Oakcrest Specific Plan

Date 2026

SP25-0004

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Date 2026

SP25-0004

Prepared For:
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Specific Plan Summary

1 SUMMARY

1.1 INTRODUCTION

The Oakcrest Specific Plan, hereafter also noted as "Specific Plan Area" "Specific Plan" or "Plan," has been written with the intent to provide regulations for the development of an attractive residential community on the west side of North Twin Oaks Valley Road in the City of San Marcos, California. The following chapters will explain the vision for this community and the proposed development standards, design guidelines, utilities, infrastructure, and public services necessary to implement that vision and support future development.

1.2 SPECIFIC PLAN SUMMARY

The Oakcrest Specific Plan provides the City of San Marcos a comprehensive planning tool to help guide the orderly development of a new multi-land use development. Located west of North Twin Oaks Valley Road between Legacy Drive and Del Roy Drive, the 136.1-acre Specific Plan Area is situated in north San Marcos and close to multiple freeway access points and major San Marcos thoroughfares. The site is close to Single-Family Residential (SFR) neighborhoods as well as recreational uses, making it an ideal location for a single-family/Single-Family Cluster (SFC) development. The Specific Plan envisions a high quality, suburban neighborhood that provides strong pedestrian sidewalks, a public trail, and bicycle connectivity to surrounding areas supported by high-quality single-family and Single-Family Cluster (SFC) residential dwelling units and including private recreational open space amenities and a 6.22-acre public park. Some of the natural areas outside the limits of grading disturbance will be preserved onsite in a conservation open space easement to mitigate impacts and preserve sensitive habitat. A trail connection to the P-Mountain preservation area will be included at the western edge of the project and will be open for public use. The Specific Plan Area includes 145 Single-Family Residential (SFR) units and 112 Single-Family Cluster (SFC) residential units. Residential units will be distributed on a variety of lots sizes to create variation in the look and feel of the Specific Plan Area as well as to provide a range of product types that appeal to a broad income range. The Specific Plan area includes 145 single-family dwelling units distributed on lots varying in size from the smallest single-family lot totaling just over approximately 5,000 square feet and the largest lot approximately totaling just under 11,500 square feet. The remaining 112 SFC units will be clustered common interest lots with exclusive use private space. The majority of these units are located along Twin Oaks Valley Road. The Land Use Plan depicts development occurring on approximately 49% of the site with the remaining 51% to be preserved as open space including the fire clearing area. Residential density for the Specific Plan Area will remain consistent with the underlying density identified in the city's General Plan which depicts the parcels as Rural Residential (RR) with a density range of 0.1-2.0 dwelling units-per acre. In sum the maximum permitted density for the Specific Plan area equates to approximately 2.0 dwelling units per gross acre. Dwelling units, not including potential future accessory dwelling units, may range in size from a minimum of 1,400 square feet to up to 3,200 square feet and range from three-bedroom, 3.5-bathroom units to five-bedrooms, three-bathroom units. Common private recreational open spaces for the cluster units will feature amenities such as pools, spas, sport recreation areas such as bocce ball, fire pits, barbeque

stations and other recreation-oriented amenities for children such as playgrounds and tot lots. The result is a convenient, safe, and efficient suburban development which contributes to the enhancement of the quality of life within the City of San Marcos and contribute housing to the region.

1.3 Specific Plan Preparation Statement

The preparation of this Specific Plan began with a comprehensive analysis of onsite constraints including water and sewer infrastructure, biological species and habitat, geotechnical constraints, and Ridgeline Ordinance constraints and included input and discussions with City of San Marcos Staff as well as representatives from Vallecitos Water District (VWD). A series of mapping was prepared from that analysis and was the underlying document used to prepare site plans, infrastructure plans, circulation plans, and overall development of this Specific Plan.

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2 INTRODUCTION

2.1 SPECIFIC PLAN PURPOSE AND SCOPE

The Oakcrest Specific Plan is a comprehensive plan designed to ensure the efficient development of a new residential community. The Specific Plan serves as both a policy document and a regulatory document for the systematic implementation of the policies and goals of the General Plan. As a policy document, the Specific Plan embodies the broad policy directives of the General Plan and applies those policies and goals to the establishment of objectives for the planning area. As a regulatory document, the Specific Plan provides direction for the assignment of land uses, development intensities, development regulation, architectural and landscape design guidelines, grading, infrastructure design and capacity standards, development phasing, and financing, which must be met to successfully implement the proposed development. The planning and review process established by the Specific Plan emphasizes the direct and comprehensive correlation between land use, transportation, public services, and infrastructure necessary to support the efficient development of the Specific Plan area. When implemented, these elements of the Specific Plan will form a cohesive and rational development that complement and enhance the unique characteristics of this area of the city. All subsequent developments shall be consistent with the policies and regulations contained herein.

2.2 SPECIFIC PLAN OBJECTIVES

Specific Plans provide a tool for comprehensive and creative planning strategies that respond to the unique conditions of the site while implementing the goals and policies of the General Plan. The following objectives have been crafted to guide development that is consistent with the City of San Marcos General Plan:

1. Provide a range of housing opportunities close to transit, education facilities, shopping opportunities, recreational uses, and trails, to optimize land use with transit use and active modes of transportation, reduce reliance on automobiles, and potentially reduce greenhouse gas emissions.
2. Develop high quality single-family and Single-Family Cluster (SFC) housing that is attractive to varying categories of homebuyers and meets the housing needs of the City of San Marcos and the region.
3. To the extent possible given site constraints, maximize the opportunity to provide housing for the City of San Marcos up to 2.0 dwelling units per gross acre of the Specific Plan area.
4. Provide the city with public park space.
5. Create a highly connected and efficient circulation system of pathways supported by pedestrian friendly architecture and landscaping to promote walkability and connectivity for people to access surrounding bike lanes, sidewalks, and trails.
6. Design a vehicular circulation system that adequately accommodates traffic and minimizes traffic impacts in and around each planning area.

7. Establish development standards and design guidelines that ensure distinctive architecture, landscaping and recreational amenities that complement and enhance the existing surrounding neighborhood while providing a desirable living environment for residents within the Specific Plan area.
8. Institute a program for the long-term maintenance of the community to ensure all facilities are adequately maintained to City standards.
9. Finance or contribute a fair share of funding to all community services and infrastructure needed to support development proposed by the Specific Plan to promote economic stability.
10. Respect the areas of the property within the Ridgeline Ordinance Zone, as best as possible, by locating development in areas below the primary and secondary ridgelines setbacks and maximize preservation of habitat by utilizing existing disturbed agricultural areas and gentler slopes where feasible.
11. To the extent feasible, cluster the development footprint within the areas identified as existing developed/disturbed vegetation and non-native vegetation to preserve as much natural habitat as possible.

2.3 Contents of the Specific Plan

Per California Government Code §65451, a specific plan shall contain the following written and graphic information:

- The specific plan shall include a statement of the relationship of the specific plan to the general plan.
- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources where applicable.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out all the above.

To comply with these requirements, the Oakcrest Specific Plan includes the following information:

- A summary of the Specific Plan and an introduction that includes the planning objectives for the Specific Plan which encompasses the goals of, and is consistent with, the General Plan regarding land use, circulation, resource management, community design, as well as public services and utilities (Chapter 1 and 2).
- Written descriptions and graphic illustrations of proposed land uses within the Specific Plan area, including clearly identified specific development patterns and design standards (Chapter 3).

- Written descriptions and graphic depictions of architectural, landscape, and open space designs (Chapter 4).
- Written descriptions and graphic illustrations of proposed bicycle, pedestrian, and vehicle circulation systems for the Specific Plan area and the connections to adjacent public and private circulation networks (Chapter 5).
- A grading, utility, and infrastructure plan that includes the location and extent of utility services necessary to serve the Specific Plan area (Chapter 6).
- A public services and facility plan that identifies the specific agencies and extent of public services and facilities necessary to serve the Specific Plan area (Chapter 7).
- A public facility financing and phasing plan that provides a general outline for the financing mechanisms proposed and the phasing of public improvements to the Specific Plan area (Chapter 8).
- An implementation and amendment program that provides the mechanisms available for project review procedures and regulations for specific development within the Specific Plan area and any future amendments to the Specific Plan (Chapter 9).

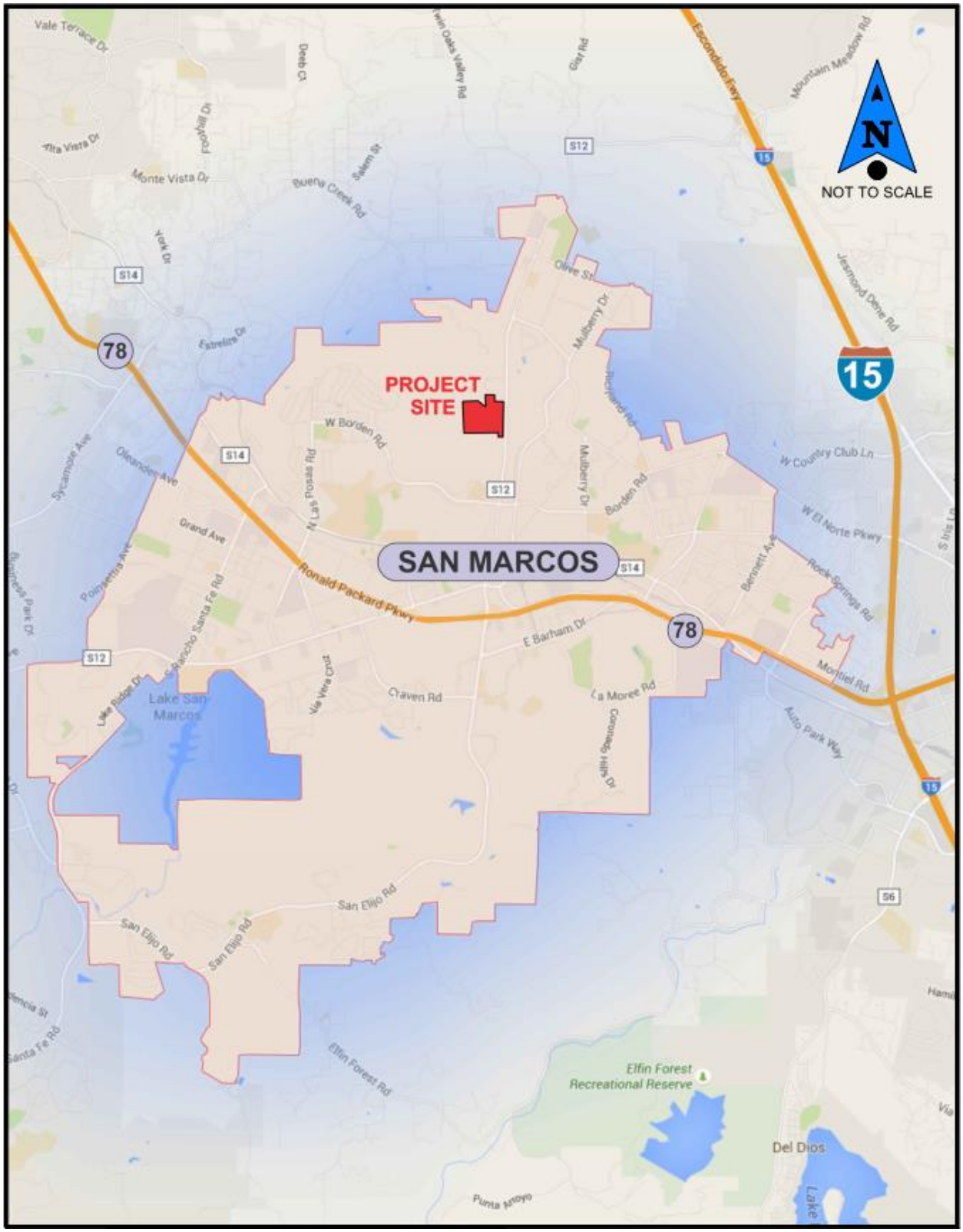
2.4 Planning Area Description

The Oakcrest Specific Plan area is generally located in north San Diego County in northern San Marcos within the Twin Oaks Valley Neighborhood. A good portion of the Plan area has historically been used for the production of agricultural crops and is currently utilized as cattle grazing land. Three single-family homes reside on the site with various other agricultural barns and outbuildings dotting the property. Areas dominated by steep slopes and inaccessible rock and hills are populated with native vegetation containing several habitat types and species of interest to the City of San Marcos, the United States Fish and Wildlife Service and the California Department of Fish and Wildlife. The area surrounding the Specific Plan predominantly consists of other low-density single-family neighborhoods, open space, and a golf course.

2.4.1 Regional and local Setting

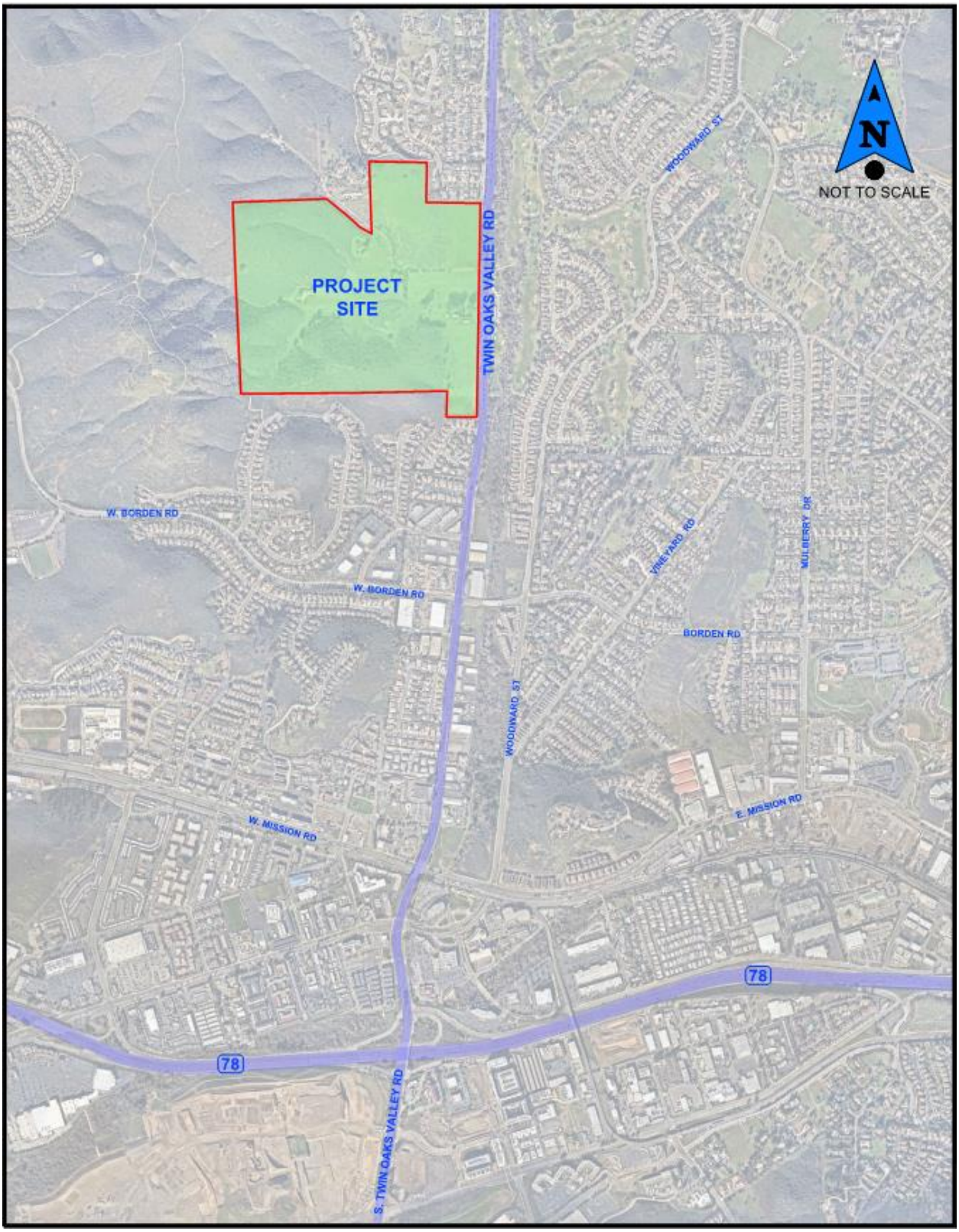
The Oakcrest Specific Plan area encompasses approximately 136.1 acres. As illustrated in **Figure 2, Vicinity Map,** the SPA is situated in the northern portion of the City of San Marcos, in an area defined as the Twin Oaks Valley Neighborhood by the City's General Plan. Regionally, the Specific Plan area is located approximately two miles north of State Highway 78, two miles east of the City of Vista, and three miles west of the City of Escondido. Specifically, the project site is located along the west side of Twin Oaks Valley Road (TOVR) north of Borden Road and south of La Cienega Road. The nearest rail service and bus transit service is located at the San Marcos Civic Center Transit station which provides local and regional connections to schools, employment, shopping, and entertainment options within the City of San Marcos, as well as regional connections to San Diego and Riverside Counties. The Inland Rail Trail, a 21-mile Class I bikeway located adjacent to the Civic Center Sprinter station, runs along the south side of West Mission Road and connects the Cities of Oceanside, Vista, San Marcos and Escondido as well us areas of unincorporated San Diego County.

Other uses near the Specific Plan area include low-density residential uses to the north and south, the Twin Oaks Golf Course across Twin Oaks Valley Road east of the Specific Plan Area, and open space uses to the west.



