

Mission316

Specific Plan

SP14-001

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

Developed By:
Integral Communities
San Diego Division
2235 Encinitas Boulevard, Suite 216
Encinitas, CA



Architecture By:
Summa Architecture
5256 S. Mission Road, Suite 404
Bonsall, Ca



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

The Mission 316 Specific Plan Area will include residential development with a maximum total of 93 dwelling units. The residential development rests on 9.28 acres gross of partially developed and disturbed land in the north and eastern portion of the City of San Marcos. The plan area is proposed to be decreased to 8.98 gross acres (6.6 net acres), through a boundary adjustment and dedication of right of way. The 93 units are currently situated on a total of three parcels; APN 220-210-10 is 1.26 acres net, APN 220-210-41 is a total of 4.20 acres net, APN 220-210-46 totals 1.147 acres net, within the limits of the City of San Marcos, Ca. = The topography of the site increases significantly in elevation from the south to the north, climbing nearly 30' from the entrance to the Project off of Mission. In keeping with the grade, two types of 3 story residential condominium units are planned. The Mission 316 Specific Plan Area has been designed to be an aesthetically pleasing product, complimentary to existing residential stock within the surrounding areas and the City of San Marcos as a whole. The Mission 316 Specific Plan Area adheres to the principles outlined in the General Plan for core areas of the City. Private open space and recreational acreage will be provided to balance the residential aspect of the Mission 316 Specific Plan Area.

Table 1-1
Acreages

Parcel	Gross Acreage	Net Acreage
220-210-10	3.1403	1.2595
220-210-41	4.6314	4.203
220-210-46	1.214	1.147
Total	8.9857	6.6095

The Mission 316 Specific Plan Area establishes a medium-density community of residential development that will provide a visually complementary product from the vantage of Mission Avenue as well as to the existing housing near the site. Mission 316 will add a variety of features that complement the existing neighborhood. The plan area offers a transitional zoning type of product between the existing uses to the South and the residential neighborhoods to the north, west, and east of the planning area. Additionally the implementation of this Specific Plan will provide added residential stock to the City of San Marcos with medium-density residential development. The existing neighborhood is a well-established community in San Marcos and is primarily characterized by

commercial and residential development with nearby industrial along East Mission Road and along State Route 78 (SR-78).

The Mission 316 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 (if applicable), 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 Mission 316 Specific Plan Area:

- Incorporate a medium density multi-family residential development into the neighborhood that serves as a transitional residential use to the surrounding low-density residential neighborhood and to the Heart of the City and Town Center areas.
- Provide increased housing opportunities in the market by introducing a range of unit sizes and a number of different bedroom counts including two, three, and four bedroom units to accommodate a large 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 condominium units between the commercial, Mobile home and industrial uses to the south and east, and single family residential development to the north, east and west and planned residential development to the East.

- Provide a visually pleasing street scene with medium-density development through architectural design, unified landscape theme, and recreation areas providing continuity along Mission Road.
- 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 guiding plan that provides for the efficient and timely implementation 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 Mission 316 Specific plan Area. The Mission 316 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 Mission 316 Specific Plan support the 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 Mission 316 Specific Plan incorporates and applies the broader policies and goals of the City of San Marcos's General Plan. The Mission 316 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 Mission 316 Specific Plan document. The regulations, standards, and development procedures established within this Specific Plan supersede the provisions of the City Zoning Ordinance.

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

Mission 316 Specific Plan is located in the northern central portion of San Diego County. The plan area is centered near State Route 78 (SR-78) and Interstate 15 (I-15) as depicted on the Regional Map (figure 2-1). The Mission 316 Specific Plan encompasses three parcels for a total of 9.275 acres of partially developed and disturbed land in the Northern and Eastern portion of San Marcos. APN 220-210-10-00 totals 3.43 acres, APN 220-210-41-00 totals 4.63 acres, and APN 220-210-46-00 is a total of 1.21 acres. The acreage within the Specific Plan Area is currently located in the Heart of the City neighborhood of San Marcos, on Mission Drive, and is depicted on the Vicinity map (Figure 2-2).

The City of San Marcos Civic Center is located to the southwest of the Mission 316 Specific Plan, on the opposite side of Mission Road. Directly south of the Mission 316 Specific Plan on the opposite side of Mission Road is an open space area, situated next to the NCHS San Marcos Health Center. The Twin Oaks Valley Mobile Home Park is located to the southeast of the Mission 316 Specific Plan on the opposite side of Mission Road. Directly north of the Mission 316 Specific Plan is an existing residential and disturbed open space area. East of the Specific Plan area is an existing light industrial and commercial space and self-storage units and to the west is an open space area currently zoned Commercial.

The Mission 316 Specific Plan area is bordered by East Mission Road to the south, Woodward Street to the west and Falcon Place to the east. The Inland Rail Trail and Rail Sprinter line is located to the south and runs along East Mission Road. The nearest Sprinter line stop is the San Marcos Civic Center stop, located southwest of the Specific Plan area at the corner of Woodward Street and East Mission Road. The nearest Breeze bus stop is the Mission Road and Val Preda San Marcos Health Center stop and is located directly across the street on the

south side of East Mission Road. The Mission 316 Specific Plan area can be accessed directly from East Mission Road.

Figure 2-1
Regional Map

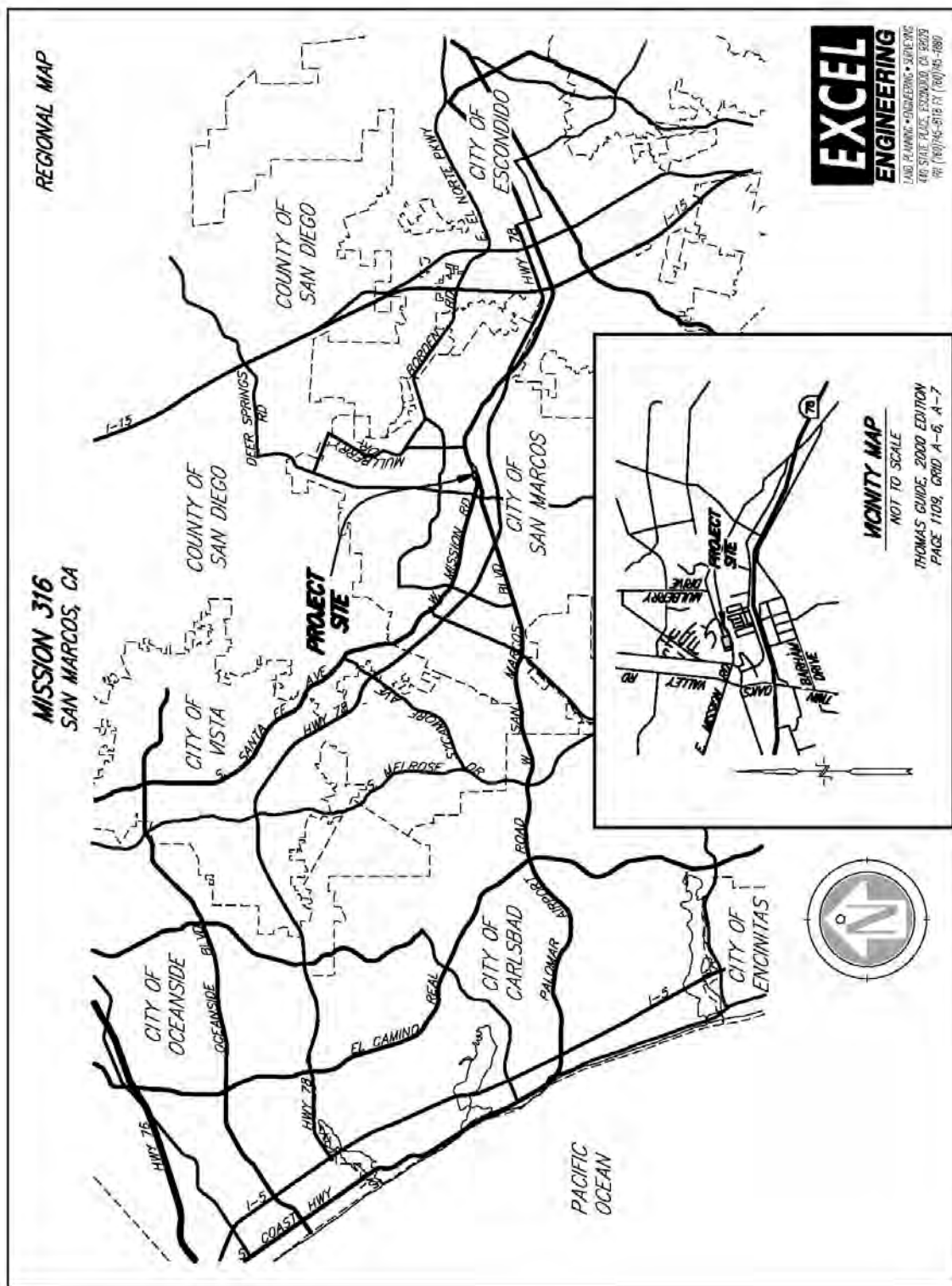


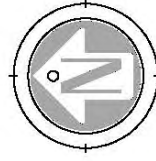
Figure 2-2
Vicinity Map

VICINITY MAP

MISSION 316
SAN MARCOS, CA



REFERENCE:
THOMAS GUIDE,
2000 EDITION
PAGE 1109, GRIDS
A-6 & A-7



NOT TO SCALE

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
440 STATE PLACE, ESSLAND, CA 92029
PH: (760) 745-8118 FX: (760) 745-1880

2.2 Surrounding Land Uses

The areas surrounding the Mission 316 Specific Plan has been developed with a variety of uses from existing low density residential to the north and more low density residential uses to the south and east. Commercial and Civic uses are located in the vicinity as well as various industrial uses near to the plan area. Mission 316 Specific Plan is bounded by Mission Drive and the Inland Rail Trail to the south, Woodward Street to the west, Falcon Place to the east, and disturbed open space to the north. Immediately north of the Specific Plan area is a low-density residential neighborhood, which includes some disturbed open space that buffers the Plan Area along the northern hillside. Low-density residential is located to the south of the Specific Plan Area, as well as small pockets of industrial use acreage. A mobile home park (R-MHP) is located to the south and east of the plan area. The industrial (I) uses are located adjacent to the Specific Plan Area on the southern side of Mission Road as well as a pocket of industrial acreage to the east of Falcon Place. Commercial (C) zoned and Office Professional (OP) parcels are located to the south and west of the Mission 316 Specific Plan area. These parcels include the San Marcos Civic Center. Another pocket of Commercial zoned parcels is located to the east of the plan area. Both the commercial zoned parcels to the east of the plan area and the adjacent industrial parcels are in transition to neighborhood Commercial (NC) zoning, with the parcels adjacent to Mission Road slated to become Office Professional. The Mission 316 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 Mission 316 Specific Plan will establish a pocket of medium-density residential, and will act as a transitional use between the residential developments to the north, east, and south and the commercial and industrial uses to the south, west, and east. medium-density Residential units provide screening between the current industrial or planned commercial uses in the area, and provides a transition from urban development close to Mission road to the more low density residential character of development that stretches North on Mission Drive.

2.3 Existing Site Conditions

The Mission 316 Specific Plan Area exists as disturbed and partially developed land. The Specific Plan Area site is surrounded by development and historically was used as a borrow pit for decomposed granite for construction. One home was previously located on the site, which has since been removed, except for the original concrete foundation pad. The Specific Plan Area is located approximately 0.73 miles North of State Route 78 (SR 78), near the San Marcos Civic Center Sprinter Station, and approximately 3.5 miles West of Interstate 15 (I-

15), both of which will provide regional access as shown on Figure 2-2 (Regional Map).

The topography of the site slopes steeply downward from a knoll above the property from the north to the south toward Mission Road. The sloping topography rises slightly on the northern portion of the site as well as the southern portion of the site creating a bench in the center of the Specific Plan Area. Elevation changes slightly, sloping at a gentle decline from the east to west roughly following Mission Road.

There are a series of existing easements located on within the site.

There are three APN's associated with the Mission 316 Specific Plan Area, they are APN 220-210-41, 220-210-10, and 220-210-46. All APN's have existing easements. APN 220-210-41 has six existing easements, APN 220-210-10 has four existing easements, and APN 220-210-46 has four existing easements.

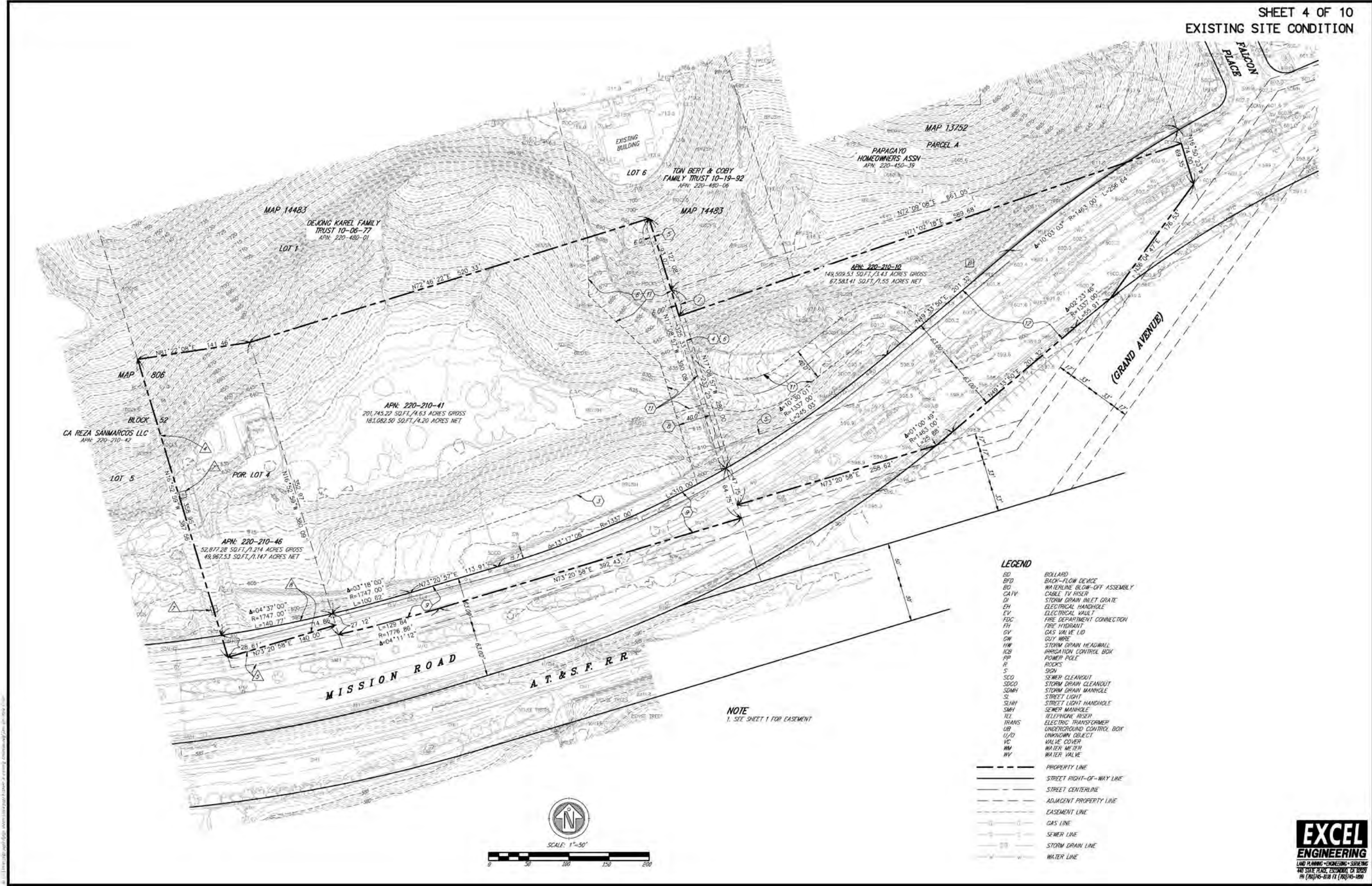
The six existing easements on APN 220-210-41 are as follows: An easement located along the southern portion of the parcel near the existing lot line for a line of poles with wires and is to be quitclaimed. An easement located along the eastern edge of the parcel for public utilities ingress/egress and is to be quitclaimed. An easement located along the eastern edge of the parcel, 6 foot out from another existing easement for public utilities ingress/egress and is to be quitclaimed. An existing easement runs along the entire eastern portion of the parcel for a proposed private road and is to be quitclaimed. An existing easement is located along the southern edge of the parcel in between the Right of Way Line and the Boundary Line for a public highway, and shall remain in place. An easement located near the eastern portion of the parcel for access purposes and is to be quitclaimed.

The four existing easements on APN 220-210-10 are as follows: An easement runs through the center of the parcel for public utilities ingress/egress and is to be quitclaimed. An easement located at the western edge of the parcel near the Existing Lot Line for public utilities ingress/egress and is to be quitclaimed. An easement located at the southwestern corner of the parcel for public utilities ingress/egress and is to be quitclaimed. An easement located at the northern central area of the parcel for access and driveway and is to be quitclaimed.

The four existing easements on APN 220-210-46 are as follows: An easement located at the north-western edge of the parcel at the Boundary Line for public utilities ingress/egress and is to be quitclaimed. An easement located at the southern edge of the parcel at the Boundary Line and Existing Lot Line for a county highway and is to be quitclaimed. An easement at two locations at the western edge of the parcel at the Boundary Line for public utilities ingress/egress

and is to be quitclaimed. An easement located at the southern edge of the parcel at the Existing Right of Way Line and the Existing Lot Line for a public highway.

