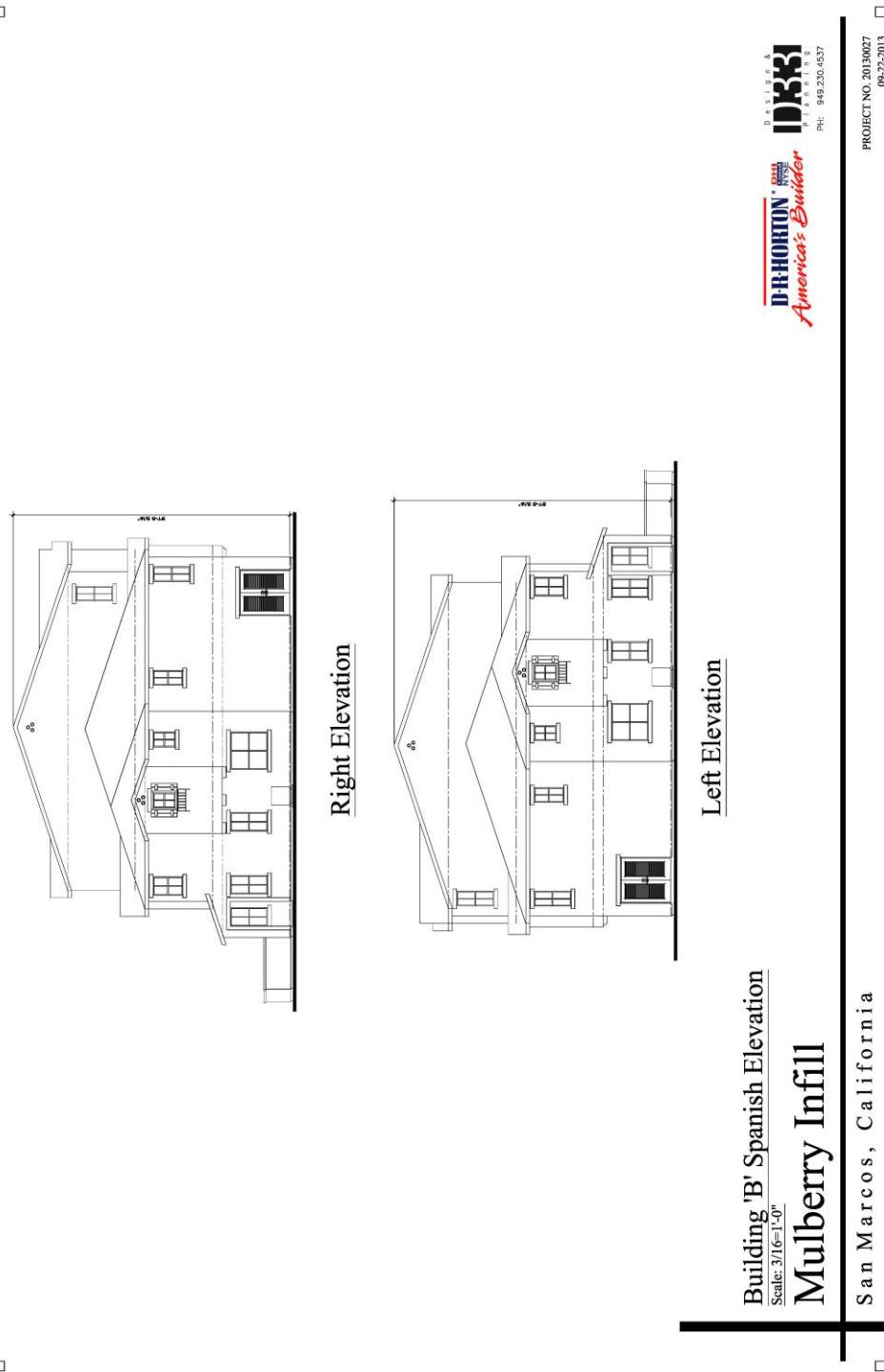