Regional Map Figure 1

Oakcrest Specific Plan

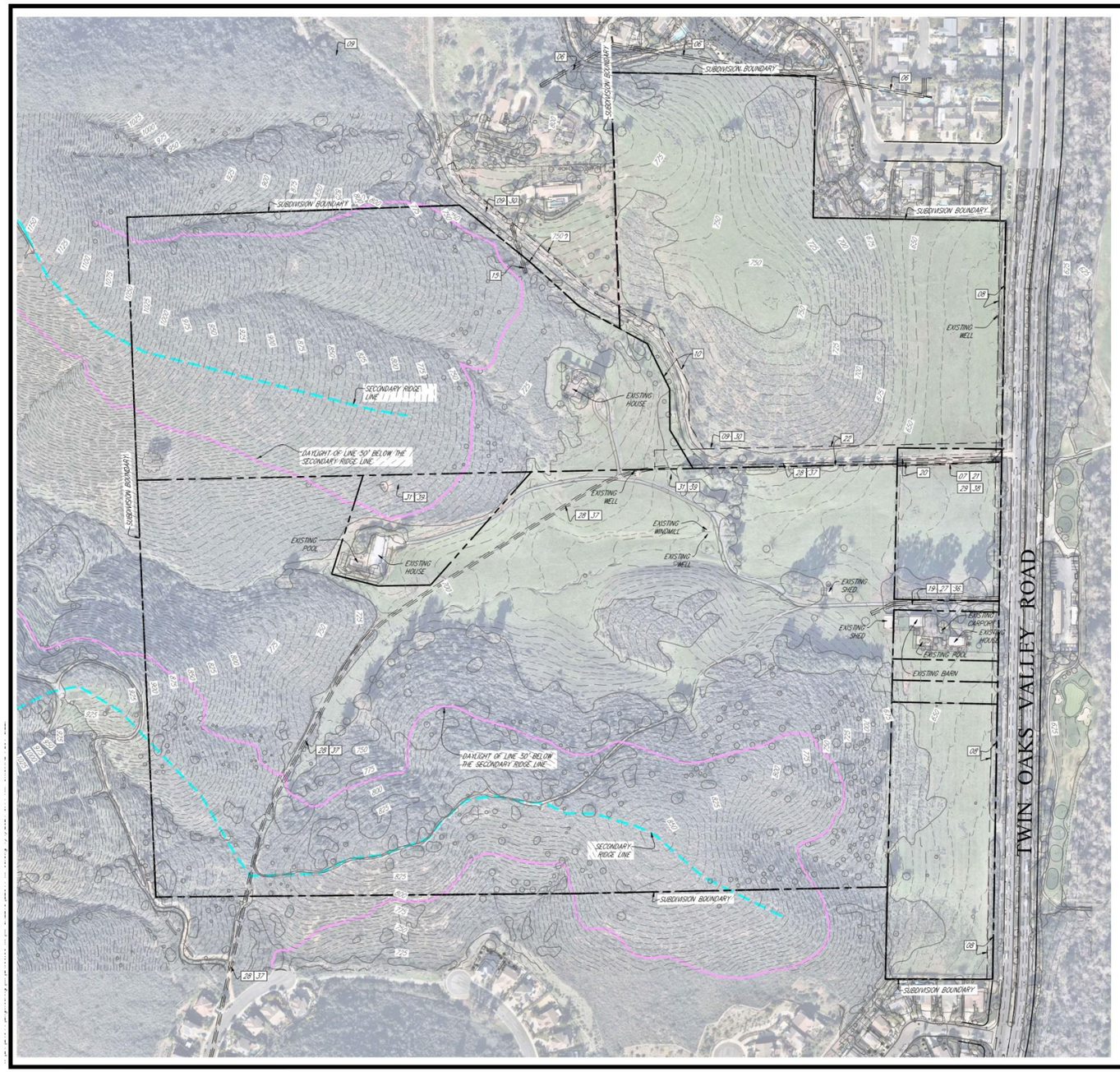


Vicinity Map Figure 2

Oakcrest Specific Plan

2.4.2 Site Characteristics

As shown on **Figure 3**, the site is currently utilized as agricultural land and grazing cattle with three residential units occupying the property. The Specific Plan area includes nine parcels (Assessor Parcel Numbers 218-330-05, 218-330-08, 218-330-09, 218-330-26, 218-330-27, 218-330-28, 218-110-02, and 218-110-03) located between Legacy Drive to the south and North Twin Oaks Valley Road to the North. The property contains a mix of disturbed areas and native/non-native vegetation with the disturbed areas occurring on cattle grazing land. The developable pad area is generally located on the eastern portions of the site containing gentler slopes and within the cattle grazing disturbed area footprint. An existing road into the site connects to several single-family homes off property. Elevations on the property range from approximately 660 feet above mean sea level (AMSL) to approximately 850 feet in the central portion of the site and can be characterized as sloping gradually to the west with intermittent knolls scattered as the property moves westward.



EXIST. EASEMENTS

PER FIRST AMERICAN TITLE COMPANY'S PRELIMINARY TITLE REPOR
DATE: MAY 25, 2022
ORDER NO. NHSC-6837422

06 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 27, 1965 AS INSTRUMENT NO. 195256 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

07 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 50803 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

08 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1971 AS INSTRUMENT NO. 41137 OF OFFICIAL RECORDS. IN FAVOR OF THE CITY OF SAN DIEGO. SAID INSTRUMENT ADDITIONALLY CONTAINS THE PRIVILEGE AND RIGHT TO EXTEND STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.

09 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1974 AS INSTRUMENT NO. 74-287279 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

10 AN EASEMENT FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1976 AS INSTRUMENT NO. 76-397772 OF OFFICIAL RECORDS. IN FAVOR OF MAX M. ARLIN AND OLIVE E. ARLIN, HUSBAND AND WIFE AND CLUB HOTEL, INC., A NEVADA CORPORATION.

14 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 7, 1982 AS INSTRUMENT NO. 82-374688 OF OFFICIAL RECORDS. IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

15 AN EASEMENT FOR PUBLIC UTILITIES AND INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 1, 1985 AS INSTRUMENT NO. 85-276477 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

19 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1959 AS INSTRUMENT NO. 140170 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY

20 AN EASEMENT FOR POWER TRANSMISSION AND COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1961 AS INSTRUMENT NO. 114691 OF OFFICIAL RECORDS. IN FAVOR OF SAN MARCOS COUNTY WATER DISTRICT.

21 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 50803 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

22 AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED DECEMBER 21, 1972 AS INSTRUMENT NO. 339038 OF OFFICIAL RECORDS. IN FAVOR OF CLUB HOTEL INC., A NEVADA CORPORATION.

27 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1959 AS INSTRUMENT NO. 140170, IN BOOK 7764, PAGE 580 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

28 AN EASEMENT FOR A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1961 AS INSTRUMENT NO. 114637 OF OFFICIAL RECORDS. IN FAVOR OF SAN MARCOS COUNTY WATER DISTRICT.

29 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 50828 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

30 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1974 AS INSTRUMENT NO. 74-287280 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

LEGEND

PROJECT BOUNDARY
PROPERTY LINE
RIGHT OF WAY
EXIST. MAJOR CONTOUR
EXIST MINOR CONTOUR
EXIST. GEOGRID TYPE RETAINING
EXIST. CMU TYPE RETAINING
EXIST. SOIL NAIL TYPE RETAINING
EXIST. WATER MAIN
EXIST. SEWER MAIN
EXIST. FLOW LINE
EXIST. PCC BROW DITCH
EXIST. FIRE LINE
EXIST. FIRE HYDRANT
EXIST. STREET/PARKING LIGHT
EXIST. STORM DRAIN INLETS/CLEANOUTS
EXIST. WATER SERVICE LATERAL
EXIST. SEWER SERVICE LATERAL
EXIST. FIRE SERVICE LATERAL
EXIST. PCC CURB
EXIST. PCC CURB & GUTTER

EXIST. EASEMENTS

PER FIRST AMERICAN TITLE COMPANY'S PRELIMINARY TITLE REPORT
DATE: MAY 25, 2022
ORDER NO. NHSC-6837422

31 AN EASEMENT FOR AERIAL COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 7, 1982 AS INSTRUMENT NO. 82-374687 OF OFFICIAL RECORDS. IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

36 AN EASEMENT FOR POLES, WIRES AND ANCHORAGE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES, RECORDED JULY 10, 1959 AS INSTRUMENT NO. 140170, IN BOOK 7764, PAGE 580 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY.

37 AN EASEMENT FOR A PIPELINE OR PIPELINES FOR ANY AND ALL PURPOSES, TOGETHER WITH THEIR NECESSARY FIXTURES AND APPURTENANCES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1961 AS INSTRUMENT NO. 114637 OF OFFICIAL RECORDS. IN FAVOR OF SAN MARCOS COUNTY WATER DISTRICT.

38 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1969 AS INSTRUMENT NO. 50828 OF OFFICIAL RECORDS. IN FAVOR OF SAN DIEGO GAS AND ELECTRIC COMPANY.

39 AN EASEMENT FOR AERIAL COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 7, 1982 AS INSTRUMENT NO. 82-374687 OF OFFICIAL RECORDS. IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY.

EXCEL ENGINEERING
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440 STATE PLACE, ESCONDIDO, CA 92029
PH (760) 745-8118 FX (760) 745-9724

SHEET 2 OF 9 SHEETS
EXISTING CONDITION RESTRAINS

Meritage Homes
LIFE. BUILT. BETTER.

N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

SCALE 1":150'
0 150 120

NOT FOR CONSTRUCTION

Existing Conditions

Figure 3

Oakcrest Specific Plan

2.4.3 Regulatory Setting and Site History

Prior to the adoption of this Specific Plan, the General Plan land use identified the parcels as Rural Residential (RR) and Agriculture/Residential (AG) with a density range of 0.125-2.0 dwelling units per acre. Concurrent with this Specific Plan, a General Plan Amendment and Rezone application were processed to re-designate the nine parcels that comprise the site to "Specific Plan Area", thereby allowing for the development of the community and public park proposed herein.

Although previously designated as Rural Residential (RR) and Agricultural/Residential (AG) by the General Plan, the residential development proposed by this Specific Plan implements AB 32, Strategy 3 of the San Marcos Climate Action Plan (CAP), SB 743, numerous General Plan Goals, and various other state regulations related to reducing greenhouse gas emissions. In accordance with AB 32, the Global Warming Solution Act, the State adopted SB 97, which revised the California Environmental Quality Act (CEQA) Guidelines to require an analysis of greenhouse gas emissions as part of the CEQA process and established standards for the content and approval process of plans to reduce GHG. To comply with these requirements, the City of San Marcos adopted the Climate Action Plan (CAP) in 2013. A CAP is a long-range planning document that identifies strategies to reduce greenhouse gas emissions. Since then, the State and CARB have established stricter targets for reducing greenhouse gas emissions. In response, the City of San Marcos updated their CAP in 2020 to reflect these new requirements. The State also adopted SB 743 to change the way CEQA evaluates traffic. Vehicle Miles Traveled (VMT) became the new metric to promote development that is walkable, has access to transit or bicycle facilities, and/or implements other mitigation measures that discourage the use of single occupancy vehicles. To implement SB 743 and Strategy 3 of the San Marcos CAP, the City of San Marcos adopted the Transportation Impact Analysis Guidelines in 2020. These Guidelines identify High Quality Transit Areas, where VMT is considered low due to the availability of transit. The intent is to encourage high-density housing and other appropriate uses within these High-Quality Transit Areas that encourage transit use potentially reduce GHG. The City of San Marcos does not currently contain any High-Quality Transit Areas as defined by their CAP. However, the SPA is approximately one mile from the Civic Center Sprinter Station. In addition, the Specific Plan area proposes improvements to city rights-of-way to include an on-street bicycle facility, a protected pedestrian/bicycle trail, and a trail connection to open space areas to the west to help promote alternative transportation and offset VMT.

As noted in 2.4.2, the site has been historically recognized as agricultural land with some areas containing biological resources which may be governed by local, state, and federal laws under the regulatory jurisdiction of several resource agencies. Locally, the City of San Marcos is the lead agency tasked with overseeing the biological and environmental analysis under the California Environmental Quality Act. Within that analysis, biological reports, surveys, analysis, and findings have been prepared, reviewed, and accepted by the city. Those methods must conform with the rules and regulations set forth by the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife (USFW), and the Army Corps of Engineers (USACOE) all of which are entrusted with ensuring compliance with CEQA and the Endangered Species Act (ESA), and the United States Clean Water Act of 1972. Implementation of this Specific Plan will aid in the permanent protection of habitat found on site.

2.5 Relationship to the San Marcos General Plan

As indicated in Section 2.1, Specific Plans are a tool that allow for the systematic implementation of the City's General Plan, effectively linking the implementing policies of the general plan to individual development proposals in a defined area. As such, Specific Plans are required to provide a detailed statement of the relationship of the specific plan to the general plan, including consistency between both plans and a comparison of goals, objectives, and policies. The following sections discuss the various elements of the San Marcos General Plan and compare the stated intent of each element to the development proposed by this specific plan.

2.5.1 Specific Plan Land Use

Chapter 20.250 of the San Marcos Zoning Ordinance establishes specific standards to regulate development by authority from the General Plan, describes specific plans as tools for the systematic implementation of the San Marcos General Plan. As a planning tool, the specific plan derives its authority from state and local law to provide a more precise framework for the distribution of land uses, infrastructure, development standards, resource conservation, and implementation measures necessary to carry out the goals of the General Plan. The Oakcrest Specific Plan accounts for the unique physical characteristics, constraints, and resources of the Specific Plan area to provide specific development guidelines for projects within the planning areas. According to California Government Code Section 65454, a specific plan must be consistent with the adopted General Plan. The Oakcrest Specific Plan's consistency with the General Plan is described in more detail below.

2.5.2 Land Use and Community Design Element

As stated in the introduction to the Land Use and Community Design Element, the goals and policies of the general plan are designed to:

- Ensure land use diversity and balanced development that encourage an efficient and responsible relationship between land use, transit, open space, and areas of environmental sensitivity.
- Establish and maintain community connections that better connect people to places.
- Promote economic strength and stability by maintaining a strong local economy and employment base.
- Create a synergy between the business community and academia to promote San Marcos as the educational hub for North County.
- Encourage integration of high-quality and sustainable development through the establishment of development standards and land use patterns that encourage long-term environmental sustainability.
- Promote community design that produces a distinctive built environment with memorable places.
- Direct and sustain growth through management that ensures adequate provision of urban services.

The Specific Plan achieves this as follows:

- Development proposed by the Specific Plan proposes to utilize the property to its highest and best use consistent with the density parameters identified for the properties in the General Plan Land Use Element. Clustering the residential uses in areas of historical disturbance from agricultural activities and cattle grazing, which lay along the gentler slopes on the property, allows the project to respect the property's natural ridgeline contours and steeper slopes which contain large areas of habitat that can then be preserved. Clustering development adjacent to the Twin Oaks Valley Road also facilitates easy use of the proposed bicycle and pedestrian facilities proposed in the right of way. The Specific Plan area includes a public park component that will be featured along the project frontage on Twin Oaks Valley Road, which is a location of relatively moderate grading and landform modifications.
- The proposed development will construct and create connections to community facilities that are accessible to the proposed development as well as the public. Walkways, architecture, and landscaping are designed to maximize pedestrian connectivity and encourage walkability and bikeability. A trail connection through a Vallecitos Water District (VWD) easement offsite on the western edge of the property will allow public access to the broader San Marcos trail network.
- The proposed residential development provides jobs to local construction workers and new homes add residents who will live and shop in San Marcos thereby supporting local businesses.
- New housing proposed by this Specific Plan will be designed to current Building Codes and Standards that include the most stringent requirements in the United States for water, material, and energy efficiency; improved air quality; and more. The specific plan implements the strategies of the City's Climate Action Plan to reduce greenhouse gases by including elements that support transit use, active modes or transposition, and the use of electric vehicles.
- The Specific Plan provides a detailed set of architectural and landscape design guidelines to ensure a distinctively built environment with unique and memorable amenities and spaces.
- Infrastructure and service plans provided within this specific plan have been developed to ensure that adequate provisions for urban services are available. Financing for both the construction and long-term maintenance of necessary infrastructure and services has also been identified in the final chapter of this Specific Plan.

The Specific Plan is located within the Twin Oaks Valley Neighborhood of the city. The General Plan describes the Twin Oaks Valley Neighborhood as having a rural/agricultural aesthetic populated by farming and large estate-style lots. Greenhouses, agricultural fields, livestock/animal raising make up many of the agricultural activities while residential uses range from clustered suburban neighborhoods to estate homes on large lots. The Twin Oaks Valley Golf Course is located adjacent to the project on the east side of Twin Oaks Valley Road.

2.5.3 Mobility Element

As stated in the introduction, the purpose of the Mobility Element is to strategically enhance and manage the mobility network as a critical component in continuing the city's vibrant commercial and industrial areas, its thriving residential neighborhoods, its diverse job and employment uses, and its unique student population. The Mobility Element focuses on maximizing the quality,

comfort, safety, walkability, livability, and bikeability of the City's streets, sidewalks, trails, and multi-modal transportation system while incorporating key ingredients of sustainability.

The Mobility Element and the city's Active Transportation Plan identifies Twin Oaks Valley Road as a four-lane arterial with enhanced pedestrian and bicycle facilities. The project would incorporate improvements to Twin Oaks Valley Road by constructing an on-street bicycle lane, and off-street protected bicycle and pedestrian trail, a trail connection to the broader San Marcos trail system at the property's western edge, and a new signal and protected pedestrian crossing at the project entry. The Specific Plan further implements the mobility element as follows:

- Minimizing walls and requiring multiple pedestrian connections to maximize the walkability of the community.
- Including design guidelines that require pedestrian friendly architecture and landscaping that engage the public sidewalk along public roadways and internal pathways.
- Installing EV charging stations and bicycle parking to support the use of electric vehicles and active modes of transportation.
- Minimizing parking in accordance with the Climate Action Plan to prioritize transit use and active transportation over private vehicle use.
- Implement a project specific Transportation Demand Management (TDM) plan consistent with the City's TDM plan guidelines.

2.5.4 Conservation and Open Space Element

As stated by the General Plan, the purpose of the Conservation and Open Space Element is to identify natural, cultural, historic, and open space resources. The site contains numerous biological habitat types and species. The City of San Marcos General Plan Conservation and Open Space Element, Figure 20 Vegetation Communities, identifies the site as a mix of Southern Mixed Chaparral, Diegan Coastal Sage Scrub, and Valley and Foothill Grasslands. The property is not specifically identified within the Natural Community Conservation plan for the City of San Marcos (Draft San Marcos Subarea Plan). However, the plan considers a 25% development and 75% preservation total for all property within the subarea and the preservation objective relevant to this Specific Plan focuses on preservation of black sage scrub located on undeveloped ridgelines in the vicinity of "P" Mountain, which is unaffected by implementation of this Specific Plan. The Draft San Marcos Subarea Plan has yet to be adopted by the City of San Marcos and the Specific Plan Area must be annexed into the Draft Subarea Plan only at the property owner's request. Therefore, any assumptions or requirements identified within the draft Subarea document cannot be relied upon and any assumptions, mitigation ratios, or biological development requirements of the site would defer to the regulations and guidance by the State and Federal Wildlife Agencies and the United States Army Corps of Engineers. Biological surveys identified several types of vegetation communities or habitat types which occur within the project site. The habitat types observed on the site include non-native grassland, native scrub communities of Diegan coastal sage scrub and chaparral and developed/disturbed areas.

The Specific Plan supports the preservation of these resources onsite by avoiding the highest value habitat and resources that are located on the steep slopes within the Ridgeline Ordinance

Zone. Development within the Specific Plan Area would be focused on areas within historical agricultural operations and ongoing cattle grazing which remain disturbed. The project applicant will establish a plan for long term preservation of habitats outside the established development footprint and will work with the stakeholder agencies and the City of San Marcos to develop and implement approved preservation methods as well as appropriate financing mechanism to fund long-term preservation. Any development approved by the City of San Marcos would be required to secure permits from any jurisdictional wildlife agency prior to issuance of any construction permits. During the wildlife agency permitting process, the development footprint and location would be subject to the conditions issued by the wildlife agency permits. If the development requires modifications as a condition of agency permitting, the development permits may be required to be modified with and approved by the City prior to construction.

The Conservation and Open Space Element also seeks to address air pollution, climate change, energy independence, water supply and water quality. Development proposed by the specific plan will be designed to current Building Codes and Standards that include the most stringent requirements in the United States for water, material, and energy efficiency; improved air quality; stormwater treatment; and more. The specific plan implements the strategies of the City's Climate Action Plan to reduce greenhouse gases by including elements that support transit use, active modes of transportation including pedestrian and bicycles, and the use of electric vehicles. Proximity to pedestrian sidewalks, trails, and bicycle facilities have the potential to encourage alternative forms of transportation which may result in reduced vehicle miles traveled (VMT) and improved air quality.

2.5.5 Parks, Recreation, and Community Health Element

According to the General Plan, the purpose of the Parks, Recreation, and Community Health Element is to maintain and increase access to parks, trails, recreational facilities, and community service programs. In addition, it aims to provide a healthy and safe community by taking into consideration community health and family enrichment needs of community members, including older adults, children, people with special needs, and residents of all ages.

The Specific Plan includes an open space plan, and an amenity package designed to address the specific recreational needs of the anticipated community demographics. Standards for both private open space, public park space, and private common recreational open space are provided to ensure an adequate amount of space is provided to support a high quality of life. Selected amenities cater to an urban lifestyle by including amenities for people of all ages. Connections to trails on 'P' Mountain from Twin Oaks Valley Road are included in the Specific Plan Area as well as improvements in the form of pedestrian sidewalks bicycle lanes. The project will contribute approximately 6.22-acres of public park in accordance with the General Plan Parks, Recreation, and Community Health Element which identifies the parcels as a location for a future public park.