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 Mission 316 Specific Plan. In addition this Specific Plan incorporated input from the City of San Marcos staff to the Specific Plan Area.

General Location

The Mission 316 Specific Plan is the ideal location for a medium-density residential development. The location provides space to build a buffer between existing industrial, commercial, and mobile home units to the south and existing low and medium-density residential to the north. The Mission 316 Specific Plan 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 transit oriented and/or 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 formerly a single family residence. The San Marcos General Plan (Figure 2-4) currently designates the site as commercial within the Heart of the City Specific Plan Area. The acreage currently located in the Heart of the City neighborhood of San Marcos, on Mission Drive, is depicted on the Vicinity map (Figure 2-2) and shall become the Mission 316 Specific Plan Area upon approval of a General Plan Amendment.

The current Specific Plan design was developed with the relatively small acreage in mind. Additionally the developers will conduct a Boundary Adjustment and reduce the acreage of the site by .29 acres from 9.27 acres to 8.98 acres. With these constraints taken into consideration, the prudent design necessitated medium-density residential development to maximize the use of the site, while still retaining the character of the neighboring areas. The current design maximizes the benefits of the 8.98 acre Specific Plan site settling on a density of 10.3 dwelling units per acre, which falls in line with low to medium-density residential development of 8.1-12 dwelling units per acre. The medium-density residential provides the ideal density to separate the surrounding residential developments from industrial and commercial uses to the south by adding attractive multi-family housing units as a transitional residential use. Incorporating medium density residential development into the Plan Area allowed the project to incorporate more open space areas within, which otherwise would have been difficult to provide with a higher density use. This key benefit within the Mission 316 Specific Plan Area created a developable area that maximized the relatively small gross acreage of the site.

The Mission 316 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 Mission 316 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. This document takes authority from City of San Marcos General Plan and derives the working mechanisms needed to implement the plan's authority from Chapter 20.250 of the City of San Marcos Zoning Ordinance.

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 Mission 316 Specific Plan's consistency with those goals. As detailed in Table 2-1, the Mission 316 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 Mission 316 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 Mission 316 Specific Plan Area is a Medium-Density Residential development Specific Plan. The plan would provide 10.4 dwelling units per acre. The medium density classification 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 Mission 316 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.

Mission'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 Mission 316 development will create those much needed units in San Marcos, providing a product 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 Mission 316 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 Mission 316 Specific Plan Area is a smart grown infill development that will contribute to the populace and will help sustain San Marcos through any type of economic environment.

Figure 2-4
City of San Marcos Land Use Plan

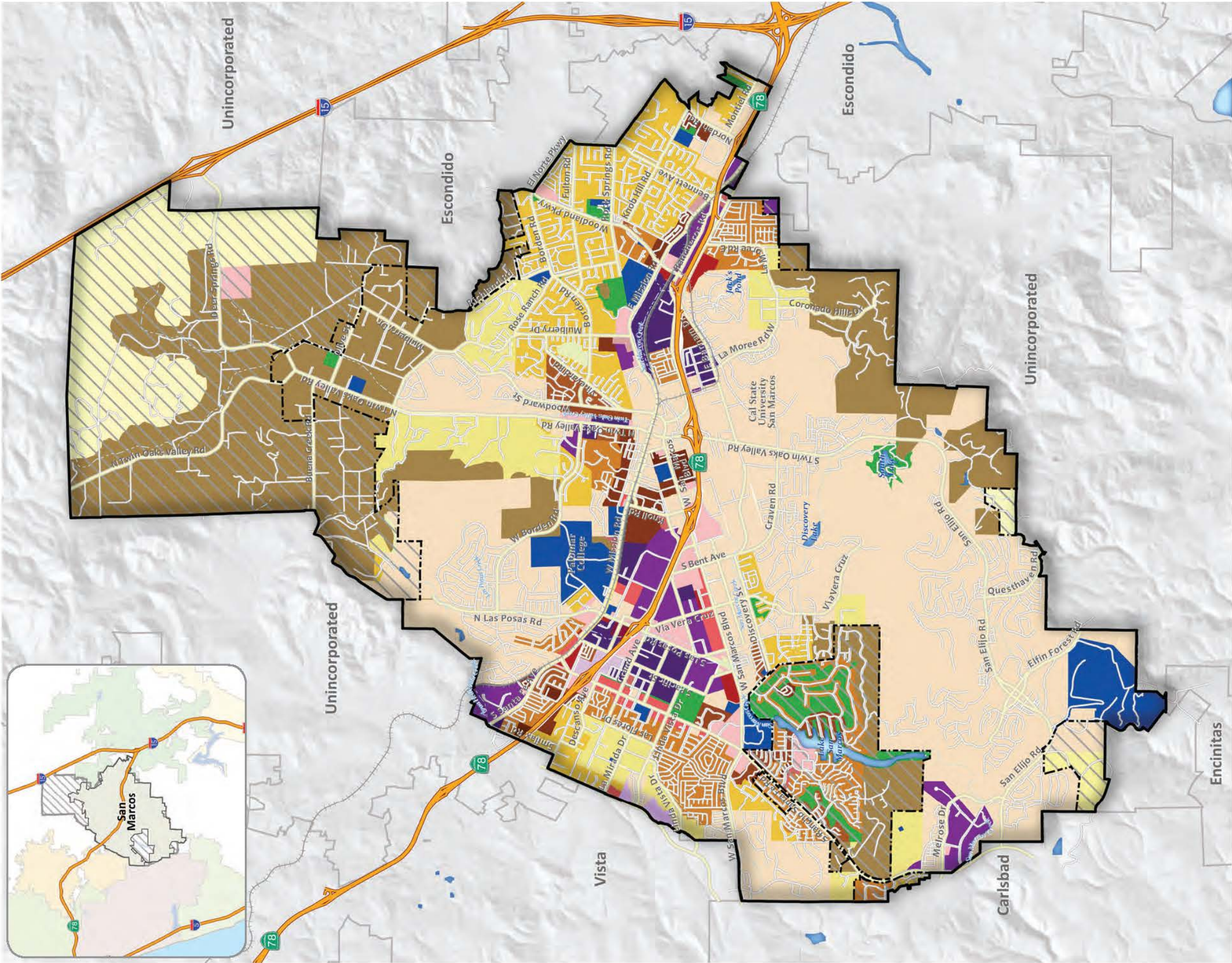


FIGURE 2-5

City of San Marcos
Land Use Plan



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 Mission 316 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. Mission 316 is also located in close proximity to bus and light rail options for the residents of the community. There are a variety of bike trails and walking trails within minutes from the Specific Plan Area. Location and access to these transportation options transform Mission 316 from an ordinary development into a development with a variety of options, making the Specific Plan Area a more desirable location.

Mission Road is the main vehicular transportation corridor that will service the Specific Plan Area. This roadway 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 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 Community 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 Mission 316 Specific Plan Area. The location of Mission 316 will give the residents many options increasing the quality of life within the Mission 316 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 Mission 316 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 Mission 316 development as well as add a desirable looking product to the neighborhood and a visually pleasing development on Mission Drive.

To achieve San Marcos's water quality goals, the Mission 316 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 – The Parks, Recreation, and Community Health Element are crafted to enhance the health of residents by providing a plethora of outdoor recreational activities. These goals are intended to provide residents with an increased quality of life.

Mission 316 will incorporate private passive open space into the Specific Plan Area. Private open space includes landscaping, open space areas allotted to water quality mitigation, and preserved open space. Additionally each unit shall include a portion of private open space; either through a combination of balconies, or courtyard space for homeowners. These open space areas are located within the private resident property and are to be maintained by the homeowners. The Specific Plan area shall also include areas of common open space which includes landscaping, enhancing the visual look of the site and providing residents with a pleasant living experience.

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.

The Mission 316 Specific Plan takes into account the local, regional, and state laws governing safety, by incorporating those rules and regulations into the design and build out of the site.

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 Mission 316 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.

Mission 316 shall either build the required amount of affordable units onsite or contribute an in lieu fee, in effect at such time that the in lieu fee is due, to the City of San Marcos's Affordable Housing Program. .

2.5.2 City of San Marcos Zoning Ordinance & Grading Ordinance

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 City'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.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of the Mission 316 Specific Plan Area. The Plan Area governs the structure of the Plan components and will create a medium-density residential development, and will aid in the development of the surrounding uses of the neighborhood. The Mission 316 Specific Plan implements a residential density at a maximum of 10.4 dwelling units per acre. A General Plan Amendment will transfer those all portions of the Mission 316 Specific Plan that lay within the Heart of the City neighborhood into the Mission 316 Specific Plan Area. With adoption of the General Plan Amendment the Mission 316 Specific Plan is consistent with the General Plan.

Grading Ordinance - The City of San Marcos Grading Ordinance was developed to facilitate a legal frame work to process grading permits in a manner conducive to best management practices, which promotes quality engineering, and reduces environmental damage. The Mission 316 will, wherever possible, conform to the City of San Marcos' Grading Ordinance. In some areas of grading, the Mission 316 Specific Plan had to incorporate accommodate slopes and walls taller than 20' in height and setbacks less than 5' to ensure the Specific Plan area could become an economically viable site. The site in general is steeper in slope than would be allowed under the current Grading Ordinance.

2.5.3 Compliance with CEQA

A Mitigated Negative Declaration for the Mission 316 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

Mission 316 is a unique addition to the San Marcos residential housing stock. Mission 316's contemporary take on development will contribute 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, as well as serving a first time home buyer market which has strong demand. The addition of the Mission 316 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 Mission 316 Specific Plan Area combines varied architectural design with contemporary building materials, creating a cohesive mix of residential condominium units and open space. The design aesthetic and materials used in the Mission 316 Specific Plan Area will blend with the natural surroundings found throughout the region including rock, brick, and stone and will complement the design vision of the City of San Marcos. Building design

shall be consistent with design standards set forth by the City of San Marcos. Mission 316 has incorporated these requirements into the Specific Plan Area. Mixing an assortment of elevational styles combined to make several differing building types of attached condominium units adds variation to the Specific Plan Area and fosters architectural diversity and visual interest in the site design. These qualities enhance Mission's aesthetic and complement the surrounding residential areas, while adding attractive housing and an underserved housing option to the City of San Marcos' housing stock. Additionally the site layout incorporates the goals listed below to develop the Mission 316 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 Mid-Block View



Figure 3-2
Site Rendering Easterly view



Figure 3-3

Site Rendering Westerly View



3.2 Design Elements and Standards

Mission 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 Mission 316 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 Mission 316 Specific Plan Area. Those guidelines establish specific items development must meet. Design guidelines will cover such items as the land use of Mission 316, which provides an overall look at the Specific Plan Area's design and use guidelines (Section 3.2.1). Section 3.2.2 shall provide details on the building types, unit types and unit totals proposed within the Specific Plan Area. Density describes the intensity of buildings occupying the site (Section 3.2.3). Setbacks will set parameters on how buildings shall be located within the Specific Plan Area (Section 3.2.4). Heights and stories provide information on building heights and total number of stories each building shall include (Section 3.2.5). Lot coverage provides information on the amount of acreage within the Plan Area that shall be dedicated to residential, open space, and other land occupying aspects (Section 3.2.6). Parking will provide details on the amount of required and provided parking within the Specific Plan Area (Section 3.2.7). Open space will expand upon the amount and type of open space provided on the site (Section 3.2.8). Finally, building materials will detail the types of materials used for building construction and give a feel for the overall design of the building product (Section 3.2.9). With these items in place, Mission will establish itself as the model for development within the Specific Plan Area.

3.2.1 Land Use Plan

Mission 316 is situated on three parcels with a total of 9.275 acres along Mission Avenue located within the Heart of the City neighborhood of San Marcos. The Specific Plan would change the neighborhood from Heart of the City to Specific Plan Area. The developers of the Mission 316 Specific Plan shall also conduct a boundary adjustment to reduce the total acreage. Parcel 220-210-10 will be adjusted south approximately 30' to reduce the total acreage of 3.43 to a final acreage of 3.14. The reduction in acreage will reduce the total gross acreage from 9.275 to final total gross acreage of 8.98 acres. This approximately 9 acre development will include 93 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 east, and residential neighborhoods to the north, south, and west. The Mission 316 Specific Plan area includes 93 residential condominium dwelling units and a minimum of 200 sf of private courtyard space

for each Plan 3 Townhome unit, 250 sf of private courtyard space for each Plan 3 Courtyard unit, both of which contain ground floor living space and a minimum of 70 sf of private balcony space for all other units within the Plan Area (Figure 3-4). Residential dwelling units are attached condominiums, with three plan types divided into four different building configurations, which vary the look of the site, thereby avoiding uninteresting visual architecture. Mission's open space is divided into three categories; private common open space, common open space, and bio-retention open space. All categories of open space combine to create a balance landscape, adding cohesiveness to the land use plan.

Figure 3-4
Mission Residential Site Development Plan



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MISSION 316

OCTOBER 24 2014
SCALE 0 30 60 90

CONCEPTUAL SITE PLAN

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Bonsall, CA 92003
760.724.1198

3.2.2 Residential Development

The Mission 316 Specific Plan Area residential development totals 93 residential condominium dwelling units on 8.98 acres of land. There are 93 single-family attached condominium dwelling units in the Specific Plan Area. The residential dwelling units consist of three plan layouts distributed evenly throughout the site within four different building types. Units in the Mission 316 Specific Plan Area are a maximum of three story single-family attached units. Trash receptacles are required to remain inside each residential condominium unit's garage area and will use approximately 5' of space within the garage. . Each garage unit within the Mission 316 Specific Plan Area includes storage space. By requiring trash receptacles to remain inside the garage of each unit, Mission retains clean exterior spaces without compromising the design aesthetic of the Specific Plan Area, at the same time retaining sufficient garage clearance for each unit.

Building Configurations- There is a total of 21 attached condominium buildings, which will be featured in two distinct building configurations. Those buildings are noted as the courtyard building Type and the Townhome building type. Townhome buildings will include 3 distinct building styles, while the courtyard product features 4 distinct styles of buildings. Each type building will feature a mix of three different unit plan types. A total of four The Townhome buildings will house 24, two bedroom plan 1 type unit, 14, three bedroom plan 2 type unit, and 16, 3 bedroom plan 3 type unit. Courtyard buildings will feature 15, three bedroom plan 1 units, 16, four bedroom plan 2 units, and 8, three bedroom plan 3 units. The attached condominium units provide residents with an attractive, quality product in a variety of styles and bedrooms. These units will complement the Mission 316 Specific Plan and add needed units to San Marcos.

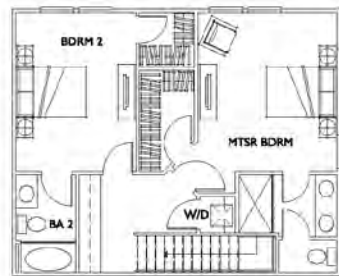
Condominium Units- Mission 316 will be comprised of 2 styles of buildings; Townhome Buildings (Figure 3-6 through 3-11), and Courtyard buildings (Figure 3-13 through 3-140, with each building type featuring three unit plans (figure 3-5 for Townhome, and 3-12 for Courtyard), each with unique specific features. Each unit within the Specific Plan Area shall include a two-car garage and designated storage space. The units within the plan area were designed with a mix of bedrooms, bathrooms, and differing amenities to accommodate a range of family needs and broaden the variety of units available within the City of San Marcos. Plan 1 Townhome units are 1,150 square foot (sf), 2 bedroom, 2.5 bathroom units, over a 2 car garage. Plan 1 units in the Courtyard buildings are slightly larger, 1,400 sf, but include the same bedroom, bathroom and garage configurations. There are a total of 24 Townhome Plan 1 units, and 15 Courtyard Plan 1 units, for a total of 39 Plan 1 units in the Mission 316 Specific Plan Area. There are 14 Townhome and 16 Courtyard units for a total of 30 Plan 2 units within the plan area. Townhome Plan 2 units total 1,300 sf, 3 bedrooms and 2.5 bathrooms. Courtyard Plan 2 units are again slightly larger totaling 1,650 sf, but

maintain the same bedroom bathroom and garage count as the Townhome Plan 2 units. Plan 2 units include 2 stories over a two car garage. There are a total of 16, 1,575 sf Townhome Plan 3 units, which include 3 bedroom, 3.5 bathroom units. A unique feature of the Plan 3 units is the inclusion of additional flex room on the ground floor. Eight, 1,900 sf courtyard plan 3 units round out the Mission 316 Specific Plan Area, which feature identical bedroom, bathroom, and garage parking as the Townhome units.