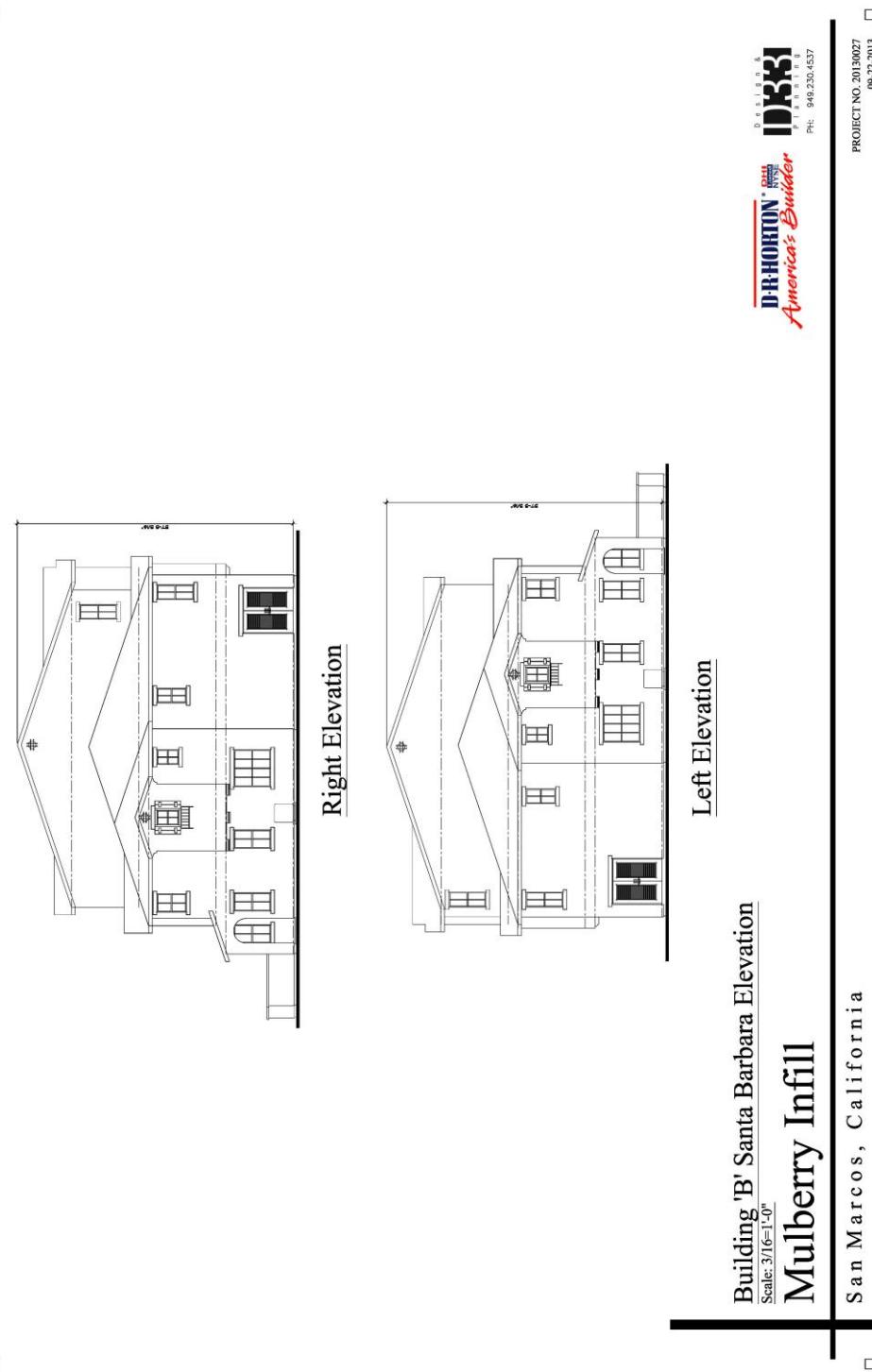