2.5.6 Safety Element

The Safety Element is designed to ensure public health, safety, and welfare of residents and their property by identifying and planning for anticipated natural and human-caused safety issues including geologic and seismic hazards, flood, fire and more.

Hazards associated with the development proposed by the Specific Plan were evaluated as part of the CEQA process and no significant hazards were identified. Homes and landscaping will be designed, built, and installed to current safety codes and standards. Additionally, the specific plan includes development and design standards that incorporate Crime Prevention Through Environmental Design (CPTED) strategies. CPTED strategies consider design standards that deter criminal activity and build a sense of community between neighbors so that residents are encouraged to take ownership of their neighborhood, watch for and discourage crime, and protect one another. A fire protection plan which identifies ways to minimize and mitigate potential for loss from wildfire exposure shall be submitted to and be reviewed by the San Marcos Fire Department for this residential development.

2.5.7 Noise

The Noise Element Identifies potential problems and noise sources threatening community safety and comfort with the intent of limiting the community's exposure to excessive noise levels. Noise impacts on new residents and existing neighborhoods, as well as noise impacts generated by the development of the Specific Plan were evaluated as part of the CEQA process. Design measures such as STC 33 rated dual pane windows and mechanical ventilation or other similar design items may be incorporated to achieve the necessary interior noise reductions to meet the city's standards for residential units exposed to noise generators. Noise analysis for the project found that no operational noise impacts were anticipated. During construction, however, and if rock drilling and blasting are to be used during grading operations, temporary noise impacts may be anticipated. If those operations are required a noise assessment will be prepared that will include mitigation measures that will reduce potential noise impacts to a less than significant level and project features. Additionally, the new development proposed by the specific plan is subject to the City's noise standards.

2.5.8 Housing

As required by State law, the City of San Marcos Housing Element identifies the housing needs of both the existing and projected population and ensures that the land use plan provides adequate capacity to provide safe, suitable, and affordable housing for City residents. The Housing Element is coordinated with each element to ensure comprehensive policies and goals throughout the General Plan. These policies and goals form a framework that the Oakcrest Specific Plan will follow to systematically implement a comprehensive housing development plan that is consistent with these goals and policies. The residential development proposed by Specific Plan will encompass approximately 136.1-acres and will include Single-Family Cluster (SFC) residential dwelling units and Single-family dwelling units on various lot sizes in the 1-2 dwelling units per gross acre (du/acre) range. This residential density is consistent with Rural Residential, RR 1-2 du/ac range identified in the General Plan Land Use Element. Homes proposed by the Oakcrest Specific Plan are designed as attainable housing with a range of unit sizes and price points, creating opportunities for home ownership that will be attractive to varying income levels. The SFC homes? proposed also offer a style of home that is not widely available in this area of the city and provide a residential density increase which will help nearby businesses as well as situate residential uses near employment, schools, retail centers, as well as transportation. Inclusion of affordable dwelling units, or payment of in-lieu fees within the Specific Plan area helps support lower-mid level incomes demographics while increasing this sought-after housing product and is in line with affordable housing directives promoted by the State as well as the City of San Marcos. Therefore,

the Oakcrest Specific Plan is consistent with the goals provided within the Housing Element of the General Plan.

2.6 CEQA COMPLIANCE

An Environmental Impact Report (EIR) was prepared for the Oakcrest Specific Plan in accordance with the California Environmental Quality Act (CEQA) and serves as a comprehensive environmental document for subsequent development within the Specific Plan area. The EIR examines the relationship the Specific Plan implementation may have on potential environmental impacts to the Specific Plan area and makes determinations for mitigation measures to reduce impacts to below levels of significance. The EIR was certified concurrently with the Specific Plan by the decision-making body. The EIR considered the following project alternatives:

- No Project/No Development Alternative
- No Project/Existing General Plan Alternative
- Reduced Project Footprint Alternative (196 residential units; 115 single family units and 81 single family cluster units.

The alternatives were analyzed and ultimately rejected because they did not meet the project goals identified in this Specific Plan and the EIR.

A Mitigation Monitoring and Reporting Program (MMRP), adopted in accordance with Public Resources Code Section 21081.6, ensures the proper implementation of the mitigation measures outlined within the EIR. All future development within the Specific Plan area is required to adopt and implement the mitigation measures specified in the MMRP, if applicable.

Subsequent development proposals within the Oakcrest Specific Plan, if found by the City of San Marcos to be consistent with this Plan and the impact analysis and mitigation measures found in the certified EIR, may be approved, and implemented without further public environmental review according to California Government Code Section 65457. Prior to amendment to this Specific Plan and/or the residential Site Development Planor Site Development Plan for the public park, the City of San Marcos shall determine if further environmental review and analysis is required to satisfy CEQA requirements.

2.7 OTHER PROJECT'S REQUIRING CONSISTENCY WITH THE SPECIFIC PLAN

Discretionary actions and projects proposed within the Specific Plan area are required to demonstrate consistency with this Specific Plan. The actions processed under this Specific Plan which require consistency prior to approval, and/or adoption by the San Marcos City Council are the General Plan Amendment from Rural Residential, RR (1-2 du/ac) and Agriculture/Residential (0.125-1 du/ac) to Specific Plan Area (SPA), a Rezone from Estate (R-1-20) Zone and Agriculture 1 (A-1) Zone to Specific Plan Area (SPA), a Tentative Subdivision Map (TSM), a Site Development Plan (SDP) for the residential development, a Site Development Plan for the public park, and a Conditional Use Permit for a rock crusher during development. Subsequent projects proposed within the Specific Plan area must demonstrate compliance with the Specific Plan's policies, rules, regulations, and design standards. More discussion on what is considered a project under this Plan can be found in the Implementation Chapter.

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Chapter 3 – Land Use and Development Standards

3 LAND USE AND DEVELOPMENT STANDARDS

Overview

This chapter regulates the distribution and intensity of land uses and establishes development standards that will govern all future development within the Oakcrest Specific Plan. These standards and guidelines provide a foundation for the community's character and sense of place that will ultimately result in an attractive and functional community.

3.1 LAND USE AND DEVELOPMENT OBJECTIVES

Oakcrest Specific Plan strives to create an appealing residential community founded on solid design principles. The Plan area's natural features provide an opportunity to create that appealing community through development that respects its surroundings.

The Plan area will address community planning goals and will incorporate core recreational concepts as well as conservation concepts into the development design. Through careful engineering the site will present a residential design conscious of recreational open space and conservation open space placement and orderly circulation design thereby reducing the projects impacts and maximizing conservation and residential opportunities. These goals include:

- Create sustainable development through careful balancing of land use, connections to, and proximity to transportation options, and open space opportunities.
- Create a land use plan that respects the natural topography and ridgelines of nearby slopes and hills.
- Design a series of roadways that safely link the development to the larger community.
- Create a series of built features, using architecture design and landscape design, that provide a distinct built environment which is pleasing to residents and neighbors alike.
- Maintain the feel of the community using building materials that complement and enhance the surrounding environment and neighborhoods.
- Create a distinct and balanced recreational environment though careful placement of a public park and private open space features.

3.2 DISTRIBUTION OF LAND USES

Figure 5, Conceptual Land Use Plan, depicts the proposed land uses, which includes a maximum residential density of two (2) dwelling units per gross acre of the Specific Plan. Table 1 quantifies the distribution of land uses. Land use permit requirements, regulations, and development standards of this section shall be applicable to all existing and new uses, structures, modifications, additions, and activities within the Specific Plan Area.

Table 1 Distribution of Land Uses

Land Use	Development Plan Total Area (In acres)
Biological Open Space	**52.59**
Non-Biological Open Space (slopes, fire buffers, water quality basins outside of Single-Family Cluster land use footprint)	**28.98**
Single-Family Residential	**23.12**
Single Family-Cluster	**15.33**
Streets	**8.93**
Public Park	**6.22**
Twin Oaks Valley Road Right-of-Way	**0.89**
Site Total (gross acres)	**136.07[1]**

[1]Site Total may differ slightly from individual table calculations due to rounding.

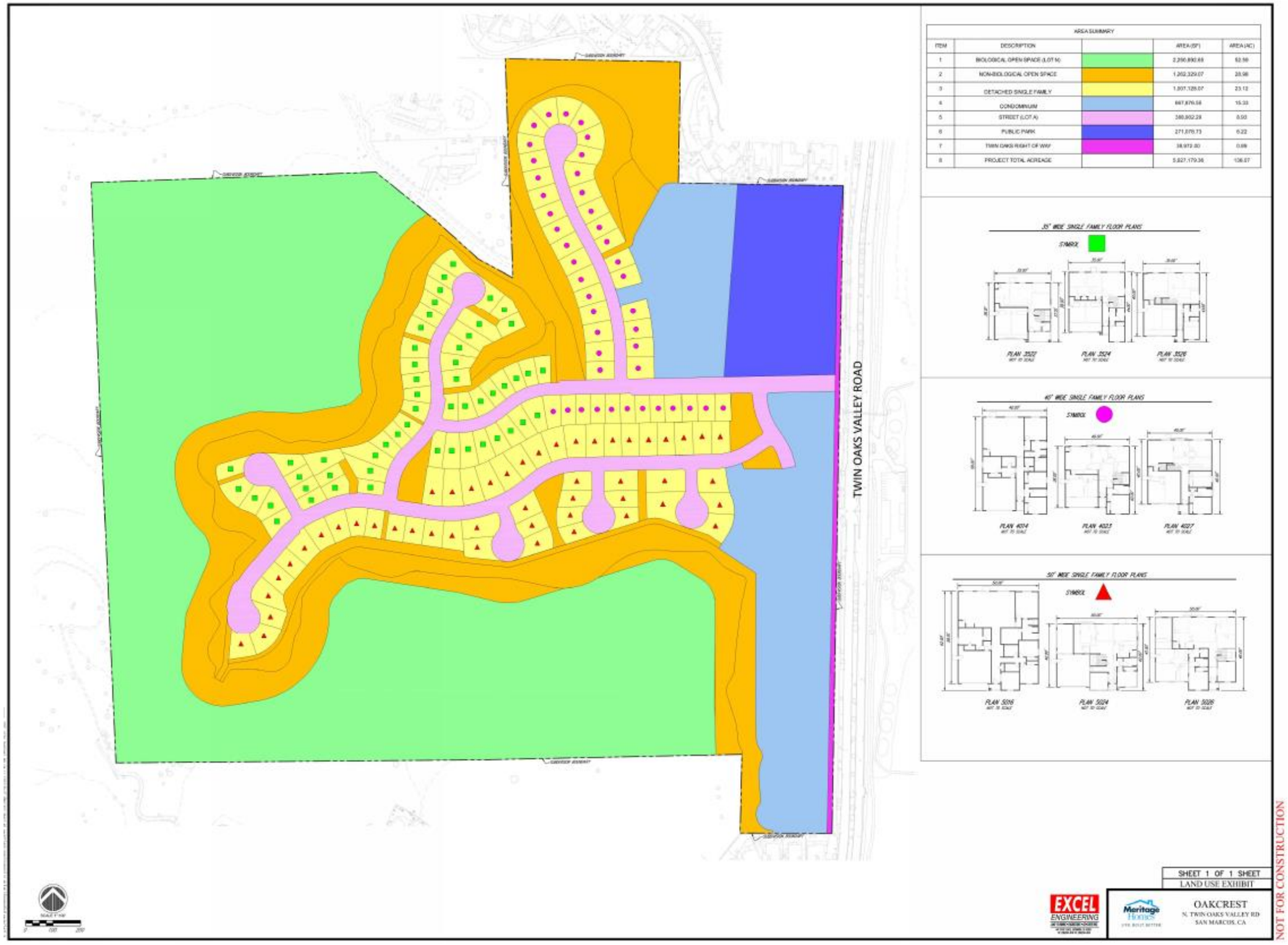
3.2.1 Allowable Uses

Table 2, Allowable Land Uses identifies the permits required to establish uses allowed within the planning area, consistent with this Specific Plan. Allowed uses shall be for the express purpose of establishing and protecting the residential living environment and open space envisioned by this Specific Plan. Residential and open space uses are intended to be the primary permitted uses. All other uses are intended to support residential, or the public park open space uses. When indicated, please also refer to the sections identified under the "Additional Use Regulations" column for additional operational standards and regulations applicable to the use. When a use is not specifically listed, that use in not permitted; However, in accordance with Section 8.7 and 8.10 of Chapter 8 of this document, the Planning Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on a finding of substantial conformance if the proposed use is similar to a use already listed in **Table 2**. **Figure 4**, Conceptual Land Use Plan and **Table 1**, provides an illustration and summary of the number of areas dedicated to roadways, buildings, conceptual open space, and various types of allowable uses proposed within the planning area.

Table 2 Allowable Land Uses

Use	Permit Required	Additional Use Regulations
Residential Land Uses		
Condominiums	TM/SDP	
Single-family dwelling unit	TM/SDP	
Open Space Land Uses		
Public Park	SDP	Refer to Section 3.
Private Recreational Amenities	TM/SDP	Refer to Section 3.
Accessory Uses		
Animal Keeping, Small and Large	P	As Permitted by the SMMC
Accessory Dwelling Units	P	As Permitted by the SMMC
Non-Public Antenna or Communications Facility	CUP	SMMC
Alternative Energy Systems	P	SMMC; Title 24 California Building Standards Code. Includes Photovoltaic Systems and Solar Water Heaters.
Signs	P	SMMC

Symbol:
P = Permitted use subject to compliance with all applicable provisions of the Oakcrest Specific Plan.
CUP = Conditional Use Permit.
TM = Tentative Map
SDP = Site Development Plan
SMMC = San Marcos Municipal Code.



Conceptual Land Use Plan

Figure 4

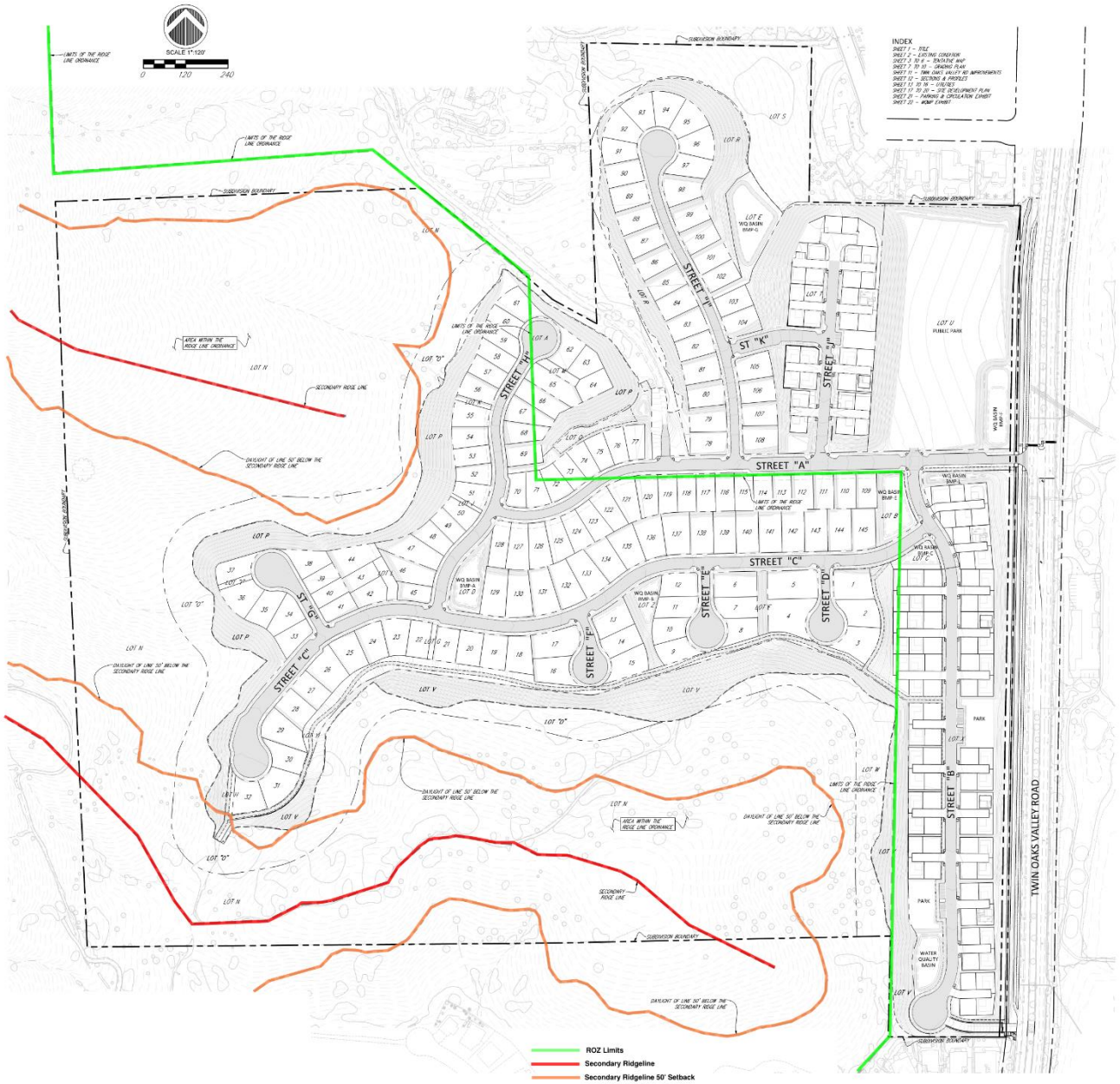
Oakcrest Specific Plan

3.3 DEVELOPMENT STANDARDS

Table 3, Development Standards, provides a list of standards applicable to all new development within the Oakcrest Specific Plan Area. These standards include building setbacks, height limitations, open space requirements, and more. **Figure 5** provides a visual representation of the Conceptual Site Plan including planning areas which may be included in the Specific Plan. For clarity each land use is depicted as a distinct color on the Conceptual Site Plan. Sections in this chapter will be separated into standards for residential development and standards for public park development.

3.3.1.1 Ridgeline Protection and Management Overlay Zone

The project's location is mainly within the city's Ridgeline Protection and Management Overlay Zone (ROZ), and as such, lots wholly within the ROZ shall comply with the established rules and regulations identified in Chapter 20.260 of SMMC. This Specific Plan allows for the clustering of residential dwelling units in conformance with slope density rules required by both the ROZ and the City of San Marcos SMMC. In addition, the location of the public park identified in the General Plan was placed at the northeast corner of the Specific Plan Area where it would be easily accessible by the public and would not encroach on the Secondary Ridgeline setbacks identified in the ROZ. A brief discussion on the project's compliance with the ROZ is included in this chapter.