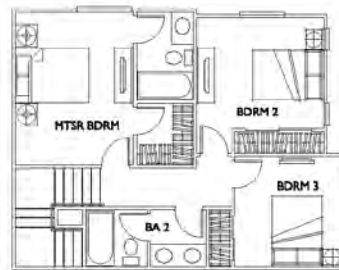
Table 3-1 Building/Unit Summary

Unit Summary				
Bldg Type	Plan Type	Unit Count	Bedrooms	Sf
Carriage	Plan 1	24	2 (48)	1,150
	Plan 2	14	3 (42)	1,300
	Plan 3	16	3 (48)	1,575
Subtotal		54	138	
Courtyard	Plan 1	15	3 (45)	1,400
	Plan 2	16	4 (64)	1,900
	Plan 3	8	3 (24)	1,650
Subtotal		39	133	
Total		93	271	

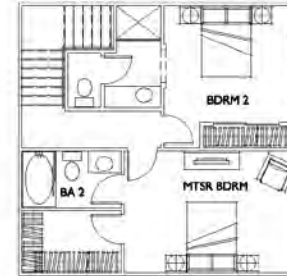
Figure 3-5
Conceptual Townhome Floor Plans
& Composite Building Configurations



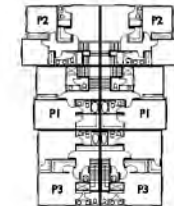
3RD FLOOR



3RD FLOOR



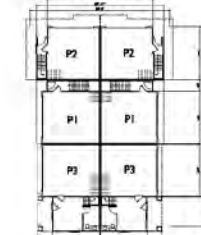
3RD FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR

TYPICAL BUILDING
COMPOSITE



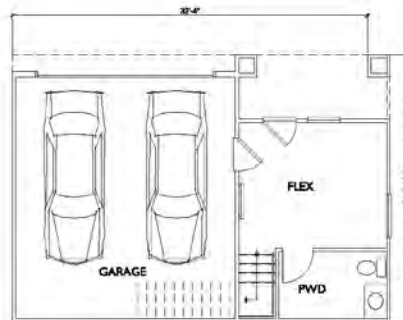
2ND FLOOR



2ND FLOOR

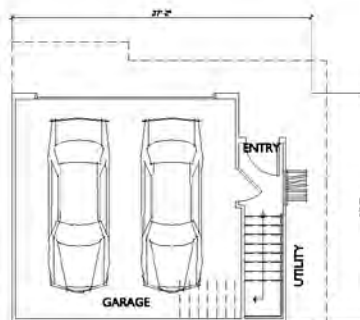


2ND FLOOR



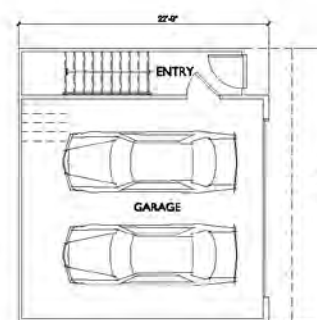
1ST FLOOR

PLAN 3
3 BED/3.5 BA
1,575 SF



1ST FLOOR

PLAN 2
3 BED/3.5 BA
1,300 SF



1ST FLOOR

PLAN 1
2 BED/2.5 BA
1,150 SF

SAN MARCOS, CA

MISSION 316

TOWNHOME FLOOR PLANS

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
(760) 419-5432

AUGUST 12, 2014
SCALE 0 4 8 12

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ARCHITECTS

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Bonelli, CA 92003
760.724.1198

Figure 3-6
Townhome Building A Elevations



RIGHT

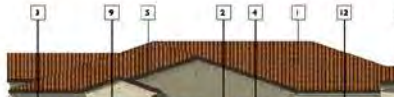


Figure 3-7
Townhome Building B Elevations



RIGHT

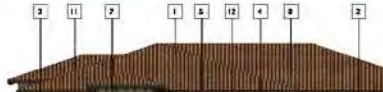


Figure 3-8
Townhome 4Plex A Elevations



RIGHT E



Figure 3-9
Townhome 4Plex B Elevations



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PERSPECTIVE

ELEVATION NOTES

- 1 ROOF - CONCRETE'S TILE
- 2 WALLS - STUCCO
- 3 TRIM - 2 X STUCCO OVER
- 4 RAIL - DECORATIVE METAL
- 5 FASCIA - 2 X 6 RESAWN WOOD
- 6 BRICK VENEER
- 7 DECORATIVE WOOD SHUTTERS
- 8 DECORATIVE AWNING
- 9 DECORATIVE CORBEL
- 10 DECORATIVE WOOD OUTLOOKERS
- 11 DECORATIVE WOOD RAFTER TAILS
- 12 SECTIONAL GARAGE DOOR



PERSPECTIVE

SAN MARCOS, CA

MISSION 316

CARRIAGE 4PLEX B ELEVATIONS

INTEGRAL COMMUNITIES
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Encinitas, CA 92024
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760.724.1198

Figure 3-10
Townhome 3Plex Elevations



RIGHT E

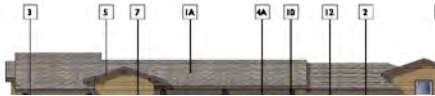


Figure 3-11
Townhome Duplex Elevations



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PERSPECTIVE

ELEVATION NOTES

- 1 ROOF - CONCRETE'S TILE
- 1A ROOF - COMPOSITION TILE
- 2 WALLS - STUCCO
- 2A WALLS - LAP SIDING
- 3 TRIM - 2 X STUCCO OVER
- 4 RAIL - DECORATIVE METAL
- 4A RAIL - DECORATIVE WOOD
- 5 FASCIA - 2 X 6 RESAWN WOOD
- 6 BRICK VENEER
- 7 DECORATIVE WOOD SHUTTERS
- 8 DECORATIVE AWNING
- 9 DECORATIVE CORBEL
- 10 DECORATIVE WOOD OUTLOOKERS
- 11 DECORATIVE WOOD RAFTER TAILS
- 12 SECTIONAL GARAGE DOOR



PERSPECTIVE

SAN MARCOS, CA

MISSION 316

CARRIAGE DUPLEX ELEVATIONS

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Encinitas, CA 92024
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SEPTEMBER 9, 2014
SCALE 0 8 16 24

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ARCHITECTURE

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Figure 3-12
Courtyard Floor Plans



Figure 3-13
Courtyard Building A Elevations



RI



Figure 3-14
Courtyard Building Elevations



3.2.3 Density

The Mission 316 Specific Plan consists of 93 units on a final total acreage of 8.98 acres of land for a density of 10.36 units per acre (Table 3-2). Developers shall conduct a boundary adjustment concurrently with a General Plan Amendment and the processing of the Mission 316 Specific Plan. This reduction shrinks the total gross acreage from 9.275 acres to the final gross acreage of 8.98 acres. Three story buildings were designed into the Mission 316 Specific Plan Area to maximize the relatively small acreage of the site. Increased density allowed for the maximization of common open space within the Specific Plan Area by decreasing the amount of building space spread throughout the site.

Table 3-2 Density

Attached Units	93
Total Units	93
Gross Acreage	8.98
Total Density	10.36 Units/Acre

3.2.4 Setbacks

Minimum setbacks have been established for the Mission 316 Specific Plan Area. Setbacks give the Plan Area separation between buildings as well as creating a buffer zone between neighboring developments (Table 3-3).

Mission Road Setbacks – The Mission Road setbacks for Mission 316 Specific Plan Area are a minimum of 20 feet from right of way or 30 feet from face of curb.. This minimum setback shall act as the guiding requirement for any future development within the Specific Plan Area.

Interior/Private Driveway Setback – Interior/Private Driveway setbacks in the Specific Plan Area shall be no less than 3 feet from the interior private driveways. This setback shall remain in place and guide all development within the Plan Area.

Alley Setbacks – Alley setbacks within the Plan Area are 0' from interior buildings. The areas are driveway entrances to the garage of each unit within the buildings.

Property Boundary Setbacks – Property boundary setbacks within the Mission 316 Specific Plan Area shall be a minimum of 30 from the Plan Area's property line. Future development within the Mission 316 Specific Plan Area shall conform to this setback and shall not be more than established herein.

Parking Setbacks (Any Property Line) – Any parking located within the Mission 316 Specific Plan Area, from any property line, shall be setback no less than 5 feet. Future development within the Plan Area shall conform to the standard set herein.

Building Separation – Buildings shall be separated by no less than 20 feet from another building or group of buildings.

Table 3-3 Setbacks

Setback Location	Minimum Setback Distance
Mission Road Setback	30 ft
Interior/Private Driveway Setback	3 ft
Alley Setbacks	0 ft
Property Boundary Setback	30 ft
Parking Setback	5 ft
Building Separation	20 ft

3.2.5 Heights and Stories

The maximum height of any building within the Mission 316 Specific Plan Area is 45 feet (Table 3-4). All single-family condominiums within the Plan Area are three story structures that do not exceed the 45 foot height maximum. Townhomes shall be 36' in height, whereas the Courtyard townhomes shall be 45' in height.

Table 3-4 Heights and Stories

Building	Maximum Height
Attached Multi-family Condominium Units	
Townhomes	40'
Courtyard Townhomes	40'
Plan 1 Units	
3 Stories	2 stories over two-car garage
Plan 2 Units	
3 Stories	2 stories over two-car garage
Plan 3	
3 Stories	2 stories over two-car garage/Flex Space ½ bath.

3.2.6 Lot Coverage

Building sf, landscaping, and parking are a few of the parts that make up the total lot coverage for Mission (Table 3-5). When shown together, they present hard data on the overall construction and layout of development within the Mission 316 Specific Plan Area. The City of San has mandated that projects within their sphere of influence must meet certain benchmarks to maintain consistency with water quality goals and the General Plan. The lot coverage of the Plan Area will detail the exact proportions of the lot to be covered and the type of development that will occupy that coverage.

Table 3-5 Lot Coverage

Area	Square Feet	Coverage %
Buildings	55,919 sf	19.8 %
Parking	3,755 sf	1.3 %
Common Driveways	61,770 sf	21.9 %
Landscaping	160,781 sf	57.0 %
Total Lot	282,225 sf	100 %

3.2.7 Parking

Each residential unit in the Mission 316 Specific Plan Area shall have a two-car garage. This requirement maximizes the space of the Plan Area and allows the designers to utilize the extra space to provide a higher quality product. There are a total of 186 garaged parking spaces.. The Mission 316 Specific Plan provides 31 guest parking spots located throughout the Specific Plan Area shown on Table 3-6 below.

Table 3-6 Parking

Guest Parking		31 Spaces
Bldg Type	Unit Type	Units/Spaces
Carriage	Plan 1	24/48
	Plan 2	14/28
	Plan 3	16/32
Subtotal		54/108
Courtyard	Plan 1	15/30
	Plan 2	16/32
	Plan 3	8/16
SubTotal		39/78
Total		93/186 + 29 (215 total)

3.2.8 Open Space

All open space within the Mission 316 Specific Plan Area is private open space to be maintained by the developments residents through a homeowners association or some similar association. Open space in the Mission 316 Specific Plan Area consists of two types of open space; Common Passive open space and landscape areas to include water quality detention basins, and common active open space (Figure 3-15). Common open space allows the residents of Mission to visually enjoy the outdoor areas. The common passive open space in the Mission 316 Specific Plan Area includes all of the landscaped areas that are not active recreational open space. Common active open space, are areas within the Specific Plan residents can physically enjoy. There are 2 recreation areas within the specific plan. A large recreational open space area is located at the western-most edge of the Plan Area, while the second recreational open space area lies at the center of the Plan Area along Mission Drive. Active open space excludes such area as common driveways, parking areas, and slopes. A large passive open space area is located in the north-central portion of the Specific Plan Area. Undisturbed land will make up approximately 0.84 acres of the net total of the Specific Plan Area. This area is to be left untouched and does not factor in the open space calculations; all calculations are based on gross area. These areas in Mission are included in Table 3-7 below. Private open space includes all of the open space privately maintained by individual condominium owners. There are a total of 24 Plan 3 units within the Specific Plan Area. Plan 3 units are the only units within the Plan Area with ground floor living space. There are a total of 16 Plan 3 Townhome units, each including 200 sf of private courtyard open space for a total of 3,200 sf of private open space. The reduction of 800 sf of open space is mitigated with the addition of an increase

of 37,759 sf of common open space with grades of less than 10% over the required amount of 40,680 sf. In addition each plan 1 and 2 unit includes an extra 20 sf of private balcony open space which mitigates the loss of 800 sf from the Plan 3 Townhome units adding an additional 820 sf of private open space within the Plan Area after the mitigation. Plan 3 Courtyard units provide 250 sf of private courtyard open space for a total of 2000 sf of private open space. Plan 1 and Plan 2 units shall include 70 sf of private balcony space for each unit.

Table 3-7 Open Space

Open Space	Total sf
Common Open Space (Grades 10% or more)	104,479sf
Common Open Space (Grades 10% or less)	78,439 sf
Private Open Space	10,030sf
Bio-Retention Area	3,866 sf
Total Open Space	198,814 sf

OPEN SPACE EXHIBIT FOR
MISSION 316
SAN MARCOS, CA

MISSION 310
SAN MARCOS, CA

APN 220-480-01

APN 220-480-06

APN 220-450-38

APN 220-310-10

APN 220-210-46

APN 220-210-42

MISSION ROAD (PUBLIC)

RECREATION AREA

PARKING SUMMARY

COVERED PARKING	186 SPACES
GUEST PARKING	31 SPACES
TOTAL PARKING	217 SPACES
PARKING RATIO	2.33 SPACES/UNIT

OPEN SPACE CALCULATION FOR ATTACHED
UNIT SUMMARY COURTYARD PLAN









The image displays four architectural drawings of townhome unit footprints, labeled 2 PLEX, 3 PLEX, 4 PLEX, and 6 PLEX. Each drawing shows the layout of individual units within a larger footprint, with stairs indicating vertical circulation.

- 2 PLEX:** Shows two units, each labeled "PLAN 2".
- 3 PLEX:** Shows three units, labeled "PLAN 1", "PLAN 2", and "PLAN 1" from top to bottom.
- 4 PLEX:** Shows four units in a 2x2 grid, labeled "PLAN 1", "PLAN 1", "PLAN 3", and "PLAN 3".
- 6 PLEX:** Shows six units in a 3x2 grid, labeled "PLAN 1", "PLAN 1", "PLAN 2", "PLAN 2", "PLAN 3", and "PLAN 3".

Below the drawings, the text reads:

TOWNHOME UNIT FOOTPRINTS
 SEE SHEET 1 FOR COURTYARD FOOTPRINTS

OPEN SPACE CALCULATION FOR ATTACHED					
UNIT SUMMARY TOWNHOME PLAN					
BUILDING TYPE	PLAN TYPE	UNITS PER BLDG.	NO. OF BLDGS	NO. OF UNITS	TOTAL UNITS
2 PLEX	PLAN 1	2	2	4	4
3 PLEX	PLAN 1	2	2	4	6
	PLAN 2	1		2	
4 PLEX	PLAN 1	2	2	4	8
	PLAN 3	2		4	
6 PLEX	PLAN 1	2	6	12	36
	PLAN 2	2		12	
	PLAN 3	2		12	
	TOTALS	12		54	
LIVABLE AREAS / COMMON OPEN SPACE					
BUILDING TYPE	PLAN TYPE	LIVABLE AREA PER UNIT (SF)	NO. OF UNITS	TOTAL LIVABLE AREA (SF)	
2 PLEX	PLAN 1	1,150	4	4,600	
3 PLEX	PLAN 1	1,150	4	4,600	
	PLAN 2	1,300		2	2,600
4 PLEX	PLAN 1	1,150	4	4,600	
6 PLEX	PLAN 3	1,575	4	6,300	
	PLAN 1	1,150		12	13,800
	PLAN 2	1,300		12	15,600
	PLAN 3	1,575		12	18,900
TOTALS			54	71,000	
REQUIRED COMMON OPEN SPACE AREA (30% OF TOTAL LIVABLE AREA)				21,300	
COMMON OPEN SPACE REQUIRED					

	LEGEND	TOTAL PROVIDED (SF)	REQUIRED (SF)
TOTAL COMMON OPEN SPACE AREA*	 	182,818	N/A
COMMON OPEN SPACE AREA W/GRADES 10% OR GREATER	 	104,479	N/A
COMMON OPEN SPACE AREA W/ GRADE OF LESS THAN 10%		78,439	40,680
COMMON DRIVEWAYS		44,057	N/A
PRIVATE OPEN SPACE		(10,030) SEE SPECIFIC PLAN	9,250
BIO-RETENTION AREA		3,888	N/A

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3.2.9 Building Materials

Building materials in Mission will set the tone and vision of the built environment (Table 3-8). These materials will be used to create visually pleasing residential condominium dwelling units that help blend the structures with the surrounding neighborhoods and set the tone for the development of the nearby commercial and industrial uses. The attached multi-family condominium units shall be constructed using standard wood framed construction. Roofing materials will consist of concrete shake tiles, concrete slate tiles, or other materials which complement the architectural style of units. Other building materials will include stucco exteriors of all buildings, wood trim, horizontal lap siding, decorative iron railings, decorative iron pot shelves, and wood shutters. Materials and colors will vary from structure to structure to prevent a repetitive look throughout the Specific Plan Area. Typical Building materials can be seen in Table 3-8 below.

Table 3-8 Building Materials

Resawn wood	Concrete Tile	Decorative Wood Shutters
Stucco	Decorative Iron Railings	Gutters and Downspouts
Decorative Iron pot Shelves	Horizontal lap siding	Brick veneer

3.3 Landscape Guidelines

Landscaping for Mission sets the tone of the Specific Plan Area and creates a cohesive blend of the built environment with the project as a whole. The landscaping guidelines will set parameters of landscaping in Mission and establish the types of plants and locations of plants for both passive and active open spaces. Landscaping, adding walls and fences and incorporating lighting all contribute to the feel of the project and help the residents take enjoy the environment they reside. These guidelines will help developers understand what types and where planting and landscaping will be employed.

The landscape guidelines provided below incorporate landscape, irrigation, and planting methods that shall be incorporated into the Mission 316 Specific Plan Area and will utilize systems to maximize water usage, while meeting all agency requirements. These guidelines provide the landscape framework for the Specific Plan Area, and will incorporate the San Marcos Water Efficiency Landscape Ordinance requirements into the design on the Specific Plan Area:

Irrigation

- These shall include the use of automatic controllers utilizing evapotranspiration or moisture sensing data, with manual and auto shut off.
- Low volume heads, subsurface irrigation system designed to prevent runoff, low head drainage and overspray.
- Plants will be grouped into hydrozones, and hydrozones will be irrigated separately.
- No spray irrigation will be used within 24" of a non-permeable surface.