Figure 3-18
Building 'B' Santa Barbara Elevation (Front and Rear)

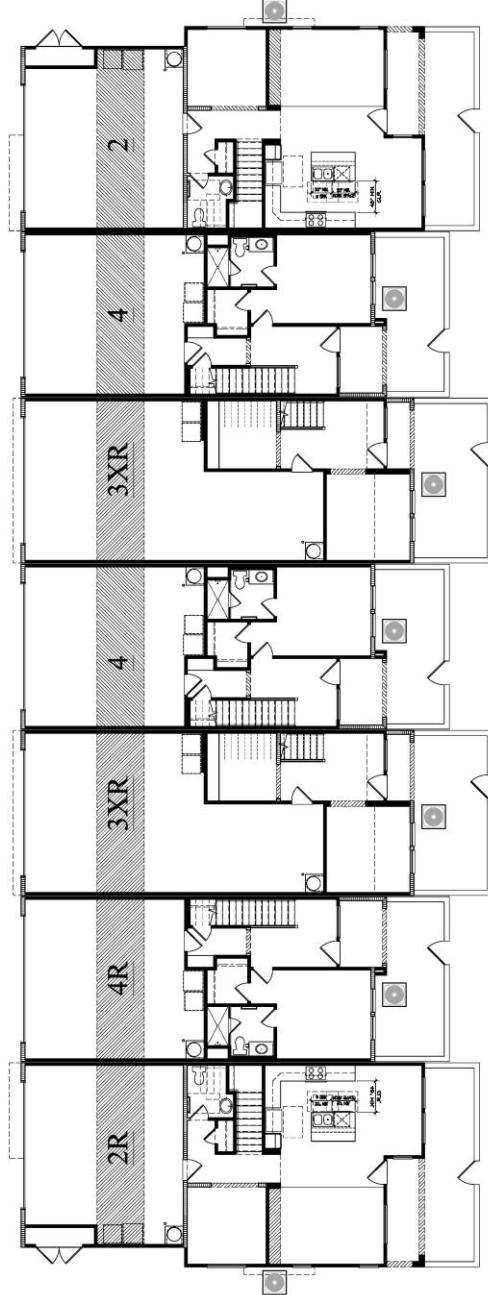


Figure 3-19
Building 'B' Santa Barbara Elevation (Sides)