Conceptual Site Plan

Figure 5

Oakcrest Specific Plan

Table 3 Single-Family Residential Development Standards

Use	Standards	Additional Standards/Notes
Density and Intensity		
Maximum Density (based on gross Specific Plan acreage)	2 du/gross ac.	Shall not exceed 257 dwelling units (not including accessory dwelling units (ADUs)
Minimum Lot Area / Exclusive Use Area*	2,000 SF (SFC) 4,000 SF (SFR)	*SFCs developed as airspace condominiums shall contain defined exclusive use areas.
Maximum Developable Lot Coverage (SFR only)	50%	Maximum lot coverage is calculated on an individual lot basis.
Maximum Building Height	28 feet / 2 stories	Whichever is less, as measured from the adjacent grade to the top of the tallest roof or architectural feature. Mezzanine shall not count as a story.
Standards Applicable to Single Family Residential (SFR)		
Development Setbacks		
Twin Oaks Valley Road	N/A	
Front Setback;	20 feet minimum[1] to garage. 15' minimum to structure	Front setbacks shall be varied for initial development. Future additions may observe minimum standard.
Side Setback; Interior & Corner Side	5' minimum	
Rear Setback	15' minimum	
Building Separation	10 feet minimum[1]	Consistent with adopted Building Code on building design.
Attached or detached, Sheds, Pergolas, & Other rear yard structures	5-foot min. to side yard, 10 feet min. to rear yard	Please see SMMC 20.410 for additional standards
Parking (parking space dimensions shall comply with current standards of SMMC 20.340.)		
Single-Family Residential (SFR)	Minimum 2-car garage (3-car garage required for homes exceeding 3,000 square feet of living area)	
Standards Applicable to Single-Family Cluster		
Development Setbacks		

Twin Oaks Valley Road	20’	
Building/Amenity setback to Street A adjacent to Public Park	10’	Setback shall be landscaped.
Front Setback (garage/alley)	Less than or equal to 3 feet or 18 feet plus[1]	Measured from the face of garage door.
Side Setback; Interior & Corner Side	5’ minimum	Measured from edge of exclusive use area to residential structure and/or street ROW
Twin Oaks Valley Road **ROW Setback**	4’	
Rear Setback	10’ minimum	Measured to edge of exclusive use area.
Building Separation	10 feet minimum[1]	Consistent with adopted Building Code on building design.
Attached or detached Sheds, Pergolas, & Other rear yard structures		Per Section 20.300.20 of the SMMC
Parking (parking space dimensions shall comply with current standards of SMMC 20.340.)		
Unit Parking	Minimum 2-car garage. (3-car garage required for homes exceeding 3,000 square feet of living area) : 1 per 3 units minimum	
Guest Parking	1 space per 3 units minimum	
Bicycle	1 long-term bike parking space per unit + 1 short term space for every 5 units	Refer to Section 3.3.2
Open Space		
Single-Family Cluster (SFC) Common Open Space	Area equal to 30% of livable ground floor area of all units	Refer to Section 3.3.4
Public Park Open Space		
Public Park	Min. 6-acre park	Gross acreage
Other Standards (Applicable to All Uses)		
Walls and Fencing		Refer to Section 3.3.5
Landscaping		Refer to Section 3.4.6
Lighting		Refer to Section 3.4.7
Signage		Refer to Section 3.4.8

[1]Encroachments permitted per Section 20.300.20 of the SMMC.

Unless otherwise identified in the following sections, the development standards shall apply to the Single-Family Dwelling units and Single-Family Cluster dwelling units and their associated landscaping, open space, and infrastructure. Section 3.4.5.1 addresses the public park component of the Specific Plan.

3.3.2 Density and Intensity

The principal land uses within the Specific Plan associated with a density calculation include Single-Family Cluster (SFC) dwelling units and Single-Family Residential (SFR) dwelling units and their respective private and recreational open space, parking, and infrastructure. The specific plan area is approximately 136.1-acres and includes a residential density consistent with the Rural Residential, RR (1-2 du/ac) density.

3.3.3 Parking

The purpose of this section is to regulate the provision of off-street parking for the residential uses within the Planning Area. Parking standards have been developed in accordance with the SMMC Section 20.340 Off-Street Parking and Loading.

A. General Requirements

1. Parking shall only be permitted in designated on- and off-street parking spaces and inside garages. No parking shall be permitted in Private Drives, Private Drive Aisles, or designated Fire Lanes. Refer to the approved Site Development Plan for approved on- and off-street parking locations. On street parking is allowed in the SFR zones subject to any identified restrictions.
2. All circulation, ingress and egress, and off-street parking areas shall be surfaced with asphalt or cement concrete paving, designed to withstand repeated vehicular traffic. Other paving material may be used, such as pervious surfaces, subject to the approval of the Planning Director and/or City Engineer.
3. All storm water runoff shall be conveyed into a public storm drain or directed into planting areas. Storm drains shall be provided in accordance with the specifications of the City Engineer. Storm water runoff shall be treated per the requirements of the latest NPDES permit for the San Diego Region and City of San Marcos BMP Design Manual prior to entering the city's separate storm drain sewer system.
4. All guest parking spaces, Private Drives, Private Drive Aisles, pedestrian crossings, driveways, and fire lanes shall be striped or otherwise designated to provide safe access and circulation. Pavement markings, signage, and other distinctions shall be maintained in a visible and legible manner.
5. Parking for mail delivery within the Single-Family Cluster (SFC) product will be coordinated with USPS at final engineering and will identify spaces for mail truck parking, delivery vehicles, and mail-box locations.

B. Garages/Covered Parking

The following standards shall apply to all private residential garages within the Specific Plan area:

1. Each residential unit garage shall provide a minimum of two (2) parking spaces and a minimum of three (3) parking spaces for homes larger than 3,000 square feet.
2. Each interior garage parking space shall maintain an unobstructed dimension of 20 feet long and 10 feet wide with a minimal vertical clearance of seven (7) feet, except the front three (3) feet of aparking space located at the front of the garage may have a vertical clearance of four (4) feet.
3. Garage spaces shall be used for parking and not storage, which shall be enforced through the community's Covenants, Conditions, & Restrictions (CC&Rs).

C. Guest Parking

The following standards apply to guest parking for the Single-Family Cluster (SFC) units within the Specific Plan area.

1. A minimum of 1 guest space per 3 units shall be required. Calculations for the required number of spaces of 0.5 or greater shall be rounded up to the nearest whole number.
2. Parking Space dimensions shall be provided as follows:
    a. Perpendicular guest parking spaces shall have a minimum dimension of nine (9) feet wide by 18 feet long. Bumper guards or wheel stops shall be provided in such a manner as to ensure that no portion of any parked vehicle shall touch any wall, fence, building or project beyond any lot lines bounding a parking area facility. In lieu of bumper guards or wheel stops, the paved parking space length may be decreased by up to two (2) feet by providing an equivalentvehicle overhang into landscape areas or paved walkways. Such overhang area shall not be considered as part of any open space requirement. In no case shall such overhang be considered part of a required walkway or sidewalk width.
    b. Parallel guest spaces, if included, shall provide a minimum dimension of nine (9) feet wide by 22 feet long.
    c. Compact guest spaces shall be allowed per the guidelines of Section 20.340.050 (I) of the San Marcos Municipal Code and shall have a minimum of 8.5’ wide by 16’ long for perpendicular spaces.
3. Guest parking spaces shall be evenly distributed throughout the Single-Family Cluster (SFC) areas within Specific Plan Area.
4. To provide shade and reduce heat island effect, rows of new parking shall be broken up with tree planters provided at a minimum of one (1) tree for every five (5) parking spaces. Tree planters shall have a minimum interior dimension of five (5) feet. Trees shall be a minimum 24-inch box size and shall be designed to achieve a goal of fifty percent (50%) shade within fifteen (15) years of planting. Landscape irrigation shall be provided per the requirements of the City of San Marcos Water Efficient Landscape Standards (WELO).
5. Guest parking spaces shall be solely used for parking, not for storage; display for sale or lease; or repair of vehicles, trailers, recreation vehicles, boats, or similar.
6. In addition to required guest spaces, at least one (1) space shall be reserved for United States Postal Service and other delivery trucks per residential lot. This delivery space shall be located in convenient proximity to grouped mailboxes.
7. Designated parking spaces for the disabled shall be provided in compliance with state law (Title 24) and the California Vehicle Code (Section 22507.8), including required number of parking spaces and design requirements.

D. Bicycle Parking

The following standards promote the use of bicycles as an alternative to single occupancy vehicle use in accordance with Specific Plan Objectives #3 and #4:

1. Each home shall provide a minimum of one (1) secure and weatherproof bicycle parking space or as otherwise required by CalGreen, whichever is more stringent. Space may be provided within a garage, locker, or accessible indoor area.

E. Electric Vehicle Parking and Charging

The following standards implement Specific Plan Objectives #1Measure T-2 of the Climate Action Plan, and the CalGreen building code to support and promote the use of electric vehicles:

1. A minimum of five percent (5%) of the Single-Family Cluster & public park's guest parking spaces required shall be equipped with EV charging stations or as otherwise required by CalGreen, whichever is more stringent. Calculations for the required number of spaces shall be rounded up to the nearest whole number.
2. All garages shall be equipped with electric vehicle charging infrastructure in accordance with CalGreen.
3. Single-Family Cluster guest charging stations/spaces shall not interfere with on-site parking or pedestrian circulation.
4. Single-Family Cluster guest charging stations/spaces shall be maintained in functioning order in all respects.
5. Final Single-Family Cluster guest EV stall locations will be determined at submittal of building plans.
6. Single-Family Cluster EV charging station calculations apply to both garage/covered parking as well as uncovered and/or guest parking.

3.3.4 Open Space

Each residential unit in the Specific Plan area shall include private yard space. In addition, common recreational open space areas will be provided for the Single-Family Cluster (SFC) residents and guests.

A. Private Open Space

Private open space is defined as open space areas intended for the private use of individual dwelling units. Each Single-Family Cluster (SFC) dwelling unit shall provide fenced private yard space within their exclusive use area. Similarly, Single-Family dwelling units shall provide fenced private yard space within their lot. Private open spaces shall be directly accessible from the interior living space of the unit it is intended to serve.

B. Common Open Space

Common area open spaces are provided for the benefit of residents and their guests. Common area open space includes landscaping and recreation areas and amenities.

1. An area equal to 30% of the total livable ground floor area of all units (or first livable floor area) shall be provided as usable common open space.
2. Common open space exceeding ten percent (10%) in slope shall not be considered usable open space.
3. Walkways and bike paths shall be used in the calculation of usable open space.
4. Children's play structures, including tot lots and playground equipment, should be strategically spaced throughout each residential planning area.
    a. Each residential planning area shall provide a minimum of 400 square feet of tot lot area for every 25 dwelling units.
    b. Children's play areas shall be a minimum of 400 square feet of usable area.
    c. Children's play areas shall be effectively buffered/fenced from adjacent street and parking areas.
    d. Play equipment should include multiple elements such as sandboxes, climbing equipment, slides, swings, seesaws, or other appropriate play equipment.
    e. Tot lot square footage may be combined with playground square footage to provide a larger enhanced play experience or larger tot lot areas.
5. In addition to the of tot lot play area requirements described above an additional 800 square feet of playground or tot lot area shall be provided, preferably centrally located in the planning area.
    a. SFC residential planning area including 75 or more dwelling units shall provide an 800 square foot playground in addition to tot lot square footage.
    b. Playgrounds may be combined with tot lots to create larger enhanced play areas.
6. At least three (3) major recreational amenities shall be provided for the SFC residential planning area and may include similar amenities as the following:
    a. Basketball court
    b. Garden, community, meditation, or similar.
    c. Lawn game(s) such as bocce ball, cornhole, horseshoes, or similar.
    d. Multi-purpose recreation center.

e. Off-leash pet area/dog park.

f. Outdoor exercise area.

g. Picnic space(s) with electric barbeque/outdoor kitchen.

h. Playground.

i. Pool or spa.

j. Tennis court.

k. Volleyball court.

Other similar amenities may be allowed pending approval by the Planning Director.

7. Amenities should be distributed throughout the SFC planning area and should be selected to cater to a diverse range of interests and lifestyles including pet owners, young families, singles and more. Spaces should be provided that offer opportunities to play, socialize, and relax.

3.3.5 Wall and Fence Regulations

Walls, fences, and monuments within the Specific Plan Area are functional boundaries framing outdoor spaces and complementary pieces of landscape design and serve many other purposes. The review of walls and fences shall be an integral part of any site plan, permit, or Site Development Plan review application. Compliance with all wall and fence regulations contained herein shall be required unless otherwise approved by the Planning Director.

1. Walls, fences, and monuments may be used to create partitions between private open space, screen the development from roadways, reduce noise from roadways, and enhance the site design.

2. Development within the planning areas shall be designed to minimize walls and fences, where possible, to support an open community.

3. No walls or fences which exceed six (6) feet in height are permitted within the required setbacks to Twin Oaks Valley Road except in areas which may require noise abatement. All other walls and fences shall not exceed twelve (12) feet in height except a combination wall-fence. Decorative pilasters may exceed the maximum height by one (1) foot and shall have a maximum of 50’ of separation. Taller walls or fences for sound attenuation may be allowed upon review and approval of the Planning Director.

    a. Combinations of berms, walls, and fences shall be allowed along Twin Oaks Valley Road to mitigate potential noise impacts.

    b. A retaining wall or fence or combination thereof shall be allowed along the development perimeter adjacent to conservation open space. Fence type to be approved by the jurisdictional wildlife agency.

4. Walls, fences, and architectural screening elements shall be compatible with the architectural treatments of the site buildings.

5. No wall, fence, or landscape element shall interfere with intersection visibility, line of sight, or other safety issues.
    a. Blank walls are prohibited. Where screening or security walls (excluding tubular steel or other "open" fence types) are located within ten (10) feet of public right-of-way, landscaping shall be provided between the wall and the right-of-way to a minimum height of four (4) feet to minimize opportunities for crime and unsafe conditions.
    b. Approved materials include wood, vinyl, stone, masonry, brick, block, stucco, solid steel, and tubular steel. Comparable materials are permitted to be subject to approval by the Planning Director. Vinyl coated chain link fencing or ricket and post fencing may be permitted along the exterior perimeter of any biological open space or enclosing an approved common recreational amenity such as a sport court.
    c. Prohibited materials include barbed wire, razor wire, concertina, corrugated metal and plastic, tarps, and electrified wire of any kind or configuration.
    d. All retaining walls are subject to the City of San Marcos Municipal Code and Engineering Standards.

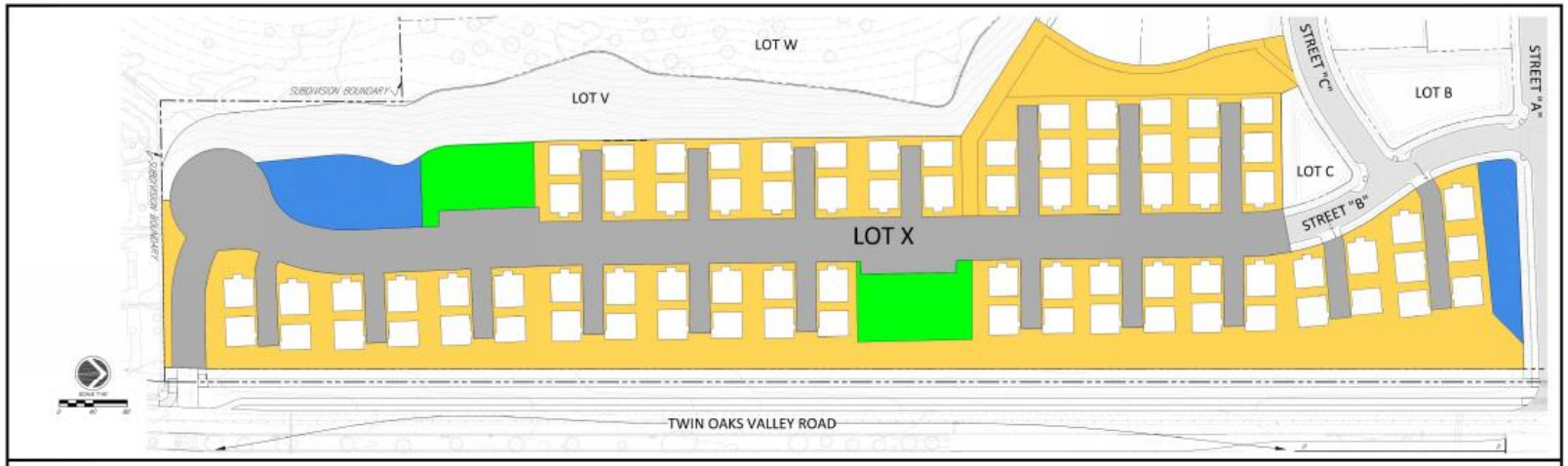
3.3.6 Landscaping Regulations

All open space areas shall be landscaped in accordance with the City of San Marcos' Water Efficient Landscape Ordinance (WELO). All required landscaping shall be permanently maintained in a healthy and thriving condition free from weeds, trash, and debris.

1. No trees shall be planted within a biofiltration BMP.
2. Landscaping within biofiltration BMP's shall conform to the requirements of Appendix E.26 of the City's BMP Design Manual
3. Landscaping shall be in accordance with the Fire Protection Plan determinations.
4. 150-ft fuel modification zones shall be maintained exterior walls of structures.
5. Plant species found on the "undesirable" list for use in high fire hazard severity zones shall not be used.

3.3.6.1 Public Park

The Oakcrest Specific Plan will include a 6.22-acre public park as a community benefit. A separate Site Development Plan will be processed with the city to make future improvements or changes to the park independent of the residential component identified in this Specific Plan. The park's location at the northeast corner of the Specific Plan area, along Twin Oaks Valley Road, provides a softened aesthetic at that portion of the Specific Plan area as well as providing convenient access to the park from main entry at Twin Oaks Valley Road.



OPEN SPACE AREA TABLE				
ITEM	DESCRIPTION	LEGEND	PROVIDED (SF)	PROVIDED (AC)
1	COMMON OPEN SPACE		286,727.27	6.58
2	COMMON DRIVEWAY-PARKING		192396.0853	4.42
3	HOMES		138,168.42	3.17
4	PARKS		28,635.19	0.66
5	WATER QUALITY		21,964.79	0.50

Reference Figure 4 - Land Use Plan for total site open space

SHEET 1 OF 1 SHEET
OPEN SPACE EXHIBIT
OAKCREST
N. TWIN OAKS VALLEY RD
SAN MARCOS, CA

NOT FOR CONSTRUCTION

Open Space Exhibit – Single-Family Cluster Land Use Area Figure 6

Oakcrest Specific Plan

3.3.7 Lighting Regulations

Lighting fixtures shall be directed and shielded so as not to illuminate surrounding properties and reduce glare and shall comply with the following standards, as verified through a photometric study:

1. Parking areas shall be illuminated to levels that achieve a uniform ratio of three to one (3:1) (average to minimum) and maintain an average of one (1) foot candle, with a minimum of one-half(1/2) foot candle.
2. Perimeter lighting, not affiliated with the lighting of parking lots, shall not exceed one-half (1/2) foot candle at any point along the property line of the subject or adjacent parcel.
3. No light shall spill over into any biological open space land use.
4. All lighting shall be shielded and directed downward. Decorative landscape uplighting may be approved in common recreational areas as shown on the final landscape plan approved by the Planning Division.

3.3.8 Signs

Signs are permitted within the Specific Plan area and shall be subject to the City of San Marcos sign code.

Up to one (1) Monument Sign is permitted at the residential planning area entry and one (1) sign at the public park entry. Monument signs shall be subject to the following requirements:

1. Each monument sign shall not exceed six (6) feet in height. Any accent pilaster(s) may exceed 6 feet in height by up to one (1) foot.
2. The sign face for each monument sign, exclusive of any decorative pilaster(s) or sign base, shall notexceed a maximum area of 20 square feet.
3. Monument signs shall be set back a minimum of five (5) feet from any property line, subject toEngineering Division approval.
4. Monument signs shall not interfere with intersection visibility, line of sight or other safety issues.
5. In lieu of a standalone monument sign, up to two project identification signs may be incorporated into an entry wall design, one per wall.
6. A lighted directory map, meeting current fire department standards, shall be installed at each driveway entrance.

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Chapter 4 – Design Standards

4 DESIGN STANDARDS

Overview

The architectural design guidelines contained herein are meant to supplement the development standards outlined in Chapter 3. The design standards and regulations will help ensure a high-quality Specific Plan area designed to complement and enhance the neighborhood. To create successful communities, architectural design must embody methods which are flexible enough to meet the changing needs of the consumer market yet, must also be visually pleasing products complementary to the surrounding community. For those reasons, the proposed architectural style has been presented for inclusion in the Oakcrest Specific Plan Area and was chosen based on its historic popularity with homeowners in California.

The following overview offers a brief description of the look and feel for the Oakcrest Specific Plan architectural style, which could be offered within the Plan area.