Invasive Species

- No non-native invasive plant species shall be used, per appendix N of the MSCP Subarea Plan, California Exotic Pest Plant Council List A-1 and California Invasive Plant Council (Cal-IPC).

Landscape Maintenance

- Areas not within private fenced yards will be maintained by the developer until such time as property maintenance is transferred to the project Homeowners Association. The landscape and slope maintenance transference from the HOA shall be determined under the Conditions of Approval from the City of San Marcos.

Plant Materials

- The project has been designed with water conserving plant and turf species, disease and pest-resistant plants, and trees have been utilized wherever possible to provide shading.
- All street trees within 5 feet of public improvements shall have root barriers.
- Landscape construction drawings shall be prepared to meet the requirements of AB 1881 and the San Marcos Water Efficiency Landscape Ordinance.
- The northern portion of the Specific Plan Area, not under development shall remain in its current condition as disturbed natural open space, however the condition may be reviewed by the Planning Director should the natural growth deteriorate to a condition where no growth and coverage occurs.

Erosion Control

- Best management Practice devices and procedures shall be utilized as specified by the Project Civil Engineer.

3.3.1 Landscaping Design and Theme

Mission will use landscaping and hardscaping to create a vibrant community that Mission 316 Specific Plan Area residents will actively enjoy as well as to blend the environment with the residential structures. The design and theme of the landscaping shall incorporate plant types and locations, fences, and hardscaping to create a feel of the project (Figure 3-16). These elements of the landscape are used extensively throughout the project.

Hardscaping - Hardscaping shall incorporate pavers at intersections to accentuate the entry points for the project. Sidewalks shall be used to access units within the Specific Plan Area as well as a meandering path through the landscaping. Hardscaping shall also be used to complement landscaping in the recreation areas as well as access to recreation areas.

Landscaping - Landscaping will use a variety of plants and trees to create a vibrant feel for the members of the Mission community. Street trees, yard trees, theme trees, shade trees and accent trees shall be used in conjunction with shrubs, groundcovers, and turf to complete the landscape design.

Passive & Private Open Space Areas - Mission includes a passive open space area for residents to enjoy. The passive areas are located on the Specific Plan Area frontage along Mission Road and a large area located in the north-central portion of the Specific Plan Area. The centralized passive open space area will allow residents an area to sit, play and enjoy Mission 316. Each unit within Mission 316 will have its own private open space. Units with ground floor living space shall include private courtyard space, all other units shall include a minimum of 70 sf of private balcony space.

3.3.2 Plant Material Guidelines

Plants used in the Mission 316 Specific Plan will be subdivided into two categories. The first category includes residential landscaping, while the second category covers slope plantings (Table 3-9). These plants will conform to the City of San Marcos's requirement to utilize draught tolerant plant palettes when designing and implementing landscaping on all projects in the City of San Marcos. Landscaping in Mission has been designed to use specific plants in certain areas of the landscaping. These plants and the applicable zones are defined in the plant palette tables below.

Table 3-9 Concept Plant Palette

Landscape Development Plants			
Trees			
Latin Name	Common Name	Mature Height & Spread	Planting Size
LOPHOSTEMON CONFERTA	BRISBANE BOX	50'x45'	100%/24" BOX
PODOCARPUS GRACILIOR	FERN PODOCARPUS	40'x30'	100%/24" BOX
ARCHONTOPHOENIX CUNINGHAMIANA	KING PALM	40'x15'	100%/10' B.T.H.
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	45'x20'	100%/10' B.T.H.
PLATANUS ACERIFOLIA	LONDON PLANE TREE	40'x30'	100%/15 GAL.
TIPUANA TIPU	TIPU TREE	40'x50'	100%/15 GAL.
ULMUS PARVIFOLIA	CHINESE ELM	40'x40'	100%/15 GAL.
JACARANDA MIMOSIFOLIA	JACARANDA	40'x30'	100%/36" BOX
KOELREUTARIA PANICULATA	GOLDEN RAIN TREE	35'x35'	100% 36" BOX
OLEA EUROPEA	OLIVE TREE	25'x25'	100%/24" BOX
QUERCUS AGRIFOLIA	COAST LIVE OAK	40'x50'	100%/24" BOX
CERCIS OCCIDENTALIS	SWEET REDBUD	20'x20'	100%/24" BOX
GEIGERA PARVIFLORA	AUSTRALIAN WILLOW	30'x20'	100%/15 GAL.
RHUS LANCEA	AFRICAN SUMAC	25'x25'	100%/15 GAL.
LIQUIDAMBAR STYRACIFLUA	SWEET GUM	70'x35'	100%/15 GAL.
SHRUBS, GROUNDCOVERS & VINES			
AGAPANTHUS SPECIES	LILY OF THE NILE		1 GAL.
AGAVE ATTENUATA	AGAVE		1 GAL.
AGAVE VILMORINIANA	OCTOPUS AGAVE		1 GAL.
ALOE SPP.	ALOE		1 GAL.
ANIGOZANTHOS SPECIES	KANGAROO PAW		1 GAL.

BOUGAINVILLEA SPP.	BOUGAINVILLEA		1 GAL.
CAREX SPP.	SEDGE		1 GAL.
DISTICTIS SPECIES	TRUMPET VINE		1 GAL.
HEMEROCALLIS HYBRIDS	DAYLILY		1 GAL.
JASMINUM POLYANTHUM	PINK JASMINE		1 GAL.
LANTANA MONTEVIDENSIS	TRAILING LANTANA		1 GAL.
LIRIOPE MUSCARI	LILY TURF		1 GAL.
LIGUSTRUM JAPONICA TEXANUM	JAPANESE PRIVET		1 GAL.
MUHLENBERGIA RIGENS 'REGAL MIST'	DEER GRASS		1 GAL.
NASSELLA TENUISSIMA	MEXICAN FEATER GRASS		1 GAL.
PENNISETUM 'HAMELN'	FOUNTAIN GRASS		1 GAL.
PHOENIX ROEBELENI	PIGMY DATE PALM		1 GAL.
PHORMIUM TENAX	NEW ZEALAND FLAX		1 GAL.
PITTOSPORUM SPP.	PITTOSPORUM		1 GAL.
PODOCARPUS MAKI	SHRUBBY YEW PINE		1 GAL.
RHAPHIOLEPIS INDICA	INDIA HAWTHORN		1 GAL.
STRELITZIA NICOLAI	GIANT BIRD OF PARADISE		1 GAL.
STRELITZIA REGINAE	BIRD OF PARADISE		1 GAL.
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		1 GAL.
SLOPE PLANTING			
TREES			
ARBUTUS UNEDO	STRAWBERRY TREE	25'x25'	100%/15 GAL.
METROSIDEROS TOMENTOSA	NEW ZEALAND CHRISTMAS TREE	35'x30'	100%/15 GAL.
RHUS LANCEA	AFRICAN SUMAC	40'x50'	100%/15 GAL.
QUERCUS AGRIFOLIA	COAST LIVE OAK	25'x25'	100%/15 GAL.
SHRUBS, GROUNDCOVERS & VINES			

AGAVE VILMORINIANA	OCTOPUS AGAVE		1 GAL.
CISTUS PURPUREUS	ROCK ROSE		1 GAL.
ENCELIA CALIFORNICA	CALIFORNIA BRITTLEBUSH		1 GAL.
HETEROMELES ARBUTIFOLIA	TOYON		1 GAL.
LUPINUS ARBOREUS	LUPINE		1 GAL.
RHUS INTEGRIFOLIA	LEMONADE BERRY		1 GAL.
RHUS LAURINA	LAUREL SUMAC		1 GAL.
NATIVE HYDROSSED			
CAREX PANSA	SEDGE		PLUGS @ 20" ON CENTER

3.3.3 Walls, Fences, and Monuments

Walls – Walls in the Mission 316 Specific Plan Area shall be used as a method to retain soil, and as visual landscape treatments and shall be made to look visually interesting. Walls along Mission Road shall incorporate such wall types as keystone walls (figure 3-17) and boulderscape walls (Figure 3-18).

Figure 3-17
Keystone Walls Examples

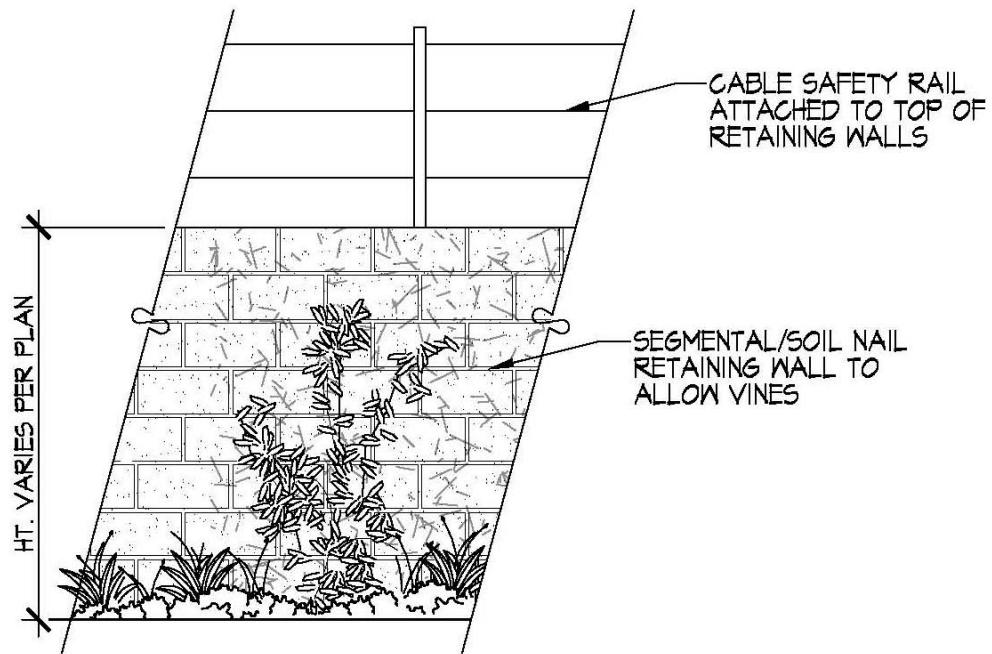


Figure 3-18
Boulderscape Wall Example



Fences – Retaining wall shall feature the only fencing within the Mission 316 Specific Plan Area (Figure 3-19). The Fence shall consist of a rail fence on top of retaining walls with a cable safety system. Safety rail fence posts shall be factory baked on black enamel, with factory coated black cables.

Figure 3-19
Wall Segment with fence Detail

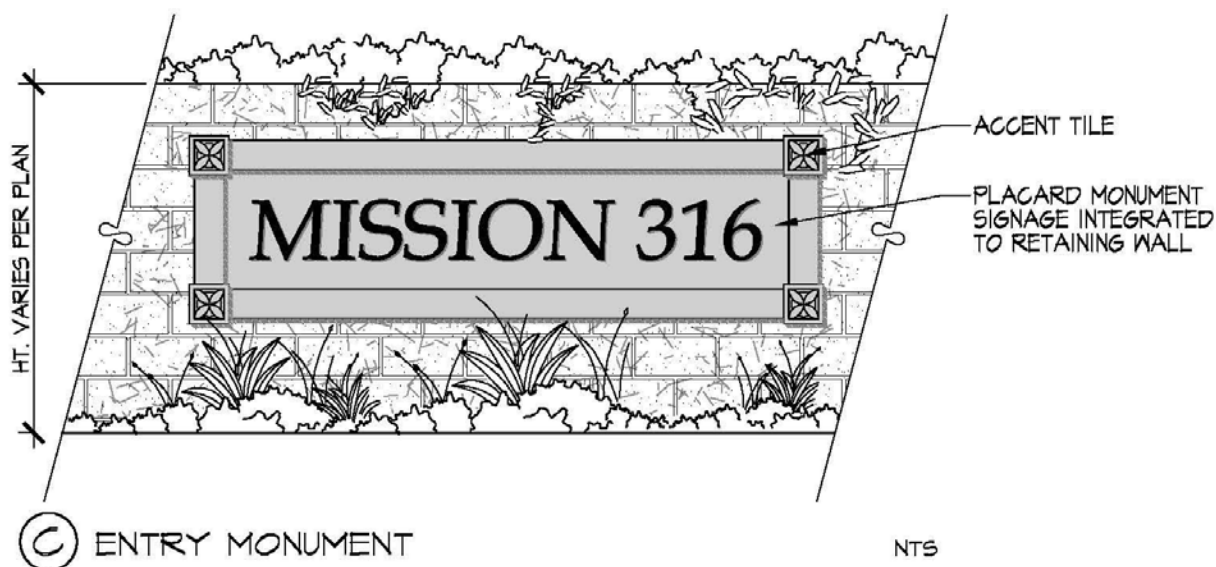


(A) SEGMENTAL/SOIL NAIL RETAINING WALL
W/ SAFETY RAIL

NTS

Monuments – Entry monuments shall be utilized within the Mission 316 Specific Plan Area. Entry Monuments shall be constructed of complementary materials that enhance the entry landscape design. Entry monuments shall be placed in a location near to the Mission 316 Specific Plan Area entry points (Figure 3-4).

Figure 3-20
Concept Entry Monument



3.3.4 Lighting

A lighting plan shall be submitted to the City of San Marcos Planning Department as a part of the landscape plan.

4.0 Circulation Plan

4.1 Circulation Plan Overview

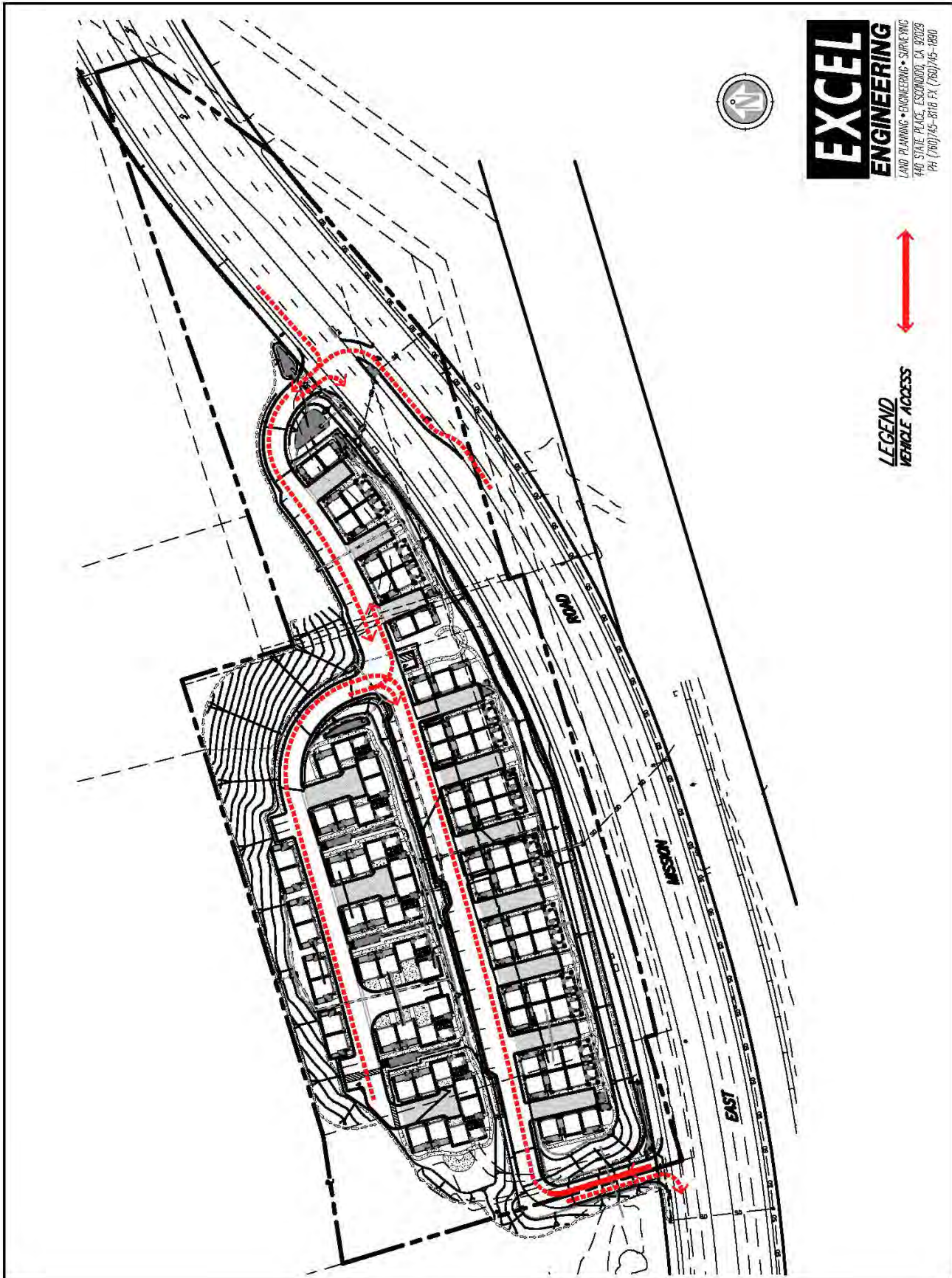
Circulation is an important design for Mission 316, helping to maintain flow of traffic through the area. Mission's circulation plan complements the land use plan, establishing access and movement throughout the site for vehicles, bicycles, and pedestrians alike (Figure 4-1). The elements contained in the Circulation plan contribute to the safe movement of all three transit opportunities mentioned above. The components of the Circulation Plan include roadways, site access and secondary access, road direction and traffic flow, fire truck turning motions, bicycle trails (if applicable), and pedestrian access throughout the Specific Plan Area. By combining all of these

components with careful engineering, Mission provides safe and efficient access and movement no matter what form of travel residents choose to use.