□

Figure 3-20
Building Type 'C' - First Floor



Building Type 'C' - First Floor
Mulberry Infill

San Marcos, California

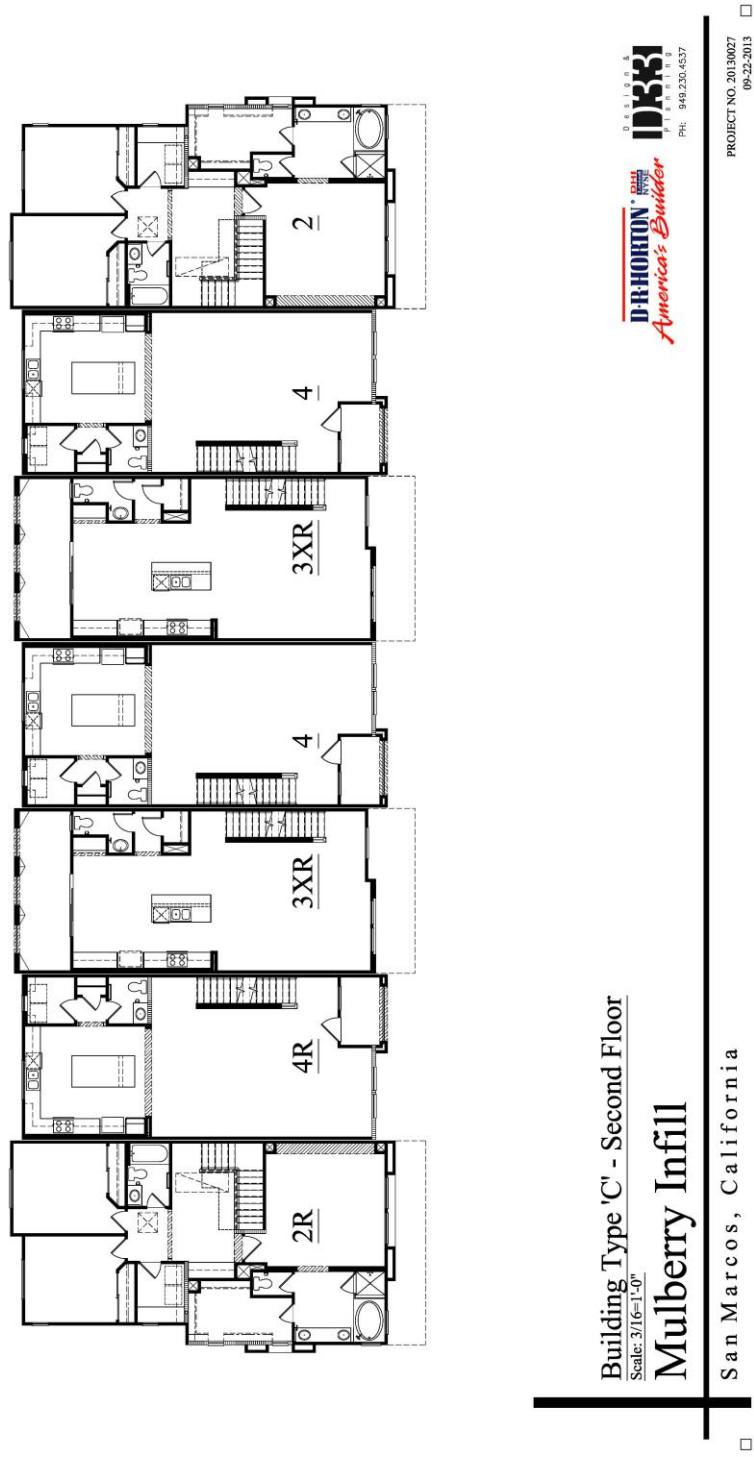
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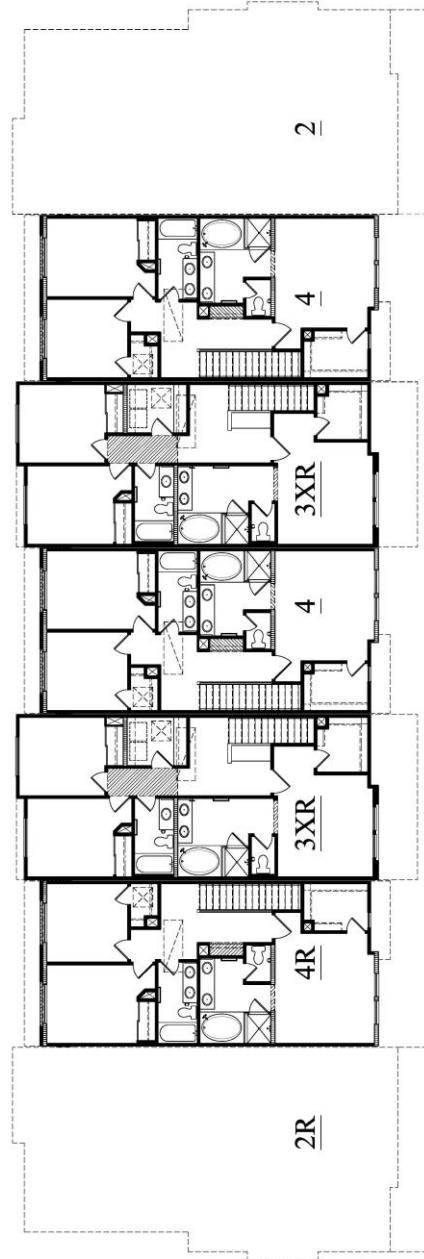
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Figure 3-21
Building Type 'C' - Second Floor



□
Figure 3-22
Building Type 'C' – Third Floor



Building Type 'C' - Third Floor
Scale: 3/16=1-0"