4.1 ARCHITECTURAL STYLE

The Oakcrest Specific Plan community is made up of multiple building plans for each lot type that will include one- and two-story single-family dwelling units on several lot sizes and a two-story Single-Family Cluster product on smaller exclusive use areas. This variation in lot sizes, stories, and plans provides articulation and diversity between buildings within the Specific Plan area. The architecture incorporated with the Oakcrest Specific Plan Area is influenced by traditional craftsman, farmhouse, and Spanish style structures.

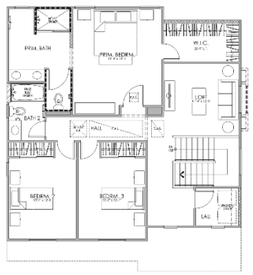
- Traditional Craftsman blends classic elements from the Craftsman vernacular with modern construction techniques. Simple massing with a combination of hipped and gabled roof forms are accentuated with stylistic features found in traditional craftsman homes such as decorative (faux) beams, stone or brick veneer at the ground floor, and stucco and board and batten wall materials.
- The Farmhouse style blends classic elements from the Farmhouse vernacular with contemporary design features. Simple massing with hipped roof forms is accentuated with stylistic features found in a traditional Farmhouse home such as vertical railing and double wood posts at decks, stucco with lap siding, and brick accents.
- Elements and materials traditionally used for the Spanish Mediterranean style include low pitched roofs using “S” tiles, simple forms with stucco walls, fiber cement trim at selected window enhancements, decorative shutters, decorative pot shelves, decorative metal grilles, accent tiles for a decorative look at select gables and select entryways and stone veneers. The architecture was chosen to complement existing architecture found throughout the City of San Marcos.

The architectural styles represented should be complemented with a color scheme which incorporates creams, whites, tans, and other earth tones to complement the project with nearby development within the area.

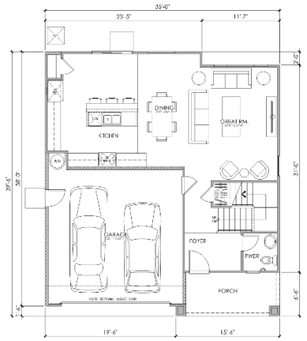
It should be noted that architecture proposed in the following sections be considered conceptual and subject to modifications. Additional architectural styles not represented in the following text should be allowed within the Plan area so long as any proposed architecture is found to be an appropriate design by the City of San Marcos Development Services Department and consistent with design guidelines set forth in the sections below.

4.1.1 Floor Plan Summary

Development projects should provide a variety of floor plans and should be selected to provide a range of sizes, bedrooms, and square footage. This variety of floor plans is chosen to accommodate a variety of potential residents and family compositions that appeal to a larger population of potential homeowners. The typical Single-Family Residential (SFR) lot floor plans should be flexible and may include four (4) bedroom units, and five (5) bedroom units with some floor plans including loft space. The typical Single-Family Cluster (SFC) lot floor plans typically include three (3) bedroom units and four (4) bedroom units. Residential units should be grouped in a manner which promotes architectural variation between each lot where possible. Reverse floor plans should also be included to provide additional variation and visual interest.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

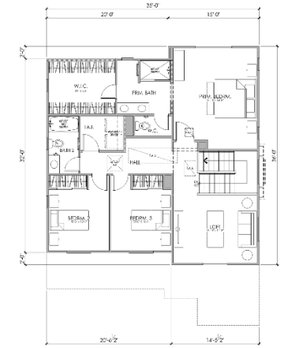
PLAN 3522
AREA TABULATION

CONDITIONED SPACE

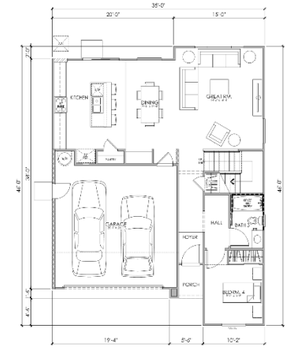
FIRST FLOOR AREA	1,908 SQ. FT.
SECOND FLOOR AREA	1,322 SQ. FT.
TOTAL DWELLING	3,230 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	428 SQ. FT.
PORCH	121 SQ. FT.

0 2 4 8 12

PLAN 3522
4 BEDROOM, 3 BATH, LOFT



SECOND FLOOR PLAN



FIRST FLOOR PLAN

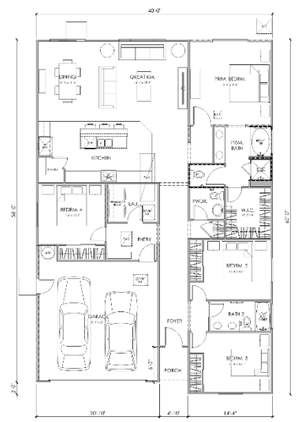
PLAN 3524
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,979 SQ. FT.
SECOND FLOOR AREA	1,326 SQ. FT.
TOTAL DWELLING	3,305 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	408 SQ. FT.
PORCH	112 SQ. FT.

0 2 4 8 12

PLAN 3524
4 BEDROOM, 3 BATH, LOFT



FLOOR PLAN

PLAN 4014
4 BEDROOM, 2.5 BATH

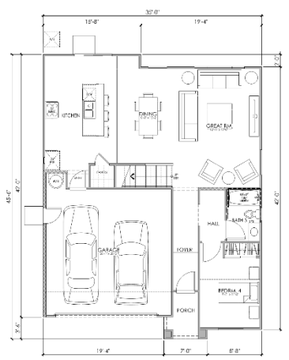
PLAN 4014
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,947 SQ. FT.
TOTAL DWELLING	1,947 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	412 SQ. FT.
PORCH	50 SQ. FT.

0 2 4 8 12

SECOND FLOOR PLAN



FIRST FLOOR PLAN

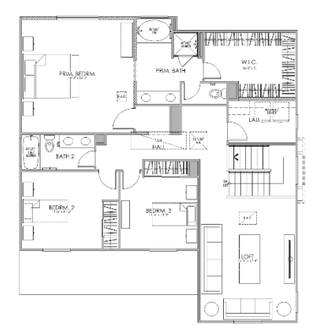
PLAN 3526
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,909 SQ. FT.
SECOND FLOOR AREA	1,328 SQ. FT.
TOTAL DWELLING	3,237 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	478 SQ. FT.
PORCH	98 SQ. FT.

0 2 4 8 12

PLAN 3526
4 BEDROOM, 3 BATH, LOFT



SECOND FLOOR

FIRST FLOOR

PLAN 4023
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,969 SQ. FT.
SECOND FLOOR AREA	1,369 SQ. FT.
TOTAL DWELLING	3,338 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	0 SQ. FT.

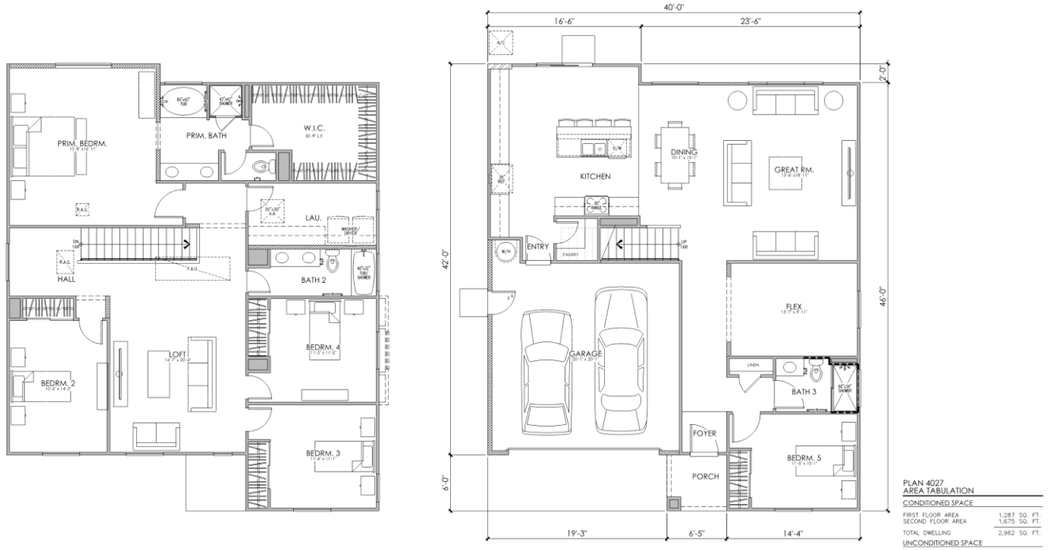
0 2 4 8 12

PLAN 4023
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

Single-Family Residential (SFR) Typical Floor Plans (1 of 2)

Figure 7

Oakcrest Specific Plan



SECOND FLOOR

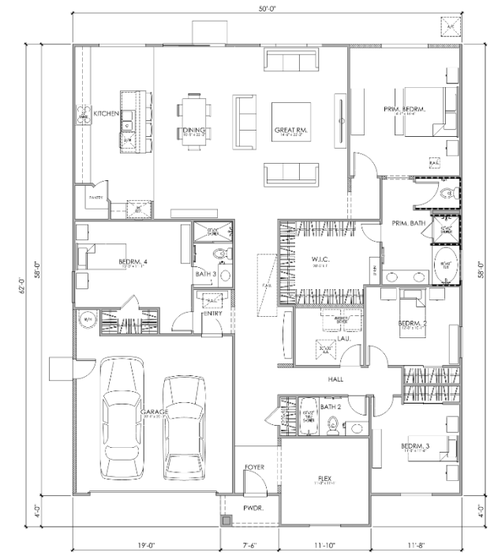
FIRST FLOOR

PLAN 4027
4 BEDROOM, 3 BATH, FLEX, LOFT
FLOOR PLAN

PLAN 4027
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,287 SQ. FT.
SECOND FLOOR AREA	1,675 SQ. FT.
TOTAL DWELLING	2,962 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	432 SQ. FT.
PORCH	39 SQ. FT.

0 2 4 8 12



PLAN 5016
4 BEDROOM, 3 BATH, FLEX
FLOOR PLAN

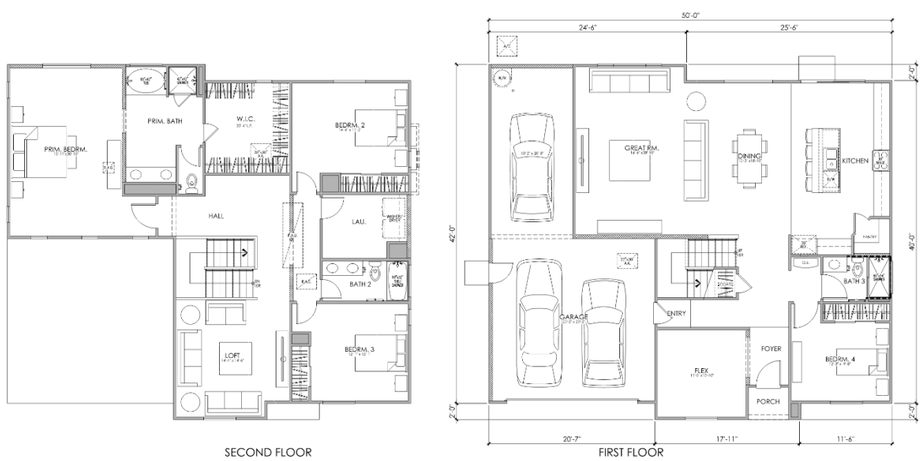
PLAN 5016
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,515 SQ. FT.
TOTAL DWELLING	2,515 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	433 SQ. FT.
PORCH	30 SQ. FT.

0 2 4 8 12

PLAN 5024
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,417 SQ. FT.
SECOND FLOOR AREA	1,579 SQ. FT.
TOTAL DWELLING	2,996 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	645 SQ. FT.
PORCH	29 SQ. FT.



SECOND FLOOR

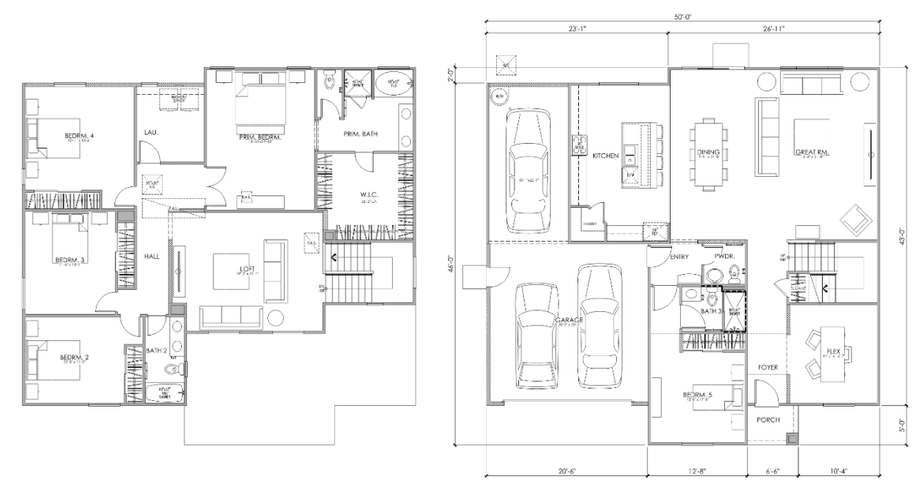
FIRST FLOOR

PLAN 5024
4 BEDROOM, 3 BATH, FLEX, LOFT
FLOOR PLAN

0 2 4 8 12

PLAN 5026
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,530 SQ. FT.
SECOND FLOOR AREA	1,704 SQ. FT.
TOTAL DWELLING	3,234 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	436 SQ. FT.
PORCH	30 SQ. FT.



SECOND FLOOR

FIRST FLOOR

PLAN 5026
5 BEDROOM, 3.5 BATH, FLEX, LOFT

0 2 4 8 12

Single-Family Residential (SFR) Typical Floor Plans (2 of 2)

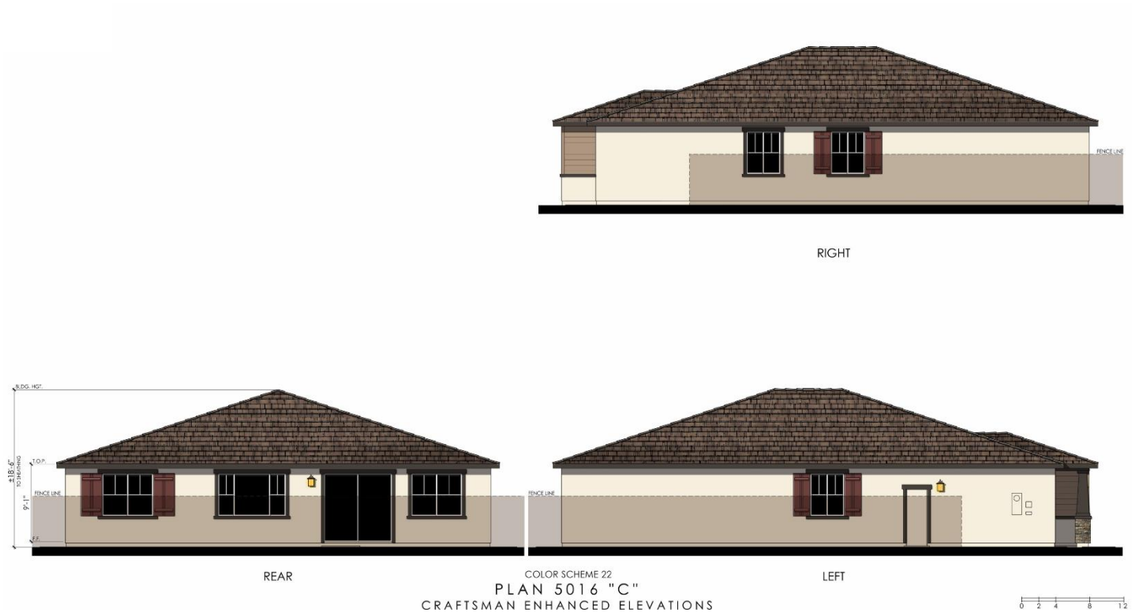
Figure 8

Oakcrest Specific Plan

Single-Family Residential (SFR) Typical Elevations

Figure 9

Oakcrest Specific Plan



Single-Family Residential (SFR) Typical Enhanced Elevations

Figure 10

Oakcrest Specific Plan

Single-Family Cluster (SFC) Typical Floor Plans (1 of 2) Figure 11

Oakcrest Specific Plan

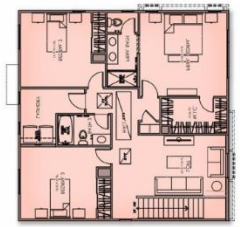
PLAN 3060
3 BEDROOM,
2.5 BATH
1,465 SQ. FT.

PLAN 3825
4 BEDROOM,
3 BATH, LOFT
2,117 SQ. FT.

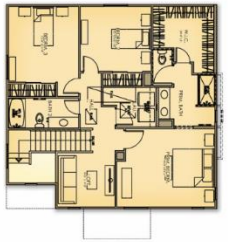
SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 3523
4 BEDROOM,
3 BATH, LOFT
1,946 SQ. FT.



PLAN 3424
3 BEDROOM,
2.5 BATH
1,808 SQ. FT.



SECOND FLOOR PLAN

4-PACK - TYPICAL PLOTTING

0 4 8 16 32

Single-Family Courtyard (SFC) Typical Floor Plans (2 of 2) Figure 12

Oakcrest Specific Plan

Single-Family Courtyard (SFC) Typical Elevations

Figure 13

Single-Family Cluster (SFC) Typical Enhanced Elevations

Figure 14

4.1.2 Massing and Scale

Massing and scale provide the visual identity between residential dwelling units and the environment. Those qualities help dictate the placement, size, and form for residential structures within the planning area. As best as possible, Single-Family Residential (SFR) dwelling units should be grouped to achieve variation in floor plans on each residential street. Similarly, Single-Family Courtyard/Cluster (SFC) dwelling units should be sited within the lot where they create articulation to avoid a repetitious row of homes along the street view, thereby enhancing the visual character of the neighborhood. Single-Family Cluster units should vary the elevations within their respective block groupings to avoid repetitious elevations along street scenes. Incorporation of the following design concepts should be considered for the architecture within the Specific Plan Area:

- Utilize building form elements such as place breaks, roof forms, and changes in materials to articulate individual dwelling units.
- Vertically and horizontally articulate building design for both front and rear elevations.
- Avoid long unbroken surfaces on front and rear elevations by providing a change in planes.
- Avoid pairing the same floor plans adjacent to each other where possible.
- Vary the placement of Single-Family Residential (SFR) dwelling units within each lot along each street.
- Vary Single-Family Cluster (SFC) elevations to avoid grouping similar elevations together within each SFC unit block.
- Flat roofs are prohibited.

4.1.3 Enhanced Elevations

Selected units located within the Specific Plan Area, and that are close to areas visible to the public, should include enhanced elevations. Some examples of units in these locations which may require enhanced elevations include Single-Family Cluster units located adjacent to the ROW of Twin Oaks Valley Road, SFC units located adjacent to the public park, SFC units located adjacent to private recreation areas, and any residential units located along the public trail sections.

- Residential units adjacent to the public ROW along Twin Oaks Valley Road should include enhanced elevations.
- Residential units adjacent to the public park should include enhanced elevations.
- Residential units with rear or side yards adjacent to public trail sections should include enhanced elevations.
- Units within the private planning areas of the Specific Plan do not require enhanced side elevations.