4.2 Proposed Roadways

Roadways within the Mission 316 Specific Plan Area will be limited to internal roads and access to public roads. Access points contain both primary and secondary access that provide for normal day to day use as well as emergency access for emergency vehicles and egress of residents. Mission 316 contains two access driveways along Mission Road that serves as the main access points for the Specific Plan Area. The western driveway is 24 foot wide, while the eastern driveway access is also 24 feet in width. From these driveways residents will be able to turn right in and right out only onto Mission Drive from the western driveway. Street improvements to Mission Road will allow for a left turn lane into the Specific Plan Area at the eastern driveway entrance. Either of the two driveways shall act as secondary emergency access driveways for the Specific Plan Area. The internal road ways are generally 24 feet wide and offer access to the residential condominium buildings. One 24 foot wide main access road dissects the Mission 316 Specific Plan Area flowing in a north-south direction. The primary road splits the condominium building pads with the lower pad to the south and the upper pad resting to the north of the main internal access road. From this Road residents can access the Specific Plan Area. Residents of the upper level pad shall have access via a single 24 foot wide access road that splits from the eastern portion of the main internal access road. The second internal roadway shall only access the main internal road from the single easterly intersection. The Circulation Plan (Figure 4-1) provides a detailed look at the circulation for Mission.

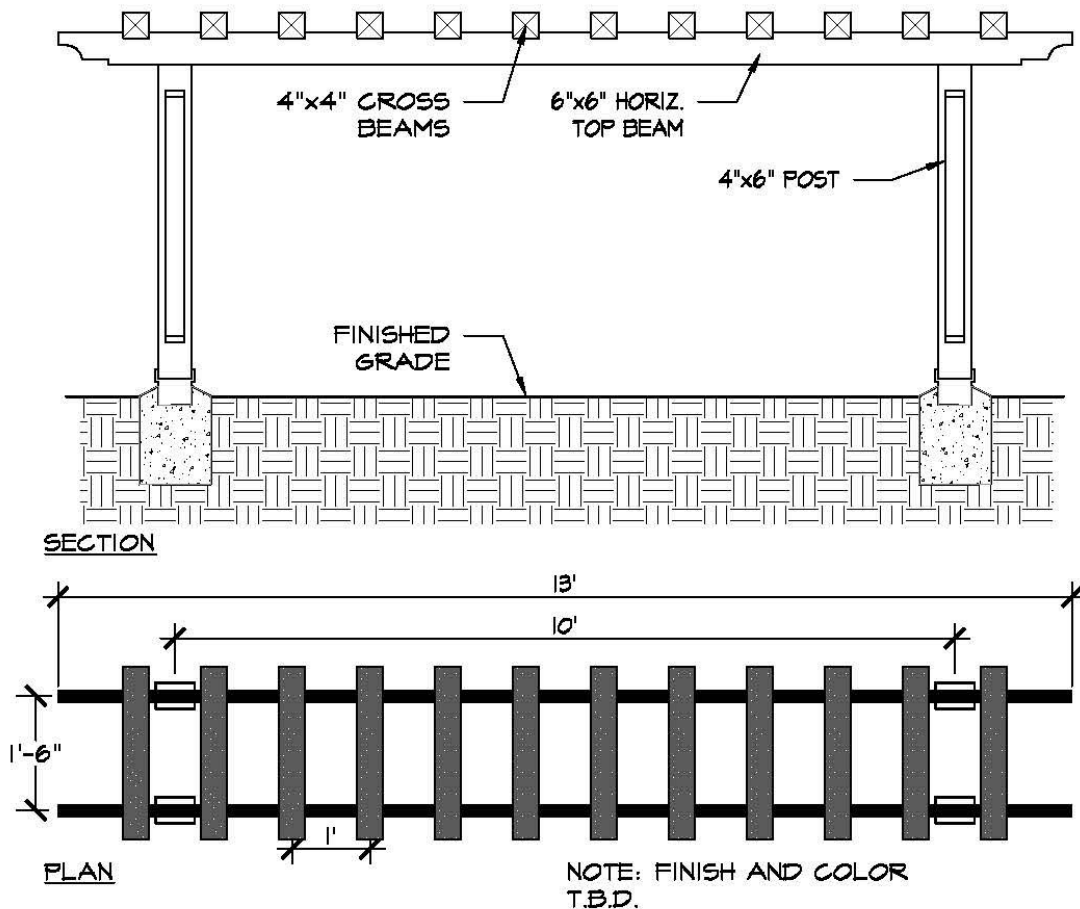
Figure 4-1
Circulation Plan



4.2.1 Street Landscaping

Mission 316 shall use monuments, hardscaping and landscaping along Mission Drive to provide an attractive landscape design along the public right of way. A slight slope along the Northern portion of Mission will be planted with a combination of drought tolerant flowering shrubs and ground covers. The planting will extend along the Mission Drive frontage. Drive aisle trellises shall be used at the terminus of each alley between buildings. These shall act as a decorative element between buildings located along Mission Road as well as a visual screen to the garages Mission Road views (figure 4-2).

Figure 4-2
Drive Aisle Trellis



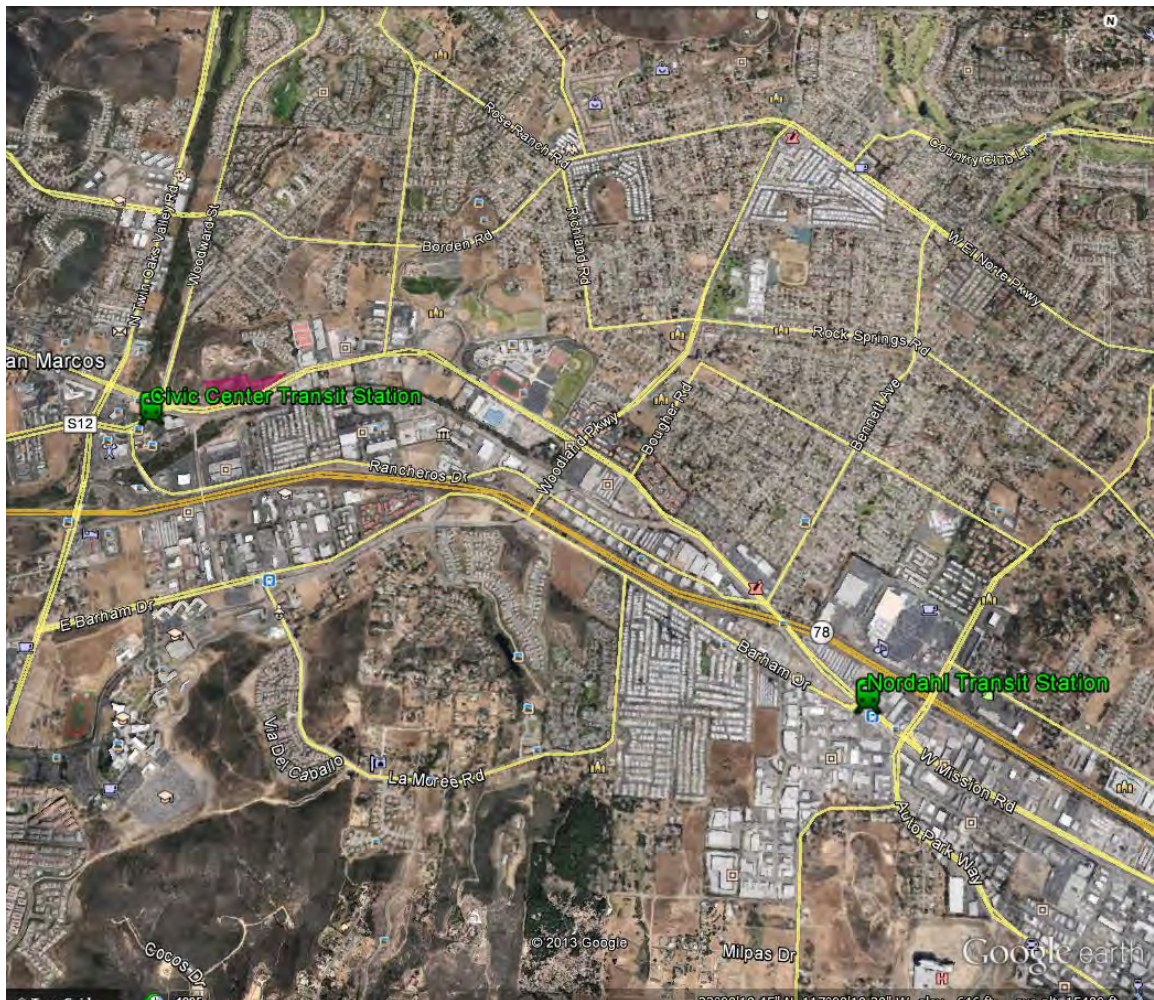
② DRIVE AISLE TRELLIS

NTS

4.3 Public Transportation

Mission 316's location makes the Specific Plan Area offers several alternative transportation options for residents who choose not to drive (Figure 4-2). The North County Transit District (NCTD) operates the Sprinter light rail line and the Breeze bus system. Both NCTD options have transit stations located in close proximity to the Mission 316 Specific Plan Area. The closest Sprinter stop is the San Marcos Civic Center Transit Station located at the corner of E. Mission Road and E. San Marcos Blvd., approximately 0.25 mile from the Mission 316 Specific Plan Area. Likewise the closest Breeze bus stop is also located at the San Marcos Civic Center Transit Station, 0.25 mile from the Specific Plan Area. These options make Mission an attractive residential destination for a sizeable portion of the population who are looking to downsize their homes for housing that is transit friendly. The location of the Mission 316 Specific Plan is a complimentary and consistent development with the City of San Marcos Mobility Element, providing a wide range of alternate transportation options that ultimately enhance the quality of life for the residents of Mission.

Figure 4-3
Public Transportation Locations



4.4 Trails Network

Trails in San Marcos play an integral piece in the health and quality of life for the residents of San Marcos. The trail systems offers citizens multiple options to enjoy the outdoors while also proving an alternate mode of transportation for residents who are environmentally conscious or who by convenience choose to travel using the trail system rather than automobiles (Figure 4-3). San Marcos designed and built this extensive trail network to connect and take advantage of the scenic topography and natural environment the region features. These connections offer the population a healthy activity that enhances the life of every resident in San Marcos.

Mission 316's close location to the Rail Trail offers a convenient alternative for the residents of the Specific Plan Area (Figure 4-4). The development is located less than a quarter of a mile from the Specific Plan Area and can be reached by an easy walk or bike ride. Proximity to transit and hiking or biking trails is a known attraction to smaller unit residential developments and one that Mission can offer. Location near the Rail Trail will offer the residents recreational enjoyment as well as alleviate commuting problems, including:

- Easy access and short walk/bike ride to trail.
- Offers commute solutions for residents of Mission.
- Gives residents a recreational opportunity.
- Connects the Mission 316 Specific Plan Area to San Marcos via the vast trail system.
- Enhances the overall quality of life for the community by adding an important amenity.
- Consistent with the City of San Marcos Mobility Element and the City of San Marcos Parks, Recreation and Community Health Element.

Figure 4-4
Mission 316 Specific Plan Trail Connections



Figure 4-5
San Marcos Trails

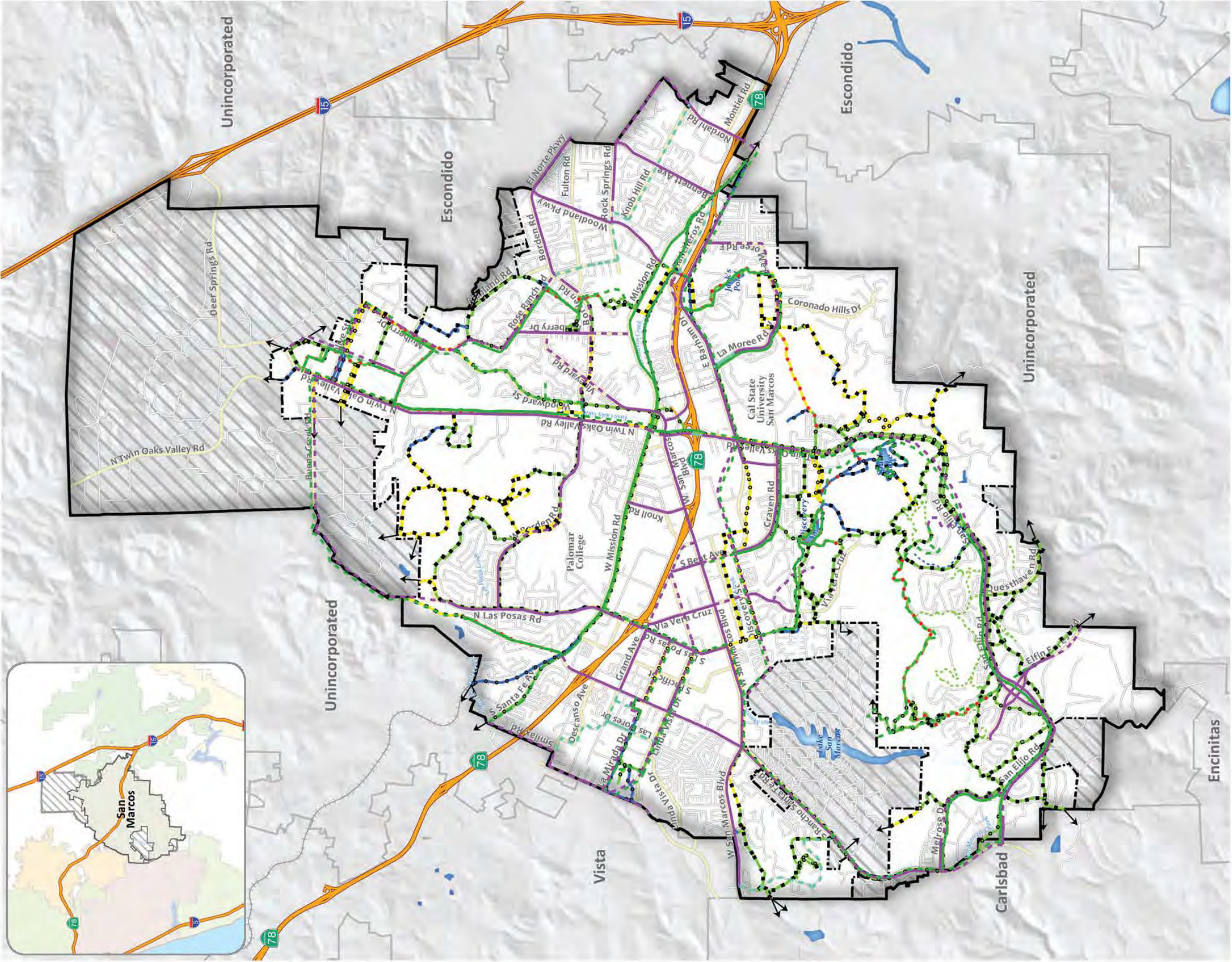


FIGURE 5-2

City of San Marcos

Recreational Trails (Bicycle and Pedestrian)



- San Marcos City Limits**
- San Marcos City Limits
 - Sphere of Influence
 - Planning Area
- Major Hydrologic Features**
- Railroad
 - Creeks
 - Freeway
 - Highway
 - Major Road
 - Minor Road
- Trails Master Plan**
- Multi-Use - Existing
 - Multi-Use - Future - Not On Development Plans
 - Multi-Use - Future - On Development Plans
 - Private - Existing
 - Private - Future - On Development Plans
 - Sidewalk - Existing
 - Soft Surface - Existing
 - Soft Surface - Future - Not On Development Plans
 - Soft Surface - Future - On Development Plans
 - Urban - Existing
 - Urban - Future - Not On Development Plans
 - Urban - Future - On Development Plans
 - Trails Master Plan Continuities
- Bikeways**
- Class I - Existing
 - Class I - Future
 - Class II - Existing
 - Class II - Future
 - Class III - Existing
 - Class III - Future

5.0 Public Services and Facilities Plan

5.1 Overview of Public Services and Facilities Plan

This section of the Mission 316 Specific Plan serves as the infrastructure for the public services and facilities that will support the residents of the Mission 316 Plan Area. The following services and facilities establish the localized framework of public goods and services that are essential to making the Mission 316 Specific Plan Area a successful and safe community.

The San Diego Association of Governments (SANDAG) has compiled information related to the average number of people per household. The 2006 San Diego Region Demographic and Economic Characteristics Report covers all of San Diego County and has determined that the City of San Marcos generates an average of 3.08 persons per household. When applied to the 93 units established in this Plan to Mission the total population of San Marcos can be estimated to increase by approximately 286.44 persons. This increase in population amounts to less than a half of a percent increase to the total population of San Marcos.

5.2 Schools

Elementary, Middle, and High School educational services will be provided wholly by the San Marcos Unified School District. These services provide necessary public educational instruction to the Mission 316 Specific Plan Area. Elementary school age children of Mission 316 residents will attend the Richland Elementary School located approximately 1.9 miles from the Specific Plan Area at 910 Borden Road. Woodland Park Middle School will service the Specific Plan Area for all residents with children attending middle school. Located at 1270 Rock Springs Road, approximately 2.3 miles from the Specific Plan area, the school offers residents a short and convenient commute for their children. High School educational services will be provided by Mission Hills High School at 1 Mission Hills Court. Mission Hills High School is located 1.2 miles from Mission and also offers residents a convenient commute. The close proximity of Mission to all school services increases the quality of life of the residents by offering short walking or driving distances from the Specific Plan Area and help to reduce carbon footprints by offering residents alternative modes of travel to each school.