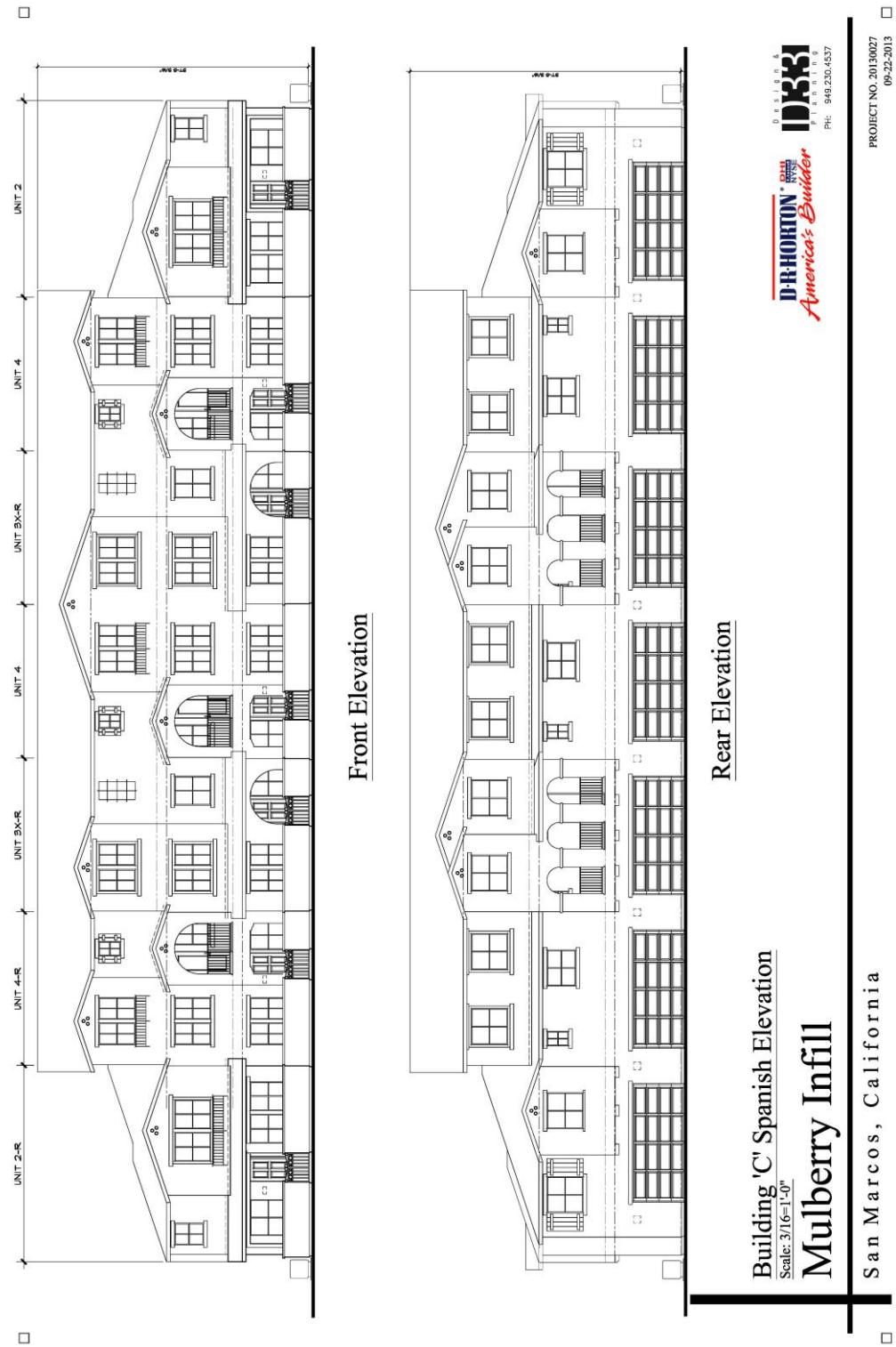
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Figure 3-23
Building 'C' Spanish Elevation (Front and Rear)



□
Figure 3-24
Building 'C' Spanish Elevation (Sides)