Examples of features for enhanced elevations include, but are not limited, to the following:

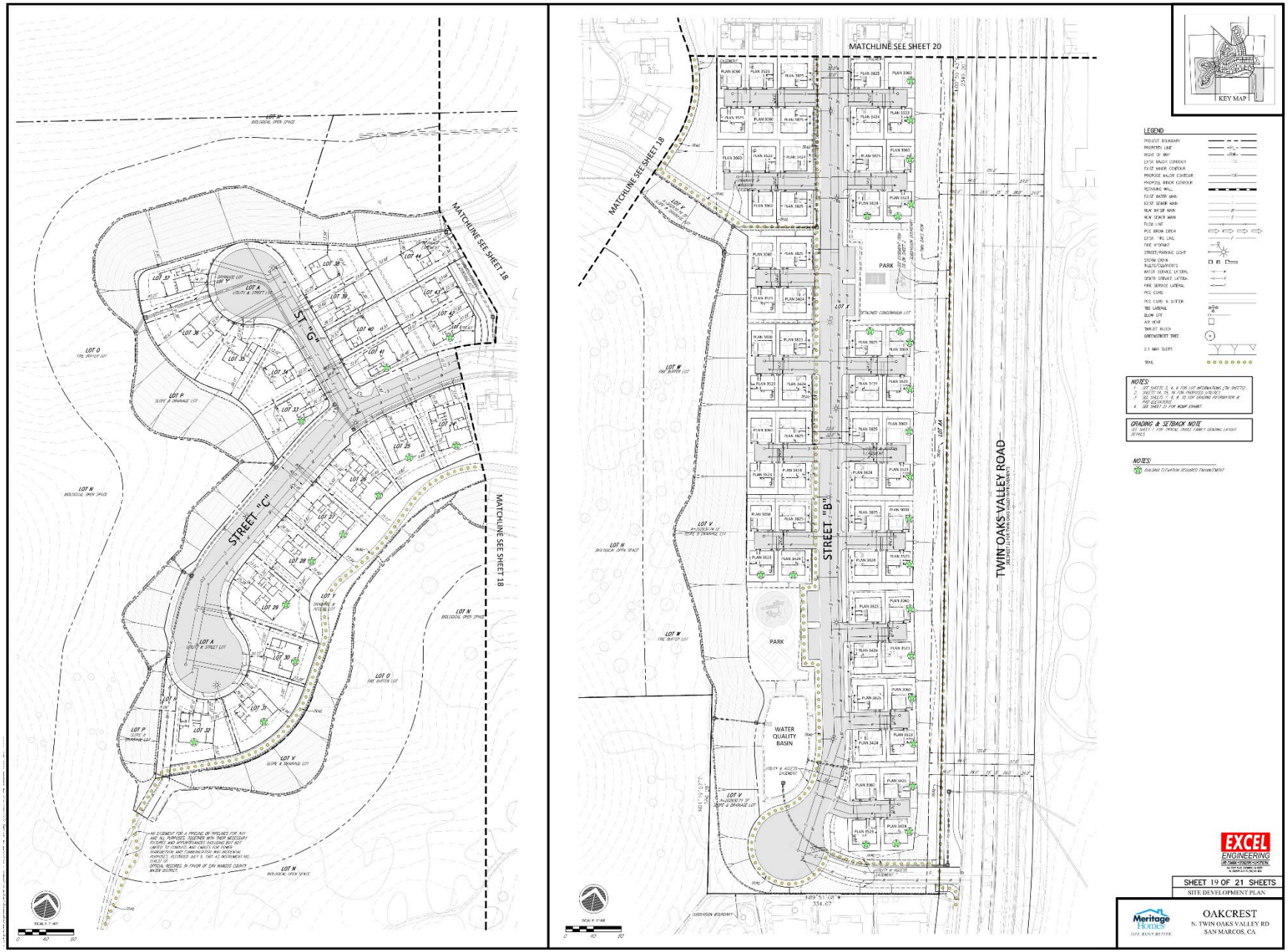
- Additional shutters.

- Pot shelves.
- Additional window trim.
- Veneer.
- Additional light fixtures.

Conceptual Elevation Plan (1 of 3)

Figure 15

Oakcrest Specific Plan



Conceptual Elevation Plan (2 of 3)

Figure 16

Oakcrest Specific Plan

Conceptual Elevation Plan (3 of 3)

Figure 17

Oakcrest Specific Plan

4.1.4 Building Materials, Accents, and Colors

Materials and accents are a key factor in defining architectural style, convey a sense of quality, and contribute to the community character. Building color is the unifying component of structures, which creates a sense of variation for the streetscape and builds upon the foundation of the community aesthetic. The following guidelines should be considered when selecting materials and colors:

- Select materials, accents, and colors which are appropriate for each facade and contribute to enhancing the visual theme for the planning area as well as themes for the specific style of building to which they are applied.
- Use materials and colors to accentuate changes in massing and complement architectural materials and features.
- Choose colors and materials that complement each other, complement neighboring developments to the extent possible considering neighboring land uses, and add depth to the community.
- Avoid materials and colors that significantly clash with the surrounding neighborhood.
- Avoid the use of identical color palettes where possible for adjacent buildings.
- Appropriate materials include wood, stone or brick veneer, and stucco. Metal accents and trims are acceptable within the planning area.
- Choose colors to achieve a reasonable representation of a particular architectural style and which lend authenticity to the final product.
- Accent colors should complement the palette of the main structure.

4.2 Open Space Design

Overview

Open space is a critical component of the Specific Plan and is provided in several ways to improve the quality of the Specific Plan area. The open space component of this Plan provides recreational opportunities and a landscape theme to enhance the living experience for residents and visitors, as well as a conservation open space component which preserves habitats for special status plants and animals. Including these guidelines will contribute to a well-balanced Specific Plan and ensure open space is designed and implemented in an orderly manner.

4.2.1 Open Space Categories

Open space within the Oakcrest Specific Plan area has been divided into five (5) sub-categories of open space to help identify the rules regulating implementation of each type of open space: Biological Open space, Non-Biological Open Space, Common Open Space, Private Recreation open space, and Public Park Open Space. Private yard space is included with each residential unit within the Specific Plan area, however for purposes of this section only those areas accessible to all residential units or to the public are included in the acreage calculation below. Each open space category has its own design standards which will be discussed in this chapter. Maintenance and upkeep responsibilities for each individual open space category will be further expanded in Chapter 8.

Table 4 Conceptual Open Space Summary

Type of Open Space	Total Provided
Biological Open Space	**52.59**
Non-Biological Open Space (common area landscaping, slopes, fire buffers, water quality basins outside of Single-Family Cluster land use footprint)	**28.98**
Common Open Space (common area landscaping, slopes, fire buffers, water quality basins within Single-Family Cluster land use footprint)	**7.08**
Private Recreational Areas (within Single-Family Cluster land use footprint)	**0.66**
Public Park Open Space	**6.22**
Total	**95.53 Acres**

4.2.1.1 Private Recreational Open Space

Each dwelling unit included within the Specific Plan area will be provided with private open space in the form of front, side, and/or rear yard space. In the case of the Single-Family Cluster

units, front yard space will be maintained by the Homeowners Association formed for the community. Rear/side yard design will be up to the individual homeowner. Structures proposed for rear yard must meet the setback requirements identified in Table 3. Landscape elements shall conform to Chapter 20.300 of the City of San Marcos Municipal Code. Front yard design shall follow a typical design format using elements from the list below. For specific plants, please see the Landscape Plant Palette.

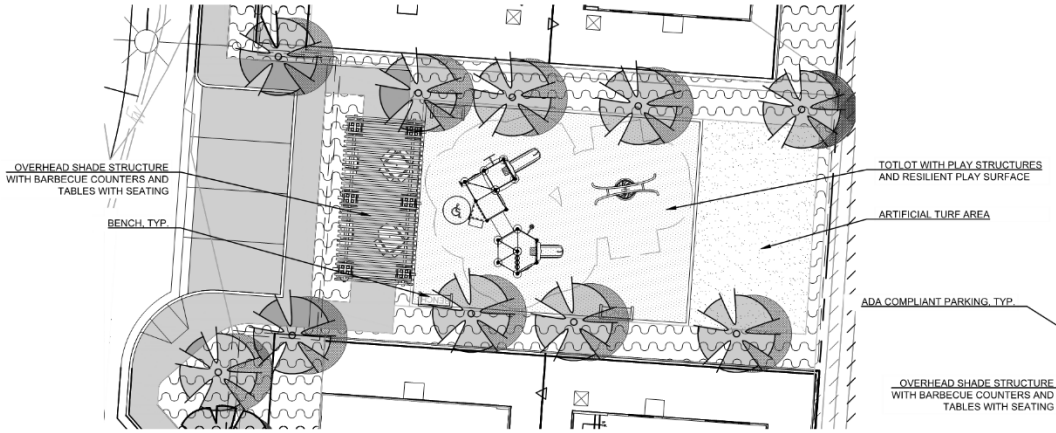
4.2.1.1.1 Residential Front Yard Design

- Landscape design shall be compliant with the City of San Marcos WELO.
- Small shrubs should be used to complement architectural building style.
- Columnar trees and shrubs should be used to soften building corners and break up blank walls.
- Foundation shrubs should be used to soften and accent architecture.
- Accent shrubs should be used to add color and texture to the planting palette.
- Street trees should be incorporated to provide pedestrian scale and visual interest to streets. At least one street tree per Single-Family Residential (SFR) unit shall be maintained per lot.

4.2.1.1.2 Private Recreational Open space

Private recreational open space is a component primarily of the Single-Family Cluster planning areas and is meant to provide recreational space for that style of unit because of the relatively small size of private open space included in those lots.

- Recreation spaces should be usable open space areas with a minimum ten (10) foot dimension.
- Recreational areas should provide a variety of multi-age recreational components such as shade structures or trellises, barbeque stations, seating, playgrounds and tot lots, sports courts, dog park area, open turf areas or other recreational features deemed appropriate by planning staff.
- Where possible, recreational areas should include multiple features spanning different age groups.

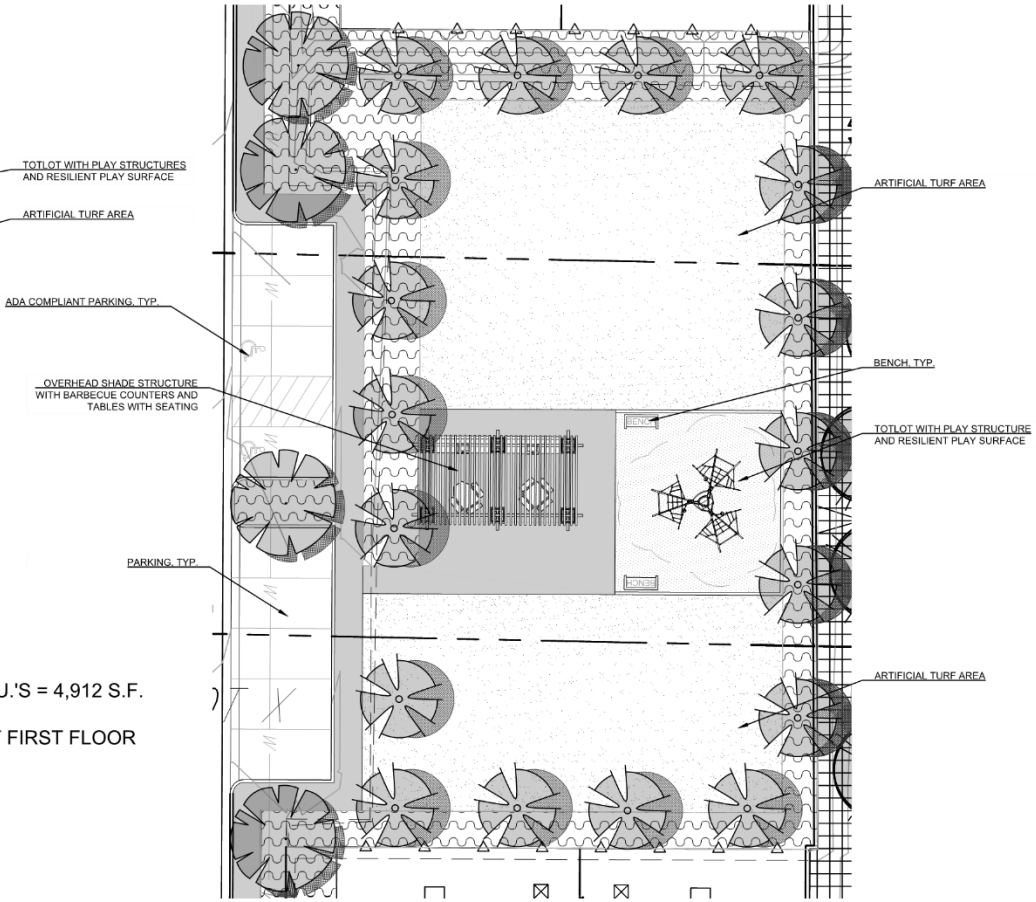


COMMUNITY REC. AREA #1 ENLARGEMENT

PLAYGROUND/TOT LOT AREA - 3,877 SQ.FT.
CHILDREN'S PLAY AREA - 1,736 SQ.FT.
COMMON RECREATION OPEN SPACE - 4,634 SQ.FT.

COMMON RECREATION AREA SUMMARY

PLAYGROUND/TOT LOT AREA REQUIRED - 400 S.F. PER 25 D.U.'S, + 800 S.F./ 257 D.U.'S = 4,912 S.F.
PLAYGROUND/TOT LOT AREA PROVIDED - 18,204 S.F.
RECREATIONAL COMMON AREA REQUIRED - 30% OF 84,804 SF CLUSTER PRODUCT FIRST FLOOR
LIVABLE AREA = 25,441 SF
RECREATIONAL OPEN SPACE PROVIDED, PARKS AND TRAIL - 36,828 S.F.



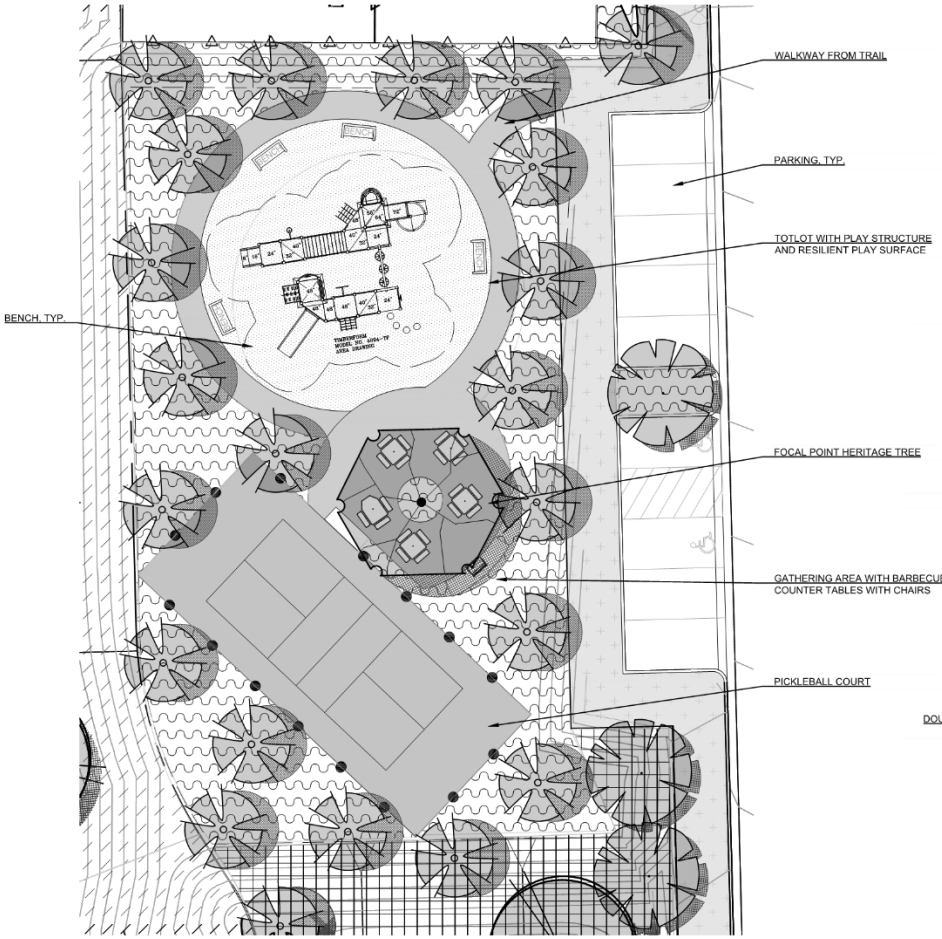
COMMUNITY REC. AREA #2 ENLARGEMENT

PLAYGROUND/TOT LOT AREA - 9,519 SQ.FT.
CHILDREN'S PLAY AREA - 924 SQ.FT.
COMMON RECREATION OPEN SPACE - 11,005 SQ.FT.

LANDSCAPE ENLARGEMENTS

Conceptual Private Recreational Area (1 of 2) Figure 18

Oakcrest Specific Plan



COMMUNITY REC. AREA #3 ENLARGEMENT

TOT LOT AREA - 4,808 SQ.FT.
CHILDREN'S PLAY AREA - 2,077 SQ.FT.
COMMON RECREATION OPEN SPACE - 9,982 SQ.FT.

DOG PARK ENLARGEMENT

COMMON RECREATIONOPEN SPACE - 5,259 SQ.FT.

LANDSCAPE ENLARGEMENTS

Conceptual Private Recreational Area (2 of 2)

Figure 19

Oakcrest Specific Plan

4.2.1.2 Common Area Landscaping, Slopes, and Water Quality Basins

Common area landscaping, slopes, and water quality basins are defined by their inability to be used as recreational open space. These areas may complement recreational open space but are more likely areas that enhance the visual character of the Specific Plan Area. These landscape areas provide valuable functions beyond just visual accents. They also function to stabilize slopes and capture and clean water in rain events to prevent flooding and prevent pollution runoff from fertilizers and roadways before water is discharged into broader stormwater conveyance systems.

4.2.1.3 Public Park

To serve the interest of the community, the developer will deliver to the city certain recreational elements. Those elements may include features such as a graded pad, open turf area, water quality features, and recreational amenities such as, but not limited to, a pump track, open turf areas, sports courts & fields, event centers, community gathering space, children's play areas, benches and seating, and more.

4.2.1.4 Fire Clearing Area

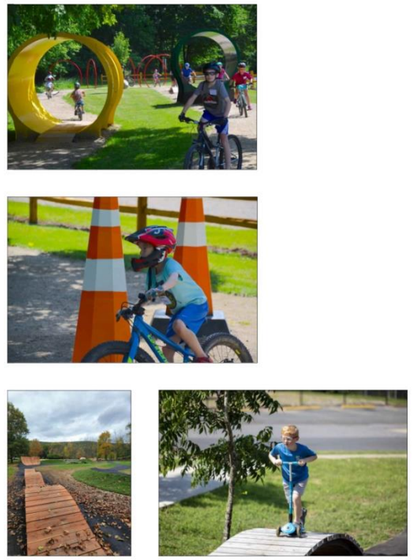
Fire clearing area within the Specific Plan is open space that has thinned or cleared portions of vegetation to increase fire defensibility between the biological open space and the development footprint. The purpose of fire clearing area is to defend the development against wildland fires and decrease the risk to lives and structures. Any clearing within this open space area will be guided by the Fire Protection Plan produced for the Environmental Impact Report. Fire clearing area is not intended to be usable open space.

4.2.1.5 Biological Open Space

Biological open space is an area within the Specific Plan where native and/or non-native vegetation has been preserved for its habitat value to sensitive plant and animal communities. Many native species of animals rely on native and non-native vegetation for survival, so these areas have been set aside within the Specific Plan area for protection in perpetuity. This category of open space is intended to preserve this habitat area and is not usable open space and should be managed based on rules and regulations of the permits issued by the responsible wildlife resource agencies. Development within the Specific Plan was carefully designed to avoid the most sensitive habitat communities by locating usable pad areas within the disturbed footprint or gentler slopes that contained lesser value habitat, or which was also disturbed by cattle grazing. The following design guidelines should be considered for these areas, however, any rules stipulated by the wildlife resource agency issuing permits shall take precedence over these guidelines.