Based on the San Marcos Unified School District student generation calculations, Mission 316 Specific Plan should contribute approximately a total of 14.9 students to the San Marcos School District, which includes elementary, middle, and high school. The School District generation rate calculations estimate Mission 316 should contribute 7.8 students to Richland Elementary, 3.9 students to

Woodland Park Middle School, and 3.2 students to Mission Hills High School. These generation rates are based on the districts single-family attached (condominiums) student generation rates. San Marcos Unified School district has determined the enrollment and permanent capacity for the affected schools and can be seen in Table 5-1.

Table 5-1 School Student Generation Rates

School	Specific Plan Area Student Generation
Richland Elementary	7.8 students
Woodland Park Middle	3.9 Students
Mission Hills High School	3.2 Students

5.3 Community Facilities

5.3.1 Parks and Recreation Space

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. Additionally, the Plan area is located near the Palomar Community College Fitness Center, a joint venture between the City of San Marcos, Palomar-Pomerado Health System and Palomar Community College.

To address the community member's needs for community health and family enrichment, the City of San Marcos aims to provide parks and recreation space to create a healthy community. Parks and recreation amenities can increase community health, and provide people with gathering places within the city. These accessible well-maintained and recreation facilities are essential to building a closer community atmosphere that encourages physical activity and health.

5.3.2 Library Services

Mission 316 Specific Plan area is served by the San Diego County Library system. The branch located at 2 Civic Center Drive, is a short walk from the plan area. A short half mile walk will give residents the convenient access to a public service that not many residential neighborhoods can offer in San Marcos. 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.

5.4 Fire Protection

Fire protection for the Mission 316 Specific Plan Area shall be serviced by the San Marcos Fire Department (SMFD). Fire Station Number 1 is the closest Fire Station to the Specific Plan Area and is located at 180 Mission Road, less than one mile from the Plan Area. Station 1 staff includes one Paramedic Assessment Engine Company, one Paramedic Truck Company, one Paramedic Ambulance, one Type III Wildland Engine, and one Technical Rescue Apparatus. The Mission 316 Specific Plan Area is abutted by development to the south and east, and a mix of open space and residential development to the west and north. Mission shall incorporate fire safety into the design of the Specific Plan Area that includes a comprehensive approach to fire safety. The following feature shall be incorporated as per Fire Department requirements and standards:

- Roadways serving the Specific Plan will have a minimum improved paved width of 24 feet. 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.

5.5 Police Protection

Police protection services for the Mission 316 Specific Plan Area will be provided by the County of San Diego Sheriff's Department, contracted through the City of San Marcos. The existing Sheriff's station located at 182 Santar Place shall service the Plan Area. Mission is located 2 miles from the Sheriff's station.

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

5.6 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.

All trash containers shall be stored in each individual unit's garage area, within a designated space. Each unit in the Mission 316 Specific Plan Area shall be provided and required to maintain a general trash bin, recycling bin, and a green waste bin. Community drop off locations are available for proper disposal of universal waste and household hazardous waste.

6.0 Utilities and Grading Plan

6.1 Overview of Utility Plan

This section of the Mission 316 Specific Plan addresses the utility systems required to serve the Plan area (Figure 6-1). Each component of the utility system is designed to ensure adequate infrastructure capacity to serve demand from all land uses at buildout of the Mission 316 Specific Plan. The following Plan area utilities are discussed in detail below: water, wastewater, stormwater drainage and detention, electricity and natural gas, and grading. Table 6-1 identifies the utility providers for the Plan area. Implementation of the required utility services will contribute to the ultimate success of the Plan Area. Storm drain connections to the Mission 316 Specific Plan Area can be found on Figure 6-2. Storm drain connections in Mission 316 are located in three areas along Mission Drive. One connection is located at the east edge of the project area. A second lies in the center of the project area on Mission Drive, while the third connection is located at the western third of the project area.

Figure 6-1
Utilities Existing Conditions

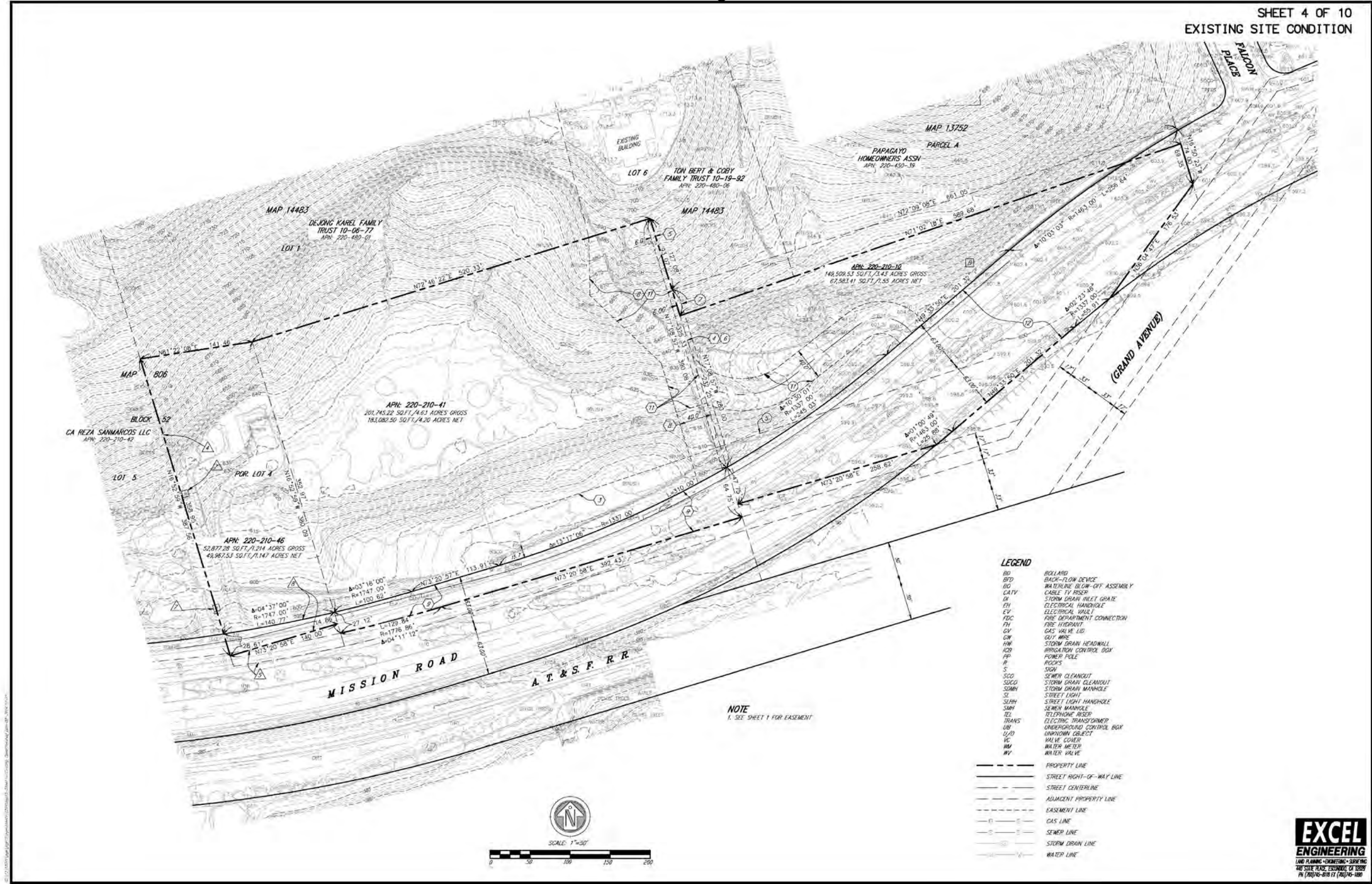
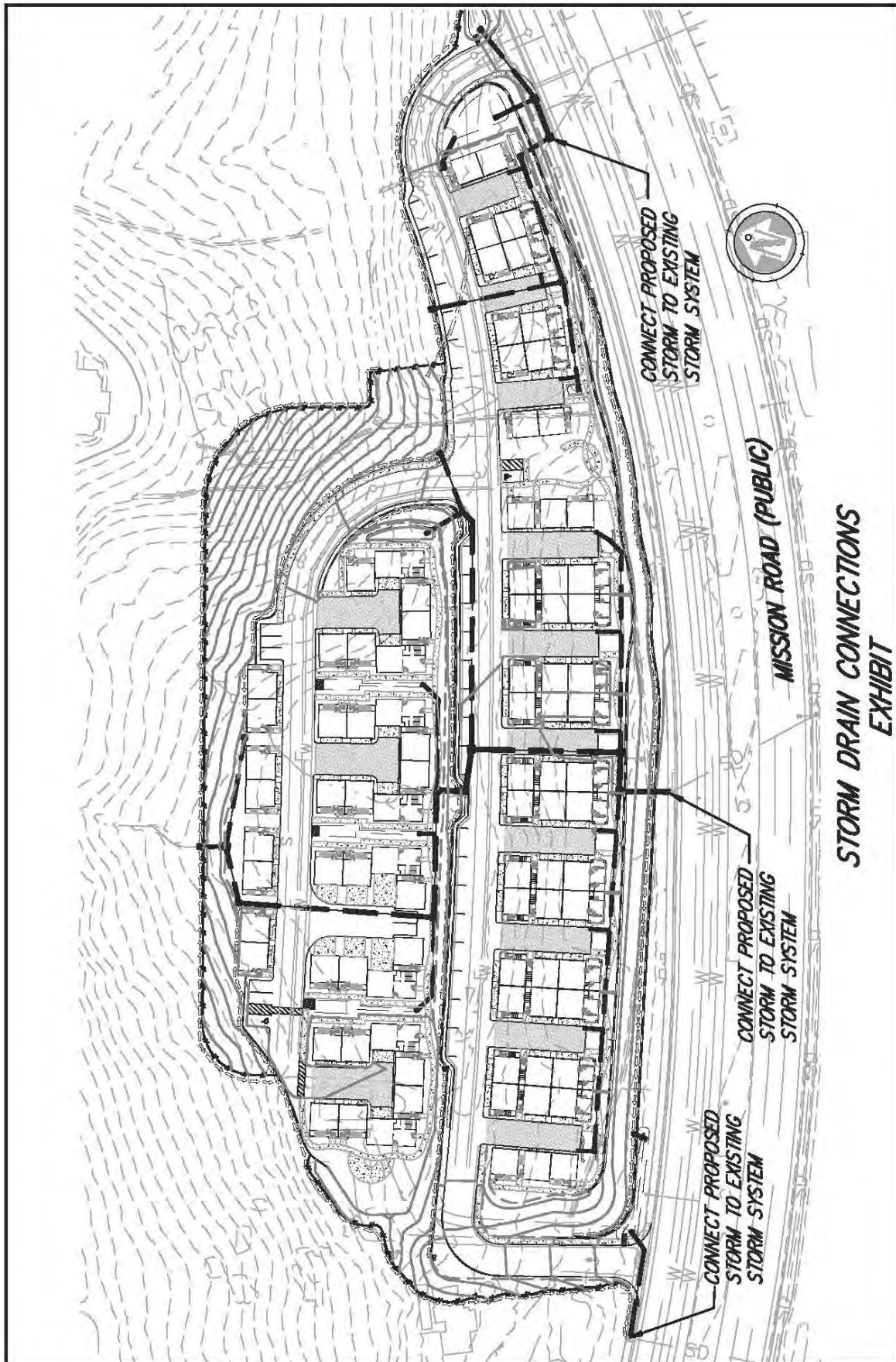


Figure 6-2
Storm Drain Connections



STORM DRAIN CONNECTIONS
EXHIBIT

**Table 6-1
Utility Providers**

Utility	Provider
Water	Vallecitos Water District
Waste Water	Buena Sanitation District
Gas	San Diego Gas and Electric
Electricity	San Diego Gas and Electric

6.2 Grading Plan and Standards

Overview - The site to be developed covers an area of about 6.50 acres. The property is located on the north side of Mission Street approximately 650 feet west of Falcon Place in San Marcos California. The developable site fronts Mission Road for about 780 feet with an elevation differential of about 14 feet along the frontage. The widest point, south to north, is 355 feet, with an elevation differential of more than 94 feet. The project proposes to grade approximately 5.64 AC or 87% of the site. Grading within the Mission 316 Specific Plan Area will conform, to the San Marcos Grading Ordinance except as provided for within this document and as depicted in Figure 6-3. Three distinct standards of grading differ from the San Marcos Grading Ordinance within the Specific Plan Area, which are slopes steeper in slope than 2:1, reduced setbacks from slopes, and retaining walls and slope combinations exceeding 20 feet in total height.

Grading Considerations – The Specific Plan Area is located on a former quarry site and is punctuated with the terrain is relatively flat in some areas and steep to very steep in other areas. The site is dominated by colluvium soils, with interspersed pockets of bedrock. The project is considered a hillside project, in that 2 large pads supported by retaining walls and graded slopes are proposed. The existing grade at the Plan Area frontage is 598.8' mean sea level, MSL, and the elevation at the back or north side of the site is at 629.0' MSL. Due in part to previous activities on the site, there are existing grades onsite that exceed a 2:1 slope. In total, 43,742 SF of the site currently exceeds a 2:1 slope. The proposed grading constructs two pads allowing the construction of 93 condominium units and related infrastructure including common driveways, utilities, parking, recreation areas and water quality facilities. To accomplish this, the lower pad needs to be approximately 26 feet above the street at the west end. This allows for gravity sewer and makes up sufficient grade to allow for a second pad moving north. The lower pad allows for 54 condo units, access, a recreation

area, utilities, and water quality facilities. The upper pad will allow for 39 condo units, access, a recreation area, utilities, and water quality facilities.

The lower pad will be graded to an elevation of 610.7 to 617.3 feet above mean sea level. The lower pad runs the length of the project along Mission Road and ranges from 11.8 feet to 24.5 feet above the street frontage. The lower pad is set back from the right of way 34 feet at the west end of the project to as little as 16 feet at the east end of the project. A combination of one or two geogrid walls with 2:1 graded slopes make up the elevation differential at the frontage. Two common driveways will access the site, from Mission Road, at either end of the project. A second higher pad, set behind the lower pad will be graded into the hillside at the back or north side of the project. The finish grade of the upper pad ranges from 626.50 feet to 630.0 feet above mean sea level. A combination of a geogrid walls and 2:1 slope makes up the difference between the lower pad and upper pad. At the north end or the back of the upper pad, soil anchor retaining walls are proposed. On top of the soil anchor walls the site will be graded at 1-1/2 to 1 to 2:1 to meet the existing surface.

The soil anchor walls will be as high as 12 feet in some areas although the majority of the soil anchor walls are less than 8 feet in height. Grading operations will require approximately 63,550 cubic yards of excavation. Much of the cut material is to be excavated and placed back as fill. Approximately 7,000 cubic yards of material will be exported. According to the soils investigation by GeoTek Inc., prepared for this project, much of the material to be excavated is comprised of plutonic bedrock material that will need to be blasted in place or excavated using heavy ripping equipment. The grading operation will include over excavation for buildings private common driveways, and utilizes. When complete the lower pad will contain 52 residential units and the upper pad will have 41 residential units.

From the upper pad, retaining walls and graded slopes are proposed to meet the existing grades along the northerly property line. With a grade differential, front to back, of 94 feet and pads large enough to construct the developments some of the proposed grading varies from, and exceed limits and requirements set by the current grading ordinance. At the southwest corner of the project a rise of 26.1 feet is obtained by the use of retaining walls and graded slopes. This creates sufficient elevation to allow for gravity sewer to serve the units in this area. Section 17.32.090(a) limits the vertical rise to 20 feet. The walls and slopes are engineered to be safe and stable. In several locations to the north, above the upper pad, slopes will be graded at 1-1/2 to 1 to meet the existing grade. Plans are being prepared and certified by project engineers including geotechnical consultants. The grading ordinance generally limits graded slope to 2 to 1. Along the northerly property line where graded slopes meet the existing grade, a 5 foot bench is proposed. The grading ordinance requires a 6

foot bench is required by ordinance when slope height exceeds 30 feet. All slopes will be certified by a geotechnical engineer for safety and stability purposes.

Grading Standards & Requirements – All grading on the Mission 316 Specific Plan Area conforms to the City of San Marcos Municipal Code Title 17.32, with the exception of the areas included within the grading exhibit noted in Figure 6-4. The following standards apply to the Specific Plan Area for parts of the site not in compliance with San Marcos Municipal Code Title 17.32.

General Grading Standards of the Mission 316 Specific Plan Area

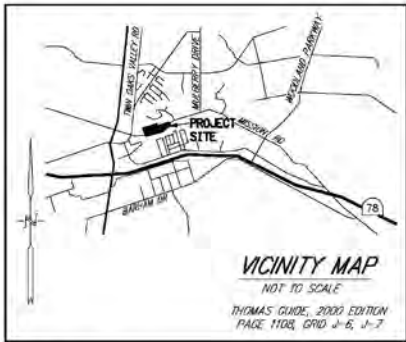
- A. Only Structures located on the north side of Driveway Q, as identified on the Tentative Map, shall be allowed to have exception to the San Marcos Municipal Code section 17.32.110. The following shall apply for any structure with a reduced Setback from section 17.32.110.
 - 1. Structures will be placed to maximize the setback from any slope.
 - 2. Structures with a zero foot (0') setback from the slope shall incorporate:
 - a) Brow ditches that capture water prior to encountering the structure or other structure as approved by the City Engineer, and;
 - b) Foundation designed for the appropriate site condition inclusive of any earth retaining qualities as needed.
 - 3. Structures with less than a 5 foot (<5') setback from the slope shall ensure that adequate drainage is accomplished around the structure. In areas where flowing water depth is excessive, and poses a risk of inundation to the interior of the structure, area drains shall be installed.
- B. Any combination of earth retaining walls and slopes in excess of twenty feet (20') in total height will ensure the following conditions are fulfilled:
 - 1. Only the areas as identified in the Preliminary Grading Plans for the Mission 316 Specific Plan Area exceeding the height limitation of the Grading Ordinance shall be allowed.
 - 2. No wall or slope combination shall result in an unstable condition.

3. Wall and slope combinations shall be evaluated for stability. A licensed geotechnical and/or structural engineer shall attest to such for all design submitted to the City.
- C. The top of graded slopes within the permit area of the Mission 316 Specific Plan shall not be less than 5'.
- D. Slopes steeper than 2:1 (horizontal to vertical) shall not be allowed on the site except when the following provisions have been met.
1. No slope shall be steeper than 1.5:1 (horizontal to vertical) on any part of the site.
 2. The use of slopes steeper than 2:1 shall be minimized.
 3. The total area of slope steeper than 2:1 shall not be greater than existing slope steeper than 2:1.
 4. Stability of slopes shall be certified by a licensed geotechnical engineer.
 5. Slope shall be tapered back to 2:1 as quickly as possible and within the limits shown on the preliminary grading plans approved as part of the Mission 316 Specific Plan.
 6. Only areas depicted on the preliminary grading plans as exceeding a 2:1 slope shall be allowed to do so.

Figure 6-3
Concept Grading Plan

PRELIMINARY GRADING AND PRIVATE IMPROVEMENT PLAN FOR
~ MISSION 316 PROPERTY ~
SAN MARCOS, CA

SHEET 1 OF 11
TITLE, NOTES & DETAILS



SHEET INDEX

- SHEET 1 - TITLE, NOTES
SHEET 2 - CONCEPTUAL GRADING PLAN
SHEET 3 - SECTIONS AND DETAILS
SHEET 4 - EXISTING SITE CONDITIONS
SHEET 5 - FIRE TRUCK MOTION EXHIBIT
SHEET 6 - WOP - TITLE SHEET
SHEET 7 - WOP - SOURCE CONTROL AND SUSMP SUMMARY
SHEET 8 - WOP - TREATMENT CONTROL
SHEET 9 - WOP - HYDROMODIFICATION
SHEET 10 - WOP - OPERATIONS AND MAINTENANCE

LEGEND

- SUBDIVISION BOUNDARY
EXISTING RIGHT-OF-WAY LINE
EXISTING LOT LINE
EXISTING EASEMENT LINE
CENTERLINE

EXISTING EASEMENTS

APN 220-210-10:

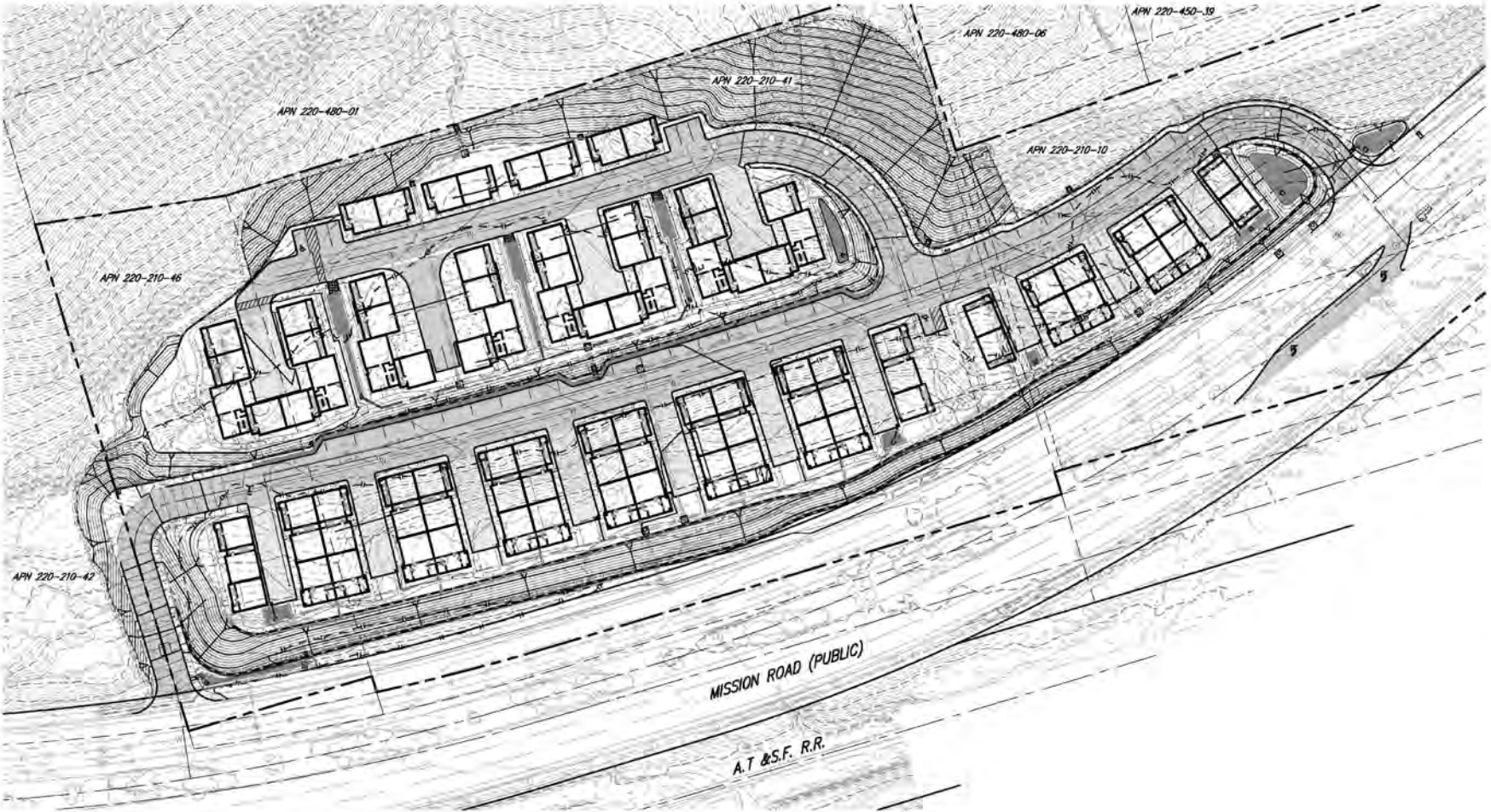
- ③ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED MAY 14, 1945 IN BOOK 1863, PAGE 305 OF OFFICIAL RECORDS.
⑥ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED OCTOBER 19, 1948 IN BOOK 2985, PAGE 373 OF OFFICIAL RECORDS.
⑦ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED APRIL 4, 1955 IN BOOK 3592, PAGE 19 OF OFFICIAL RECORDS.
⑪ AN EASEMENT FOR ACCESS AND DRIVEWAY RECORDED MARCH 13, 1985 AS INSTRUMENT NO. 93-0103441 OF OFFICIAL RECORDS.

APN 220-210-41:

- ③ AN EASEMENT FOR A LINE OF POLES WITH WIRES RECORDED MAY 16, 1945 IN BOOK 1863, PAGE 279 OF OFFICIAL RECORDS.
④ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED OCTOBER 27, 1948 IN BOOK 2986, PAGE 152 OF OFFICIAL RECORDS.
⑤ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED APRIL 4, 1955 IN BOOK 3591, PAGE 303 OF OFFICIAL RECORDS.
⑧ AN EASEMENT FOR A PROPOSED PRIVATE ROAD RECORDED JULY 10, 1980 AS INSTRUMENT NO. 80-216333 OF OFFICIAL RECORDS.
⑨ AN EASEMENT FOR A PUBLIC HIGHWAY RECORDED AUGUST 3, 1990 AS INSTRUMENT NO. 90-428004 OF OFFICIAL RECORDS.
⑪ AN EASEMENT FOR ACCESS PURPOSES RECORDED FEBRUARY 26, 1982 AS INSTRUMENT NO. 92-0102830 OF OFFICIAL RECORDS.

APN 220-210-46:

- ⚠ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED OCTOBER 26, 1948 IN BOOK 2586, PAGE 49 OF OFFICIAL RECORDS.
⚠ AN EASEMENT FOR A COUNTY HIGHWAY RECORDED AUGUST 4, 1981 AS INSTRUMENT NO. 134211 OF OFFICIAL RECORDS.
⚠ AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS RECORDED FEBRUARY 6, 1991 AS INSTRUMENT NO. 91-053273 OF OFFICIAL RECORDS.
⚠ AN EASEMENT FOR A PUBLIC HIGHWAY RECORDED AUGUST 6, 1993 AS INSTRUMENT NO. 93-511749 OF OFFICIAL RECORDS.



LEGAL DESCRIPTION FOR APN 210-210-10

A PORTION OF LOT 3 IN BLOCK 52 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 808, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1993, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION FOR APN 210-210-41

PARCEL 2 OF PARCEL MAP NO. 10172, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 27, 1989 AS INSTRUMENT NO. 80-204014 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION FOR APN 210-210-46

PARCEL 1:
A PORTION OF PARCEL 8 OF CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 15, 1989 AS INSTRUMENT NO. 89-063182, BEING THE WESTERLY 140.00 FEET OF LOT 4 IN BLOCK 52 OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 808, FILED IN THE RECORDER'S OFFICE OF SAID COUNTY ON DECEMBER 21, 1993.

DEVELOPER / APPLICANT:

THE NORMAN SM PROJECT OWNER, LLC
2235 ENCINITAS BLVD., SUITE 216
ENCINITAS, CA 92024
(760) 944-7511
CONTACT: NINJA HAMMOND
NHAMMOND@NINTEGRALCOMMUNITIES.COM

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT OF WAY.

APPLICANT / AGENT FOR OWNERS: _____ DATE: _____
SEE AGREEMENT DOC. NO. _____
DATE: _____

OWNERS:

1. ZENON WEGROWSKI, HELEN WEGROWSKI COOKE, DONNA WEGROWSKI TURRENTHINE, AND STANLEY JOHN WEGROWSKI
25 ELYON CLOSE
LAGUNA HILLS, CA 92653
2. LAURA LOUISE NORMAN-HARTMAN
P.O. BOX 858
POWAY, CA 92074-0858
3. CITY OF SAN MARCOS C/O ELLEN HEGARTY
1 CIVIC CENTER DRIVE
SAN MARCOS, CA 92069

MAP PREPARATION DATE:

OCTOBER 9, 2014

TOPOGRAPHY:

AERIAL TOPOGRAPHY SUPPLIED BY
ANALYTICAL PHOTOGRAMMETRICS SURVEYS INC.
DATE: JULY, 2013

ASSESSOR'S PARCEL NUMBERS

APN 220-210-10, -41 & -46

LAND AREA

APN 220-210-10	APN 220-210-41	APN 220-210-46
3.430 ACRES GROSS 1.550 ACRES NET	4.630 ACRES GROSS 4.200 ACRES NET	1.214 ACRES GROSS 1.147 ACRES NET

TOTAL ACREAGE:

EXISTING	PROPOSED
9.274 ACRES GROSS 6.897 ACRES NET	8.856 ACRES GROSS 6.478 ACRES NET

EXISTING ZONING

SPECIFIC PLAN AREA (SPA)

PROPOSED ZONING

SPECIFIC PLAN AREA (SPA)

ENGINEER OF WORK:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745-8118



BY: *Robert D. Dentino* DATE: 12-31-2014
ROBERT D. DENTINO

MAP PREPARED BY:

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
(760)745-8118



BY: *Michael D. Levin* DATE: 08-30-2015
MICHAEL D. LEVIN

EARTHWORK QUANTITIES

CUT - 35,892 CY
FILL - 33,841 CY
EXPORT - 4,821 CY

PRISMATICAL METHOD OF EARTHWORK VOLUME CALCULATIONS WAS USED. NO SHORING OR EXPANSION CRITERIA WERE APPLIED. NO REMOVAL GRADING QUANTITIES ARE REPRESENTED IN THESE EARTHWORK CALCULATIONS. DEMOLITION IS NOT INCLUDED IN THESE EARTHWORK CALCULATIONS. DRIVEWAY, PARKING, SANDFILTER, AND BASIN SECTION VOLUMES WERE TAKEN INTO ACCOUNTS.

UTILITIES

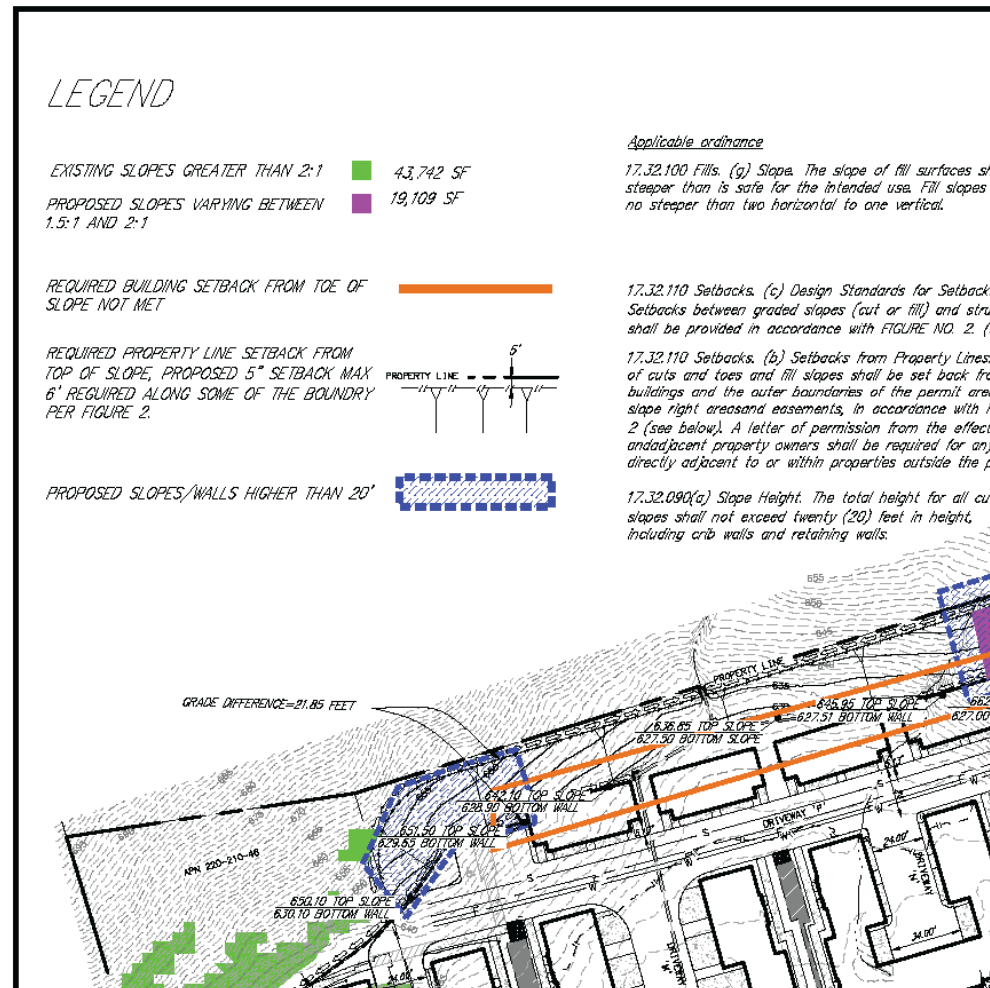
FIRE	SAN MARCOS FIRE PROTECTION DISTRICT
SCHOOL	SAN MARCOS UNITED SCHOOL DISTRICT
SEWER	VALLECITOS WATER DISTRICT
WATER	VALLECITOS WATER DISTRICT
TELEPHONE	PACIFIC BELL
GAS	SAN DIEGO GAS & ELECTRIC
ELECTRIC	SAN DIEGO GAS & ELECTRIC



SCALE: 1" = 50'