- Where feasible, tubular steel fencing should be used adjacent to biological open space areas.
- If required by wildlife resource agencies, signage may be posted identifying the rules regulating the use and access of biological open space.
- No public access outside of use of designated public trails is permitted within the biological open space area.

JUMP LINE TRACK IMAGERY

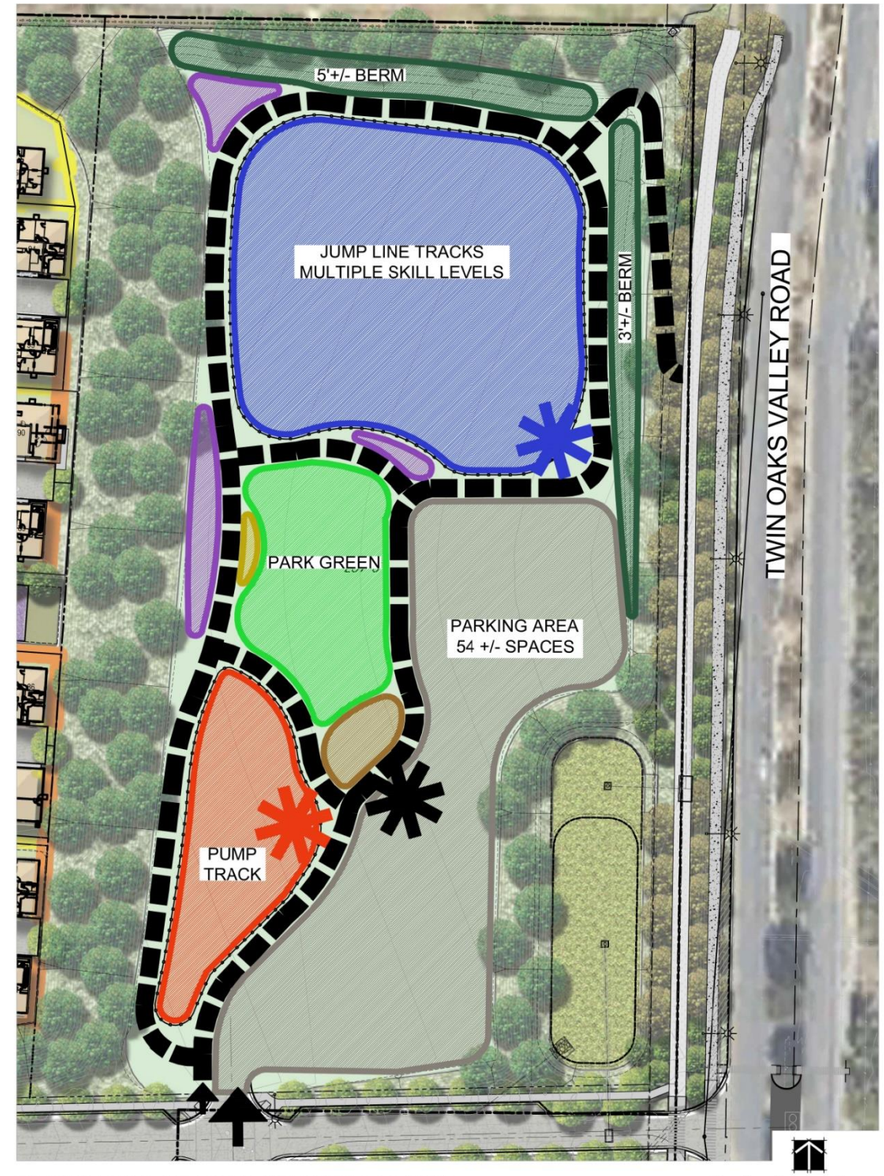


PLAYGROUND IMAGERY

PUMP TRACK IMAGERY

PARK ELEMENTS SCHEDULE

- 12' ASPHALT MULTI-USE LOOP TRAIL
- JUMP LINE TRACK AREA
- PUMP TRACK AREA
- BIKE PLAYGROUND ELEMENTS
- PARK GREEN
- ENTRY PLAZA, RESTROOM/STORAGE FACILITY
- SEATING AND SHADE PAVILLION
- PARKING AREA
- LANDSCAPED BERMS
- DROP OFF AREA
- JUMP LINE TRACK ENTRY
- PUMP TRACK ENTRY
- VEHICULAR ENTRY AND EXIT
- PEDESTRIAN ENTRY AND EXIT
- SECURITY FENCING



TWIN OAKS BIKE PARK BUBBLE DIAGRAM

40 20 0 40 80
SCALE: 1"=40'-0"

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE — DATE 9/3/25

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

LANDSCAPE ENLARGEMENTS

PREPARED BY:
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977
LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 16

Public Park Concept

Figure 20

Oakcrest Specific Plan

4.3 LANDSCAPING

Along with architecture, landscaping helps form an identity and theme for development. Landscaping must be carefully considered to meld architecture with the landscape to form an attractive neighborhood, which is both functional and water efficient. To ensure the development of an attractive and cohesive community the following landscape guidelines have been provided that are applicable to front yards and HOA and City maintained landscape areas. A landscape concept for the project can be seen in **Figure 21, Conceptual Landscape Plan**. Developers and/or builders will use the following information on the design, materials, lighting, and themes, which shall be incorporated into the Oakcrest Specific Plan Area. Although provided, the following information should be considered conceptual in nature. Minor changes may be necessary due to changing material guidelines, design theme modifications, or changes to State or local regulations. Final landscape design shall be approved by City of San Marcos Development Services Department.

Irrigation within the Specific Plan Area shall utilize the following:

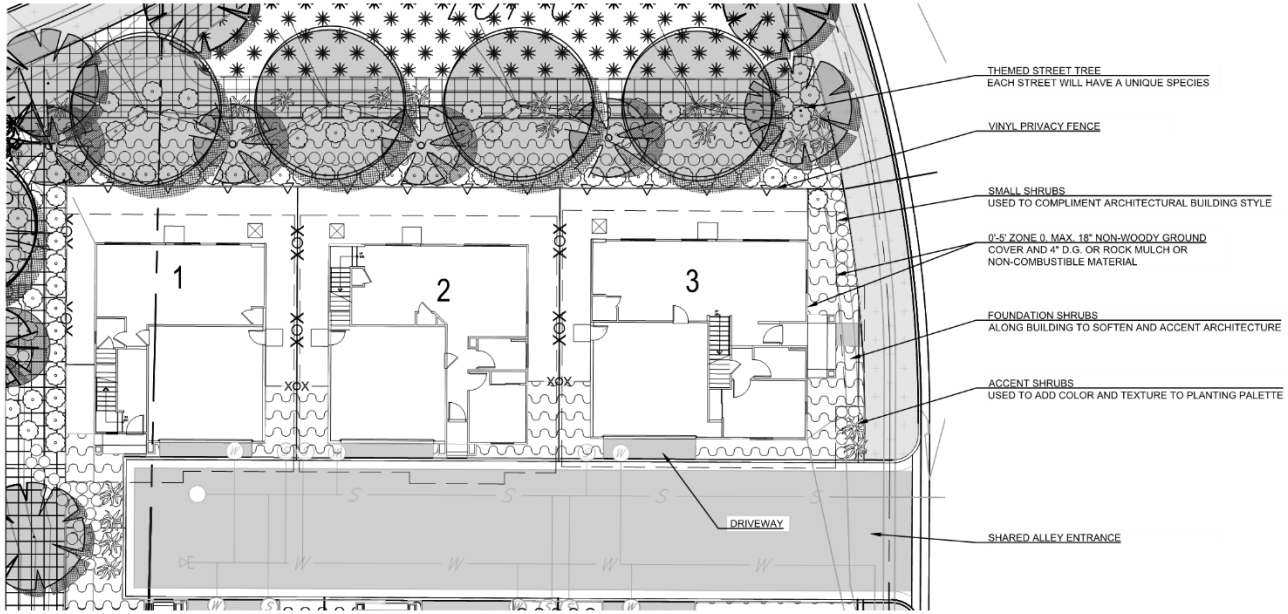
- Install automatic controllers which feature evapotranspiration or moisture sensing data, with manual and automatic shut-off.
- Low volume heads, subsurface irrigation system designed to prevent runoff, low head drainage, and overspray.
- Group plants by hydrozones and irrigate hydrozones separately.

4.4 TYPICAL YARD DESIGN

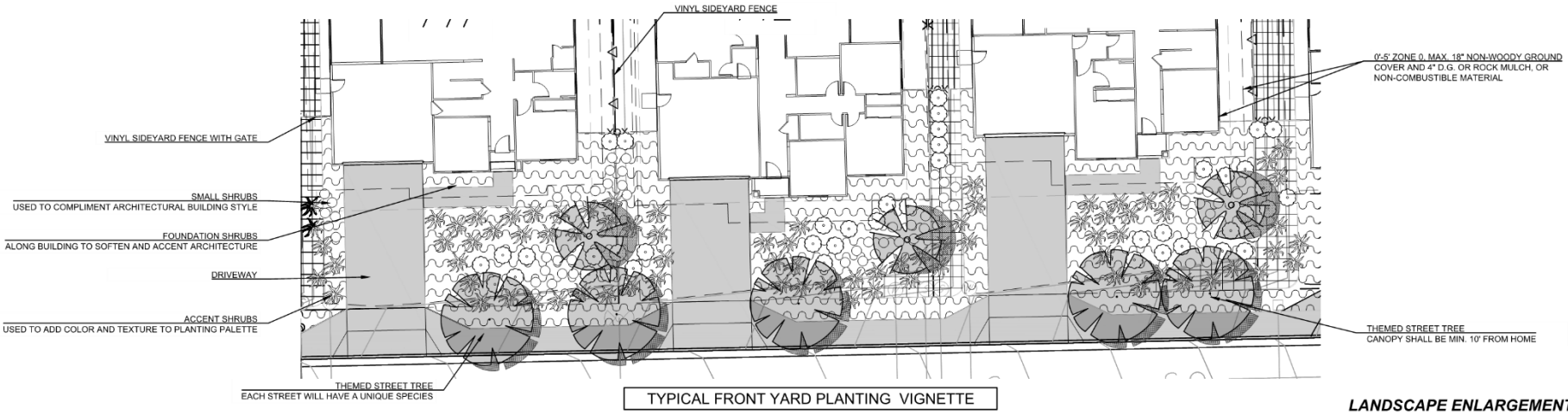
Planting palettes for single-family front yards should be carefully chosen to accent the architecture as well as soften the architecture to create visual balance within the residential areas of the Specific Plan. Combinations of trees and shrubs referenced from Table 5 should be used in these designs. Columnar trees and shrubs are plants with more vertical growth patterns which can be used to visually break up corners of structures and blank walls. Foundation trees and shrubs are those plants chosen from the palette which help soften and accent architecture. Small shrubs and accent shrubs should be used for their texture and color to help accent or compliment the architecture. Lastly, street trees shall be provided that help soften the pedestrian scale of development and provide visual interest in the street scape.

Conceptual Landscape Plan

Figure 21



TYPICAL TOWNHOME CLUSTER PLANTING VIGNETTE



TYPICAL FRONT YARD PLANTING VIGNETTE

LANDSCAPE ENLARGEMENTS

Typical Yard Design

Figure 22

Oakcrest Specific Plan

4.4.1 Plant Material Guidelines

The Plant Material Guideline provided below in **Table 5** is intended to provide developers and/or builders of the Oakcrest Specific Plan Area with guidelines for landscape plantings of locations such as entries, streetscapes, biofiltration basins, and common open space areas. Plan materials selected for the project area should be chosen based on a multitude of factors and should strengthen the overall character of the community.

The plant material guidelines herein will provide the Oakcrest Specific Plan Area with guidance on planting within specific areas such as slopes, common area landscaping, recreation area planting, fire buffer planting (if planting is required beyond just selective thinning), and biofiltration basins. These plant material guidelines will conform to the City of San Marcos' requirement to utilize draught tolerant and California native plant palettes when designing and implementing landscaping on all projects in the City of San Marcos. In addition, plants selected for stormwater quality basins will need to comply with the latest adopted City of San Marcos BMP Design Manual. Landscaping within the Plan area has been designed to use specific plants in certain areas of the landscaping. These plants and the applicable planting areas are defined in **Table 5**.

All plants and trees included on the Oakcrest Specific Plan Plant Material Guidelines have been chosen for their appropriateness to the Specific Plan Area theme, local climate tolerance, soil conditions, and level of maintenance intensity. The selected plants are well suited to the local soils and have proven to flourish within the project area's climate and are consistent with AB 1881 requirements and the City of San Marcos Water Efficient Landscape Ordinance (WELO) and Municipal Code, Title 20. The following guidelines should be applied to all plant materials selected for residential land use planting within the planning area:

- The plant materials selected should be tolerant of a wide range of temperatures and require very little water consumption.
- No non-native invasive plant species shall be used per the California Exotic Pest Plant Council List A-1 and California Invasive Plant Council (Cal-IPC).
- All street trees planted within 10' of public improvements shall have root barriers.
- Subject to SMFD approvals, landscape vegetation adjacent to preserved vegetation or native vegetation shall be non-invasive species and not found on the undesirable list for planting in Wildland Urban Interface areas. The planting palette in these areas shall be compatible with native vegetation for a seamless visual transition.

This Plant Material Guidelines should be considered fluid and subject to change, with final approval determined by the City of San Marcos Development Services Department in consultation with the City of San Marcos Fire Department for planting within any fuel modification zones per the Fire Protection Plan. Should changes be necessary to the Plant Material Guidelines, the newly selected plants and trees should be similar in tolerance and water usage to the conceptual list provided. If those requirements are met, any proposed changes to the Plant Legend shall be considered minor. Details on any proposed changes to the Plant Legend are provided in Chapter 9, Specific Plan Administration.

Table 5 Plant Material Guidelines

CONCEPT PLANT SCHEDULE WUCOLS

COMMON AREA/ACCENT (24" BOX) 285
ALOE BAINESII / TREE ALOE L
ARBUTUS X `MARINA` / ARBUTUS STANDARD
CHILOPSIS LINEARIS / DESERT WILLOW L
DRACAENA DRACO / DRAGON TREE L
MAGNOLIA G. 'KAY PARRIS' / DWARF SOUTHERN MAGNOLIA
RHUS LANCEA / AFRICAN SUMAC L

SLOPE (15 GAL.) 590
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE L
CERCIS OCCIDENTALIS / WESTERN REDBUD L
CHILOPSIS L. `TIMELESS BEAUTY` / DESERT WILLOW
LAGERSTROEMIA X `NATCHEZ` / NATCHEZ CRAPE MYRTLE M
PINUS TORREYANA / TORREY PINE* L
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE M
QUERCUS AGRIFOLIA / COAST LIVE OAK VL

INTERIOR STREET TREES (24" BOX) 529
CERCIS C. 'FOREST PANSY' / FOREST PANSY REDBUD M
CHITALPA T. 'PINK DAWN' / PINK DAWN CHITALPA L
LAGERSTROEMIA X `NATCHEZ` / NATCHEZ CRAPE MYRTLE M
PISTACIA CHINENSIS / CHINESE PISTACHE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK L
RHUS LANCEA / AFRICAN SUMAC L

TWIN OAKS VALLEY ROAD STREET TREES (24" BOX) 102
CERCIS OCCIDENTALIS / WESTERN REDBUD L
HETEROMELES ARBUTIFOLIA / TOYON L
LAGERSTROEMIA X `NATCHEZ` / NATCHEZ CRAPE MYRTLE M
PISTACIA CHINENSIS / CHINESE PISTACHE L
QUERCUS ENGLEMANNII / ENGELMANN OAK VL
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK L

PARK TREES (24"BOX) 113
CHITALPA T. 'PINK DAWN' / PINK DAWN CHITALPA L
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW L
QUERCUS ENGLEMANNII / ENGELMANN OAK VL
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK L

MEDIUM SHRUBS (5 GAL.) 130
BOUGAINVILLEA X `LA JOLLA` / BOUGAINVILLEA L
CALLISTEMON V. `LITTLE JOHN` / DWARF WEEPING BOTTLEBRUSH L
CARISSA M. `TOMLINSON` / TOMLINSON NATAL PLUM L
ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY L
LIGUSTRUM J. `TEXANUM` / WAX LEAF PRIVET M
MUHLENBERGIA DUBIA / PINE MUHLY* L
ROSMARINUS O. `TUSCAN BLUE` / TUSCAN BLUE ROSEMARY L

ACCENT SHRUBS (5 GAL.) 109
AGAVE ATTENUATA / FOXTAIL AGAVE L
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE L
ALOE GLAUCA / BLUE ALOE L
ANIGOZANTHOS X 'BUSH GOLD' / BUSH GOLD KANGAROO PAW L
DASYLIRION WHEELERI / GREY DESERT SPOON VL
EUPHORBIA INGENS / CANDELABRA TREE L

SMALL SHRUBS (1 GAL.) 168
ALOE STRIATA / CORAL ALOE L
CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM L
CARISSA MACROCARPA 'TUTTLEI' / TUTTLE NATAL PLUM L
DIANELLA C. `CASSA BLUE` / CASSA BLUE FLAX LILY M
DIANELLA T. `PLATINUM` / FLAX LILY M
EUPHORBIA MILII 'JERRY'S CHOICE' / CROWN OF THORNS L
SENECIO MANDRALISCAE / BLUE FINGERS L

FUEL MANAGEMENT AREA SLOPES (HYDROSEED AND 1 GAL.) 602,952
ACMISPON GLABER / DEERWEED L
ARTEMISIA DOUGLASIANA / MUGWORT L
BACCHARIS PILULARIS / COYOTE BRUSH L
CYLINDROPUNTIA PROLIFERA / COASTAL CHOLLA VL
DIPLACUS AURANTIACUS / STICKY MONKEYFLOWER VL
ENCELIA CALIFORNICA / CALIFORNIA ENCILIA L
ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT L
ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW L
ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY L
HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA VL
HETEROMELES ARBUTIFOLIA / TOYON VL
ISOCOMA MENZIESII / GOLDENBUSH L
LASTHENIA GRACILIS / COMMON GOLDFIELDS L
LUPINUS BICOLOR / MINIATURE LUPINE L
OPUNTIA LITTORALIS / COASTAL PRICKLY PEAR L

COMMON AREA SHRUBS (5 GAL.)
LEUCOPHYLLUM F. `COMPACTA` / COMPACT TEXAS RANGER L
MUHLENBERGIA C. `PINK CLOUD` / PINK MUHLY L
ALOE STRIATA / CORAL ALOE L
ALYOGYNE HUEGELII / BLUE HIBISCUS L
BACCHARIS PILULARIS / COYOTE BRUSH L
CALLISTEMON X 'LITTLE JOHN' / BOTTLEBRUSH L
CAREX TUMULICOLA / FOOTHILL SEDGE L
DIANELLA REVOLUTA 'DR5000' TM / LITTLE REV FLAX LILY L
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY M
DIETES GRANDIFLORA / FORTNIGHT LILY M
HESPERALOE PARVIFLORA / RED YUCCA VL
HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA VL
LEYMUS C. 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE M
LIGUSTRUM J. 'TEXANUM' / TEXAS JAPANESE PRIVET M
MUHLENBERGIA DUBIA / PINE MUHLY L
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE L
OPUNTIA BASILARIS / BEAVERTAIL PRICKLY PEAR VL
OPUNTIA LITTORALIS LITTORALIS / COASTAL PRICKLY PEAR VL
PITTOSPORUM CRASSIFOLIUM / KARO PITTOSPORUM M
PITTOSPORUM T. 'VARIEGATA' / VARIEGATED PITTOSPORUM M
PITTOSPORUM TENUIFOLIUM 'GOLF BALL' / GOLF BALL TAWHIWHI M
RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY VL
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN M
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE M

INTERIOR/BASIN SLOPE SHRUBS (1 GAL.)
ALOE ARBORESCENS / TORCH ALOE L
CISTUS X PURPUREUS / ORCHID ROCKROSE L
DASYLIRION WHEELERI / DESERT SPOON L
HESPERALOE PARVIFLORA / RED YUCCA L
HESPEROYUCCA WHIPPLEI / CHAPARRAL YUCCA L
HETEROMELES ARBUTIFOLIA / TOYON L
OPUNTIA ROBUSTA / PRICKLY PEAR L
OPUNTIA VIOLACEA / PURPLE PRICKLY PEAR L
RHUS INTEGRIFOLIA / LEMONADE BERRY VL
RHUS OVATA / SUGAR BUSH VL
ROSA CALIFORNICA / CALIFORNIA WILD ROSE L
SALVIA SONOMENSIS / CREEPING SAGE L
WESTRINGIA FRUTICOSA / COAST ROSEMARY L
TAGETES LEMMONII / MOUNTAIN MARIGOLD L

PARK SHRUBS (50% 5 GAL., 50% 1 GAL.)
AGAVE ATTENUATA / FOXTAIL AGAVE L
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE L
CARISSA MACROCARPA 'GREEN CARPET' / GREEN CARPET NATAL PLUM L
HETEROMELES ARBUTIFOLIA / TOYON L
ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY L
LEUCOPHYLLUM F. `COMPACTA` / COMPACT TEXAS RANGER L
MUHLENBERGIA RIGENS / DEER GRASS L
SENECIO MANDRALISCAE / BLUE FINGERS L
BACCHARIS PILULARIS / COYOTE BRUSH L
HESPERALOE PARVIFLORA / RED YUCCA VL

TURF
TURF SEED SPORTS FIELD MIX

DECOMPOSED GRANITE
3" LAYER 'DESERT GOLD'

*TORREY PINES SHALL BE LOCATED PER THE SAN MARCOS FIRE DEPARTMENT LANDSCAPE STANDARDS, PLANTED 30'-40' APART (DRIPLINE TO DRIPLINE), AND 30' DRIPLINE TO STRUCTURE.