Figure 6-4
Grading Variance Exhibit



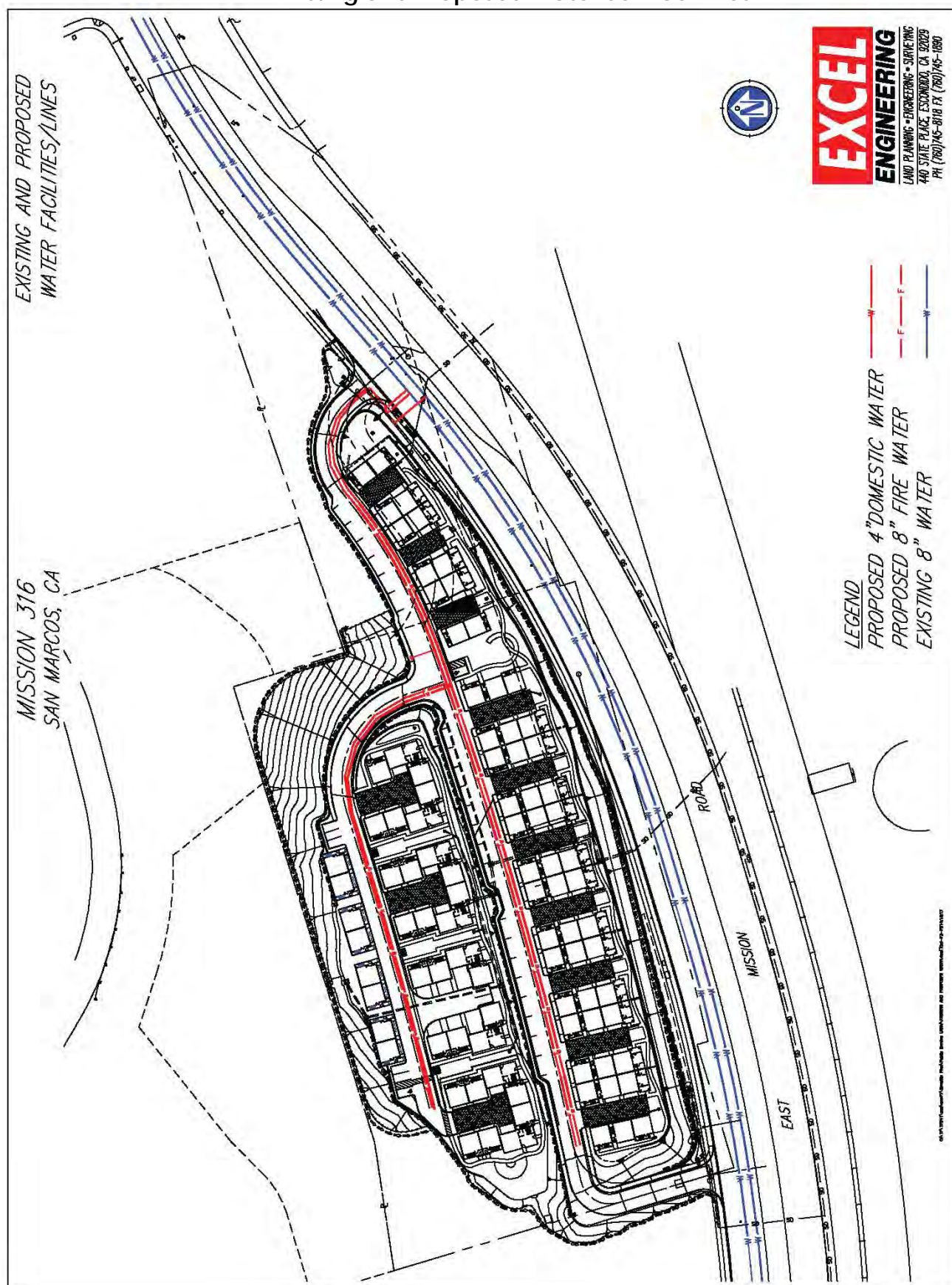
6.3 Water Supply

Water Service - Water service to the Mission 316 Specific Plan Area will be provided by the Vallecitos Water District (VWD) (Figure 6-5). The project is located in the 920 pressure zone, and served by the Richland tanks. The maximum building floor height is 645 feet, allowing approximately 120 psi of service to the Specific Plan Area. There are two existing water mains located on the North side of Mission Road, the first a 24-inch pipe and another 8-inch pipe which shall service the plan area. The second are 2-inch pipes and meters, which shall be installed for domestic use within the plan area. Proposed water and fire pipes shall enter on the east end of the Mission 316 Specific Plan Area and traverse parallel to the lower road through the site. The proposed fire and water pipes shall connect to the remaining condominiums by running north along the western road within the plan area and eventually looping around the northern most residents of the Specific Plan Area. A manifold will merge the 2-inch pipes, downstream of the meters, into a 4-inch private main onsite. A 3 or 4-inch private system will distribute domestic water throughout the plan area.

Private Fire Service - A separate private fire system will service the plan area, fed from an 8-inch public fire main. The service shall be tied to a private double detector check assembly just outside the public right of way. An 8-inch underground fire service will serve the building sprinklers and site fire hydrants. Fire service lines within the plan area shall parallel the proposed water service lines described in the *Water Service* section above.

Irrigation - A separate 1-inch irrigation service pipe, fed from an 8-inch public main in Mission Road, will be used to irrigate the entirety of the Mission 316 Specific Plan area.

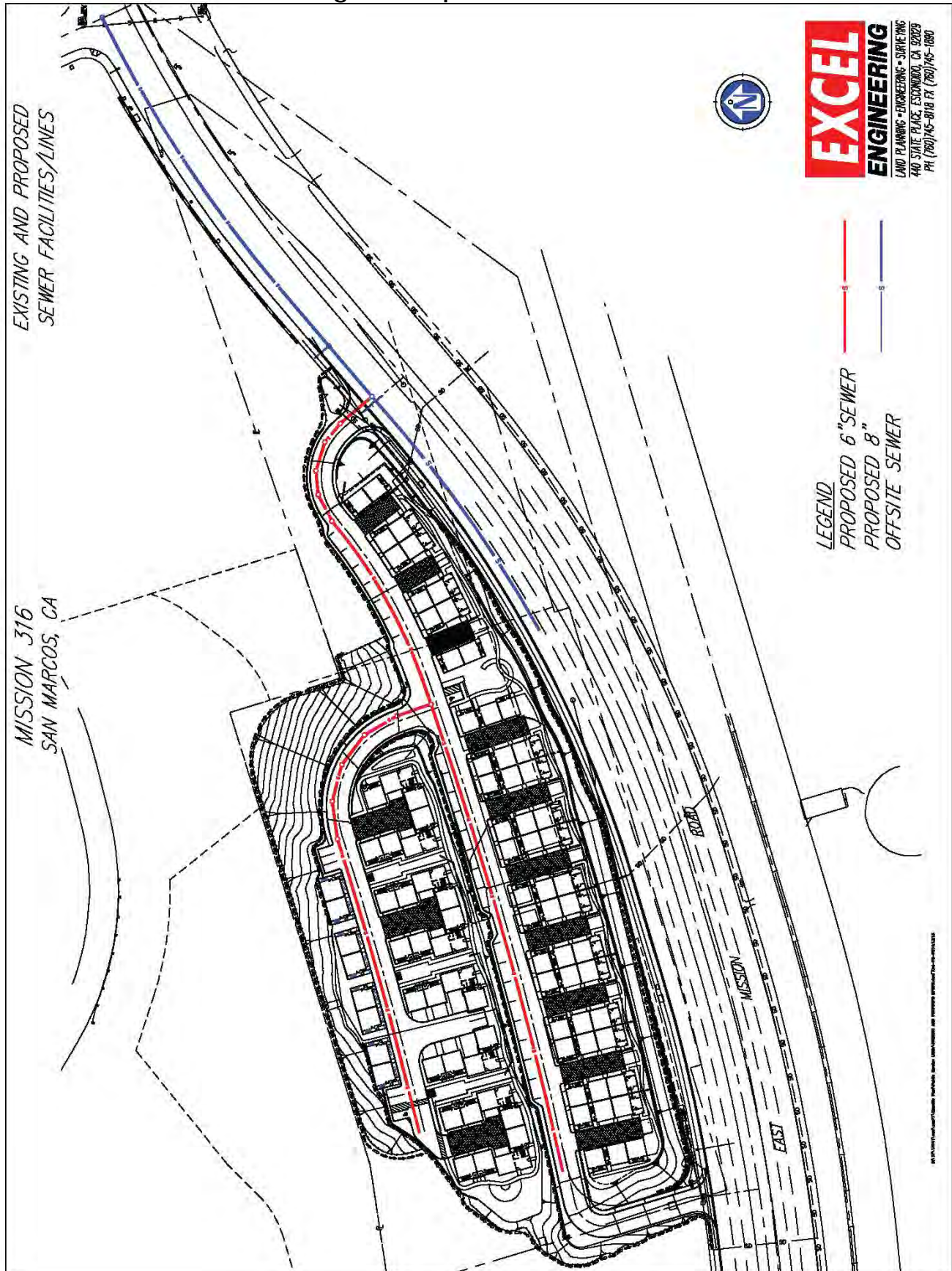
Figure 6-5
Existing and Proposed Water Service Lines



6.4 Wastewater

Wastewater service to the Plan Area will be serviced by Buena Sanitation District (figure 6-6). Buena Sanitation District maintains existing sewer service lines on Mission Road and Falcon, approximately 435 feet east of the Specific Plan area. An 8-inch public main shall be constructed underneath Mission Road to service the site. The sewer line shall enter the site at the eastern end of the Specific Plan area, roughly following the drive isles. Once in the site sewer lines will run parallel to the first drive isle running parallel to the site, then turning north following the western-most north-south drive isle. Sewer lines will loop through the northern most portion of the site to provide service to condominiums at the northern portion of the Specific Plan Area.

Figure 6-6
Existing and Proposed Sewer Service Lines



6.5 Storm Water Treatment and Hydro-modification

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. Basins will be sized to treat 0.5Q(2) to Q(10) storm events. The storm drain system will consist of 2 components. The first component will collect onsite runoff through area drains, grated and curb inlets and convey flows to the bio retention basin located along the Mission Road frontage. The bio retention basin will serve to clean the runoff and provide hydro modification, in accordance with the most current RWQCB permits. Flows from the basins will drain to the public system along the Specific Plan area's frontage along Mission Road. The second storm drain component will convey flows from uphill of the development to the existing storm drain in Mission Road. Offsite runoff will not comingle with onsite flows until downstream of the water quality basins.

Source control is used to keep onsite pollutants from co-mingling with storm runoff. Source control measures include requiring trash enclosures to be covered, and stenciling storm inlets to let the users know that storm inlets drain to streams, lagoons, and eventually the ocean. Other source control includes educating the users about the effects of dumping toxic materials in streets and gutters or washing vehicles with materials that are not suitable to be washed down to the storm drain system.

Low impact design, or LID, consists of optimizing the site layout by using pervious surfaces, dispersing runoff from impervious surfaces to pervious surfaces or by draining directly to treatment areas. Maximizing pervious surfaces is accomplished by reducing walk ways and paved areas, and using porous pavers for drive surfaces. Draining directing to landscaped or treatment areas is accomplished by designing roof drains and paved areas to drain directly on to landscaped or treatment areas rather than directly to hardened storm drain conveyance systems. Dispersing run off on to pervious areas allows for infiltration and or transpiration.

Treatment BMP's serve two purposes. Treatment BMP's for this development consist of bio-retention basins and porous pavers. The BMP's act to clean

pollutants contained in run-off and by retaining run-off satisfies requirements of hydro-modification.

BMP sizing for hydro-modification is determined using EPA's SWMM program. SWMM is a continuous run-off model used to compare historical data with anticipated run-off. The site is divided into drainage management areas, DMA's, with a specific BMP's designated to treat that run-off.

6.6 Dry Utilities

Dry utilities for the Specific Plan Area will provide gas and electric power. These services shall be provided by the same provider through existing service lines near the Plan Area. All dry utilities will service the plan area from an existing joint trench located on the Northern side of Mission Road along the Specific Plan Area's frontage. An existing, non-working, power pole located on the site will be removed.

6.7.1 Electricity Services

Electricity to the site will be provided by San Diego Gas and Electric. Electricity will enter the Plan Area via Mission Drive and will service each individual unit in the Mission 316 Specific Plan Area.

6.8.2 Gas Services

Gas service to Mission 316 Specific Plan Area is provided by San Diego Gas and Electric Company. Gas service to the Plan Area will enter the site at the Southeast portion of the Specific Plan Area via a Mission Drive. Gas lines will circulate throughout the Plan Area and will service each unit with their own gas meter.

7.0 Public Facility and Financing Plan

7.1 Overview

This section of the Mission 316 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.

7.2 Financing and Public Improvements

All improvements to public improvements in connection with the Mission 316 Specific Plan shall be paid for privately by the developers of the Mission 316 Specific Plan Area.

7.3 Phasing

There is currently no plan to phase implementation of the Mission 316 Specific Plan. All improvements of the Specific Plan Area shall be completed at time of construction.

7.4 Operation and Maintenance of Public Improvements and Private Facilities

Maintenance of all facilities and improvements within the Mission 316 Specific Plan Area shall be paid for through CFD's and CC&R's.

8.0 Implementation

8.1 Overview

This section of the Mission 316 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 Mission 316 Specific Plan, the tools and procedures described in this section are to be implemented consistent with all City rules, regulations and policies.

8.2 Project Review Procedures and Future Entitlements

All development proposals within Mission 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 Mission are consistent with the provisions of the Mission 316 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 subdivision maps, plot/site plans, architectural building plans, landscape plans, and materials boards.

Permitted, Not Permitted - Prior to the issuance of grading and/or building permits, land uses designated of this specific plan shall require the approval of a Site 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 Mission 316 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 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)

Conditional 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 Mission 316 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).

8.3 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 Division 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 Mission 316 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 Mission 316 Specific Plan area. This description addresses only entitlements that the City of San Marcos has authority to grant, such as:

- Tentative Maps
- Final Maps
- Cup (rock crusher)
- Grading Permits
- Building Permits
- Multi-Family Site Development Plans
- General Plan Amendments
- Rezones
- Boundary Adjustments
- 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.

8.4 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 Mission. Part of that framework establishes specific development standards that constitute the zoning regulations for the Mission 316 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 Mission 316 Specific Plan. Amendments may be requested at any time pursuant to Section 65453(a) of the California Government Code. If the amendment is deemed major by the Planning Director, 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 unforeseen discrepancies or challenges with landscape maintenance, growth, or loss of vegetation that may arise within the Mission 316 Specific Plan Area.
- Any modifications or realignment of any street serving the project, if also reviewed and approved by the City Engineer and the City Fire Marshall.
- 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 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 minor with the Mission 316 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 and the Community Services 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, and any minimum area requirements.
- 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, determined as minor 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.

Appendix

Appendix A. Consistency of Mission 316 Specific Plan with Goals of the City of San Marcos General Plan

Goal	Goal Description	Mission 316 Specific Plan Consistency
Land Use Element		
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 Mission 316 Specific Plan is consistent with Goal LU-1. The Mission 316 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 Mission 316 Specific Plan is consistent with Goal LU-2. The Mission 316 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 Mission 316 Specific Plan is consistent with Goal LU-3. The Mission 316 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 Mission 316 Specific Plan is consistent with Goal LU-4. Implementation of the Mission 316 Specific Plan would enhance the LU-4 Goal by creating a development with easy access and close proximity to Palomar Community 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 Mission 316 Specific Plan is consistent with Goal LU-5. Mission will create a modern attractive development that will stand out and become the model architecture for residential development in the Specific Plan Area.

Goal	Goal Description	Mission 316 Specific Plan Consistency
Mobility Element		
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 Mission 316 Specific Plan is consistent with Goal M-1. The Mission 316 Specific Plan compliments 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 Mission 316 Specific Plan is consistent with Goal M-2. The Mission 316 Specific Plan encourages and respects traffic-calming measures and provides a variety of calming measures to promote safe streets and neighborhoods. Thus, the Mission 316 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 Mission 316 Specific Plan is consistent with Goal M-3. The Mission 316 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 Mission 316 Specific Plan is consistent with Goal M-4. Implementation of the Mission 316 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 Mission 316 Specific Plan is consistent with Goal M-5. Mission will not impede movement of goods throughout the city, staying consistent with the M-5 Goal.

Goal	Goal Description	Mission 316 Specific Plan Consistency
Conservation and Open Space Element		
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 Mission 316 Specific Plan is consistent with Goal COS-1. The Mission 316 Specific Plan provides for infill development on disturbed and partially developed land. The development of Mission 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 Mission 316 Specific Plan is consistent with Goal COS-2. The Mission 316 Specific Plan provides for infill development on disturbed and partially developed land, 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 Mission 316 Specific Plan is consistent with Goal COS-3. The Mission 316 Specific Plan area is generally sloped. 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 Mission 316 Specific Plan is consistent with Goal COS-4. The Mission 316 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

Goal	Goal Description	Mission 316 Specific Plan Consistency
		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 Mission 316 Specific Plan is consistent with Goal LU-5. The Mission 316 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.

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 Mission 316 Specific Plan is consistent with Goal COS-6. Development according to the Mission 316 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 Mission 316 Specific Plan is consistent with Goal COS-7. Development according to the Mission 316 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 Mission 316 Specific Plan is consistent with Goal COS-8. Development according to the Mission 316 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 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 Mission 316 Specific Plan is consistent with Goal COS-9. Development according to the Mission 316 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-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 Mission 316 Specific Plan is consistent with Goal COS-10. The Mission 316 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 Mission 316 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	Mission 316 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 Mission 316 Specific Plan is consistent with Goal PR-1. The Mission 316 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 Mission 316 Specific Plan is consistent with Goal PR-2. Mission is oriented around pedestrian and bicycle activity to allow the Specific Plan to comply with goal PR-2.

Goal	Goal Description	Mission 316 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 Mission 316 Specific Plan is consistent with Goal S-1. The Mission 316 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 Mission 316 Specific Plan is consistent with Goal S-2. The Mission 316 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 Mission 316 Specific Plan is consistent with Goal S-3. The Mission 316 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 Mission 316 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	Establish and maintain an effective emergency response program to respond to disasters	The Mission 316 Specific Plan is consistent with Goal S-5. The development will implement design

Goal	Goal Description	Mission 316 Specific Plan Consistency
Preparedness/ Neighborhood Safety.	and maintain continuity-of-life support functions during an emergency.	features per fire department requirements that will help maintain adequate emergency response to the community including, wide roadways, 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 Mission 316 Specific Plan is consistent with Goal S-6. The Mission 316 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	Mission 316 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 Mission 316 Specific Plan is consistent with Goal N-1. The Mission 316 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 Mission 316 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 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 Mission 316 Specific Plan is consistent with Goal N-3. Mission will comply with City and other agency regulations on construction noise and eliminates noise-producing uses on the site.

Goal	Goal Description	Mission 316 Specific Plan Consistency
Housing Element		
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 Mission 316 Specific Plan is consistent with Goal-1. Mission provides a smaller unit option typically underserved in San Marcos. The addition of Mission 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 Mission 316 Specific Plan is consistent with Goal-2. Mission 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 Mission 316 Specific Plan is consistent with Goal N-3. Mission will increase the much needed housing stock in San Marcos and create a new and visually enhanced development that was once a vacant lot.