NOTE: TREES, SHRUBS, AND GROUNDCOVERS SHALL BE PLANTED PER THE SAN MARCOS FIRE DEPARTMENT LANDSCAPE STANDARDS AND THE OAKCREST PROJECT FIRE PROTECTION PLAN.

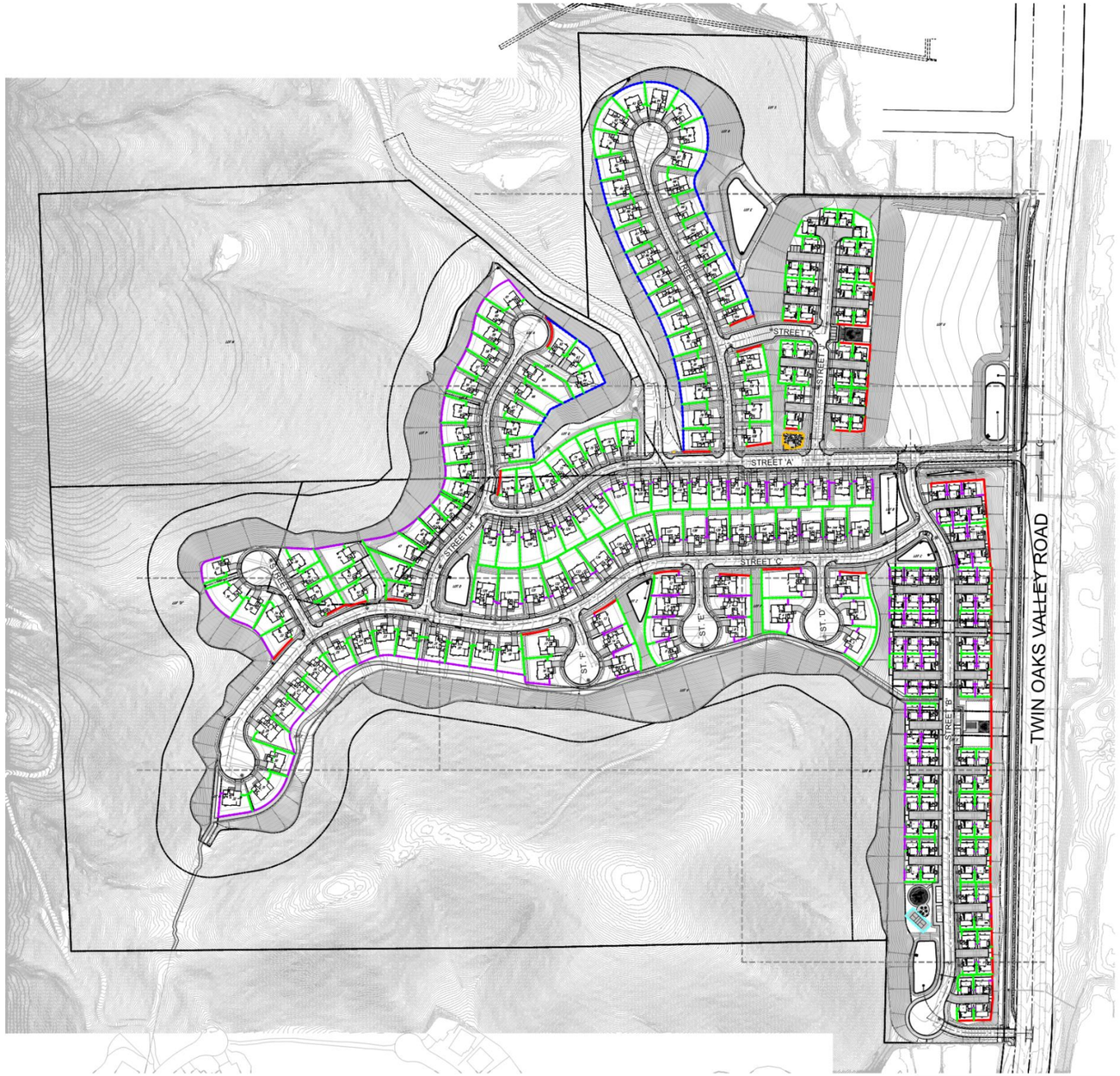
4.4.2 Walls and Fences

Generally, walls and fences within the planning areas are designed to function in six (6) ways; they shall act as aesthetic boundaries for open space, sound attenuation, retaining barriers along roadways or lots, safety fencing around recreational areas, privacy fencing between private open space for dwelling units, and security fencing separating biological open space from private development. Fence and wall types allowed within the Specific Plan Area include tubular steel, solid steel, masonry block/earth-tone color, living hedge with tubular steel gate, wood, or vinyl privacy fencing, or vinyl coated chain link fencing around conservation open space or enclosing an approved common recreational amenity such as a sport court. Wall and fencing materials may be substituted with other wall and fence types and materials upon review and approval by the Development Services Department. The following guidelines should be applied to any walls or fencing within the Specific Plan area:

- Walls and fencing should also be designed in such a way as to become a visual amenity.
- Walls and fencing should be compatible with the surrounding natural landscapes, colors and materials.
- Standard masonry walls and masonry retention walls are suitable as retaining walls in areas where engineering requires more stability and strength.
- Retaining walls may incorporate fencing along the top of the wall.
- Split rail fencing may be utilized upon approval from the City of San Marcos Planning Department and the stakeholder wildlife agencies for use adjacent to biological open space.

Table 6 Allowable Walls and Fencing Types

Wall and Fence Type	Application
Tubular Steel	Perimeter; adjacent to open space areas and Recreational Open Space fencing
Solid Steel	Perimeter adjacent to fire buffer areas.
Masonry Block	Sound attenuation, Retaining
Living Hedge	Private open space areas and common walks
Wood	Private open space areas and common walks
Vinyl	Private open space areas and common walks
Split Rail Fence	Perimeter; adjacent to biological open space areas
Vinyl Coater Chain Link	Perimeter: adjacent to biological open space areas or around approved recreational amenity.



FENCE AND WALL SCHEDULE

- MASONRY WALL - 3,649 L.F. (DETAIL A/17)
- TUBULAR STEEL VIEW FENCE - 2,358 L.F. (DETAIL B/17)
- VINYL FENCE - 24,573 L.F. (DETAIL C/17)
- SOLID OR TUBULAR STEEL FENCE - 3,188 L.F. (DETAIL B OR F/17)
- DOG PARK TUBULAR STEEL FENCE - 332 L.F. (DETAIL E/17)
- PICKLBALL COURT CHAIN LINK FENCE - 292 L.F. (DETAIL D/17)

CONCEPTUAL FENCE & WALL PLAN

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE — DATE 9/3/25

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

150 75 0 150 300
SCALE: 1"=150'-0"

PREPARED BY:

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LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 18

Figure 23 Conceptual Wall and Fence Plan

Figure 23

4.4.3 Signs and Entry Monuments

Exterior-illuminated monuments may be included within the Specific Plan Area and if included shall accent the overall landscape design and provide focal points within the development as well as the entrance to the Plan area. The project entry and the public park may incorporate a monument as a prominent feature of the landscape design. The following design guidelines shall be adhered to when designing monuments.

- Each main entryway (development main entry and public park entry) may incorporate a monument sign (excepting emergency entries).
- Monuments within the Plan area shall incorporate materials compatible with the surrounding natural landscape features and the landscape design.
- A variety of materials may be used to design monuments. Some of these materials may include tile, stucco, stone veneer plaster, metalwork, and wood.
- Monuments may include accent lighting.
- Entry monuments shall be limited to a maximum of 6’ in height and setback a minimum of 5’ from any property line and should not conflict with line-of-sight for vehicle turn motions. Any accent pilaster(s) may exceed the 6’ height by up to one (1) foot.
- Signage identifying the site/development name may be included on site retaining walls, if included, near the project entry in-lieu of free-standing monumentation.
- Entry monument signage may be incorporated on either side or both sides of main entrance site walls.
- If signage is included in-lieu of monuments, signage will comply with the City of San Marcos sign requirements.
- Precise details for entry monuments shall be provided with plans submitted for the construction of monuments.

4.4.4 Lighting

Lighting within the Specific Plan Area shall be used to accent landscaping and provide safety and accent lighting for Single-Family Cluster(SFC) building clusters as well as Single-Family Residential streets. The following guidelines shall be incorporated into all lighting plans:

- All lighting within the Plan area shall be energy efficient, architecturally appropriate fixtures designed to minimize glare, conflict, and light pollution, while providing illumination levels that create a safe environment for both vehicles and pedestrians.
- All residential areas as well as the public park will be aptly lit to coincide with their relevant use and activities.
- Street lighting will be full cut-off fixtures and will utilize house-side shields to reduce light trespass and prevent light pollution.
- Lighting using the highest efficiency fixtures and lamps are preferred.

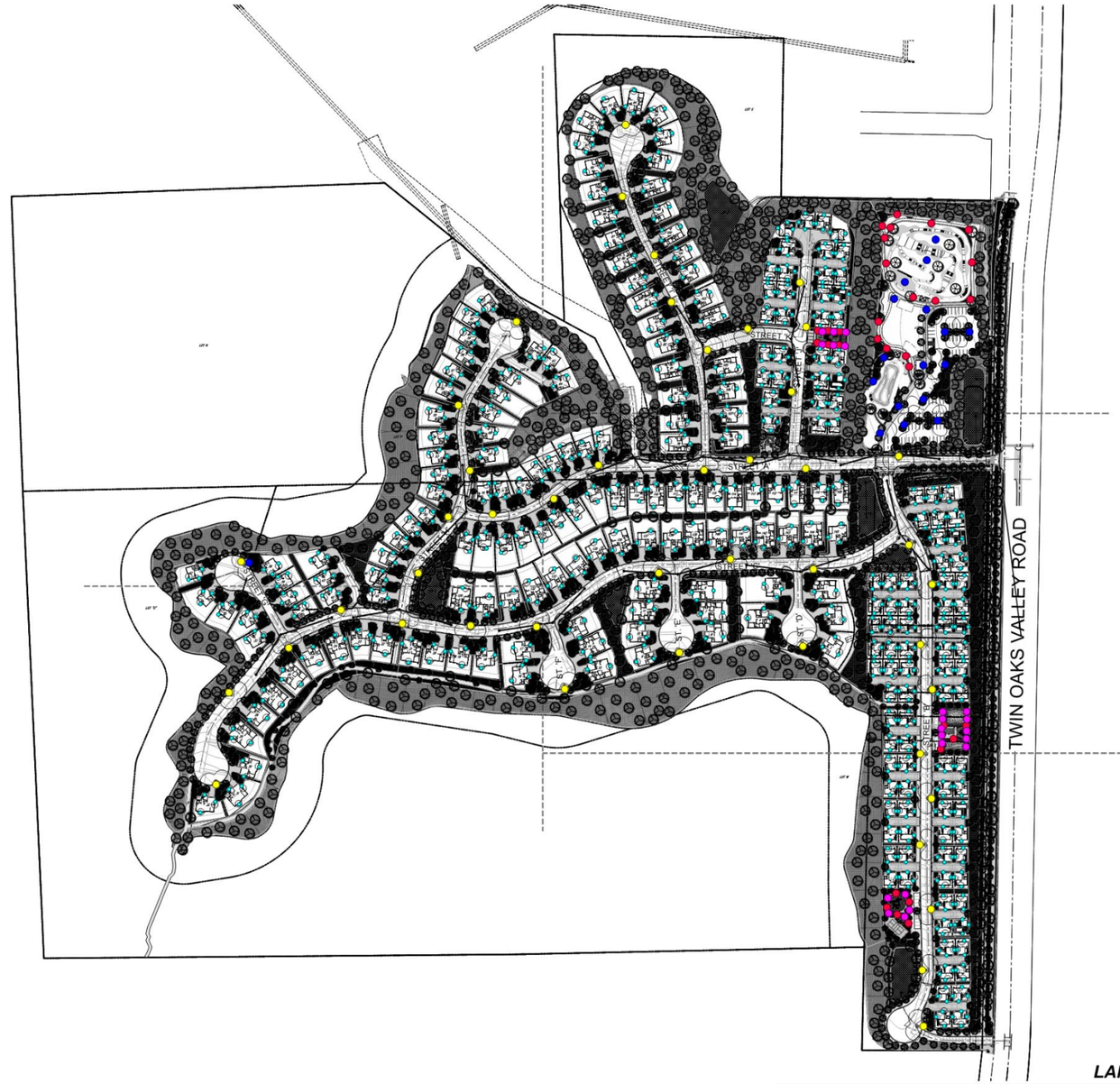
Common area lighting within the Plan area will be used to enhance and complement the character of the development.

- Lighting shall be varied and appropriate for each use within the common areas of development.

Conceptual lighting fixtures and locations are illustrated on **Figure 24**. During the construction drawing phase, the builders will submit drawing details providing light fixtures (cut sheets) to the City of San Marcos for conformance with the lighting ordinance and standards.

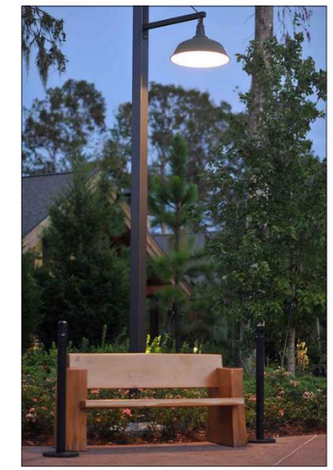
WALL SCONCE-SEE CUT SHEET LC-26

TREE UPLIGHT-SEE CUT SHEET LC-26



CONCEPT LIGHTING LEGEND

- POLE LIGHT 10'
- POLE LIGHT 27'-7"
- BOLLARD LIGHT
- WALL SCONCE
- TREE UPLIGHT



POLE LIGHT-SEE CUT SHEET LC-26

BOLLARD LIGHT-SEE CUT SHEET LC-26

LANDSCAPE CONCEPTUAL LIGHTING PLAN

COMPLIANCE STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE REGULATIONS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE — DATE 11/24/25

REGISTRATION NO. 3503 EXP: 02-2025

MINIMUM TREE SEPARATION DISTANCE

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

SCALE: 1"=50'-0"

PREPARED BY: gmp

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LANDSCAPE ARCHITECTURE & PLANNING

SITE DEVELOPMENT PLAN FOR
TWIN OAKS
TWIN OAKS VALLEY ROAD
City of San Marcos, California

SHEET 20

JOB #24-025-00

Figure 24 Conceptual Lighting Plan

Figure 24

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5 CIRCULATION PLAN

Overview

The Circulation Plan is an integrated component of the Specific Plan and facilitates an interconnected mobility system for bicycles, pedestrians, and vehicles. The Circulation Plan provides developers with the blueprint for designing safe and efficient movement within the Specific Plan Area, secondary access, and emergency vehicle access, connections to existing roadways adjacent to the Plan area, and access to regional arterial and highway networks. One internal roadway provides connections to all private driveways within the Specific Plan Area. At least two (2) access points (main entry and emergency fire access entry) within the Specific Plan Area shall be provided and shall be approved by the Fire Department. **Table 7, Table 8,** and sections 5.1 and 5.2 describe details of roadway design. **Figure 30** displays the Circulation Plan concept.

5.1 PUBLIC ROADWAYS AND ENTRIES

Twin Oaks Valley Road fronts the Specific Plan area providing access to the Single-family residential areas, the cluster residential areas, and the public park. A gated secondary emergency connection takes access from Twin Oaks Valley Road at the southern edge of the Specific Plan Area.

Table 7 External Roadway ROW Improvements

Roadway	Street Section (ROW) Width (feet)[1]	Parkway/Bicycle/ Trail Width (feet)	Vehicle Lanes	Parking
Twin Oaks Valley Road	151’	51’	4	No

[1]Measured from street centerline on project side of the street.
[2]Width centerline to curb.

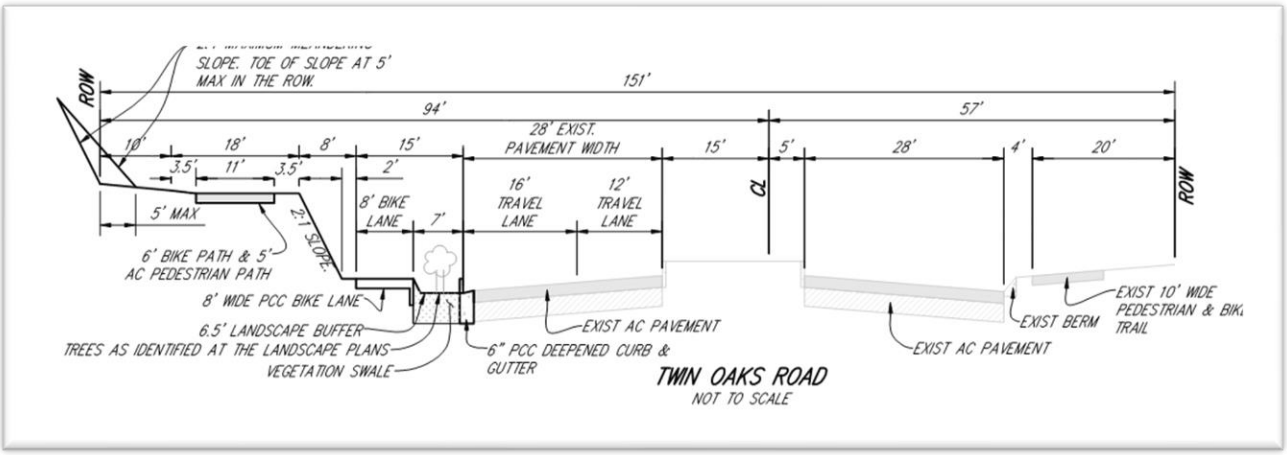
5.1.1 Twin Oaks Valley Road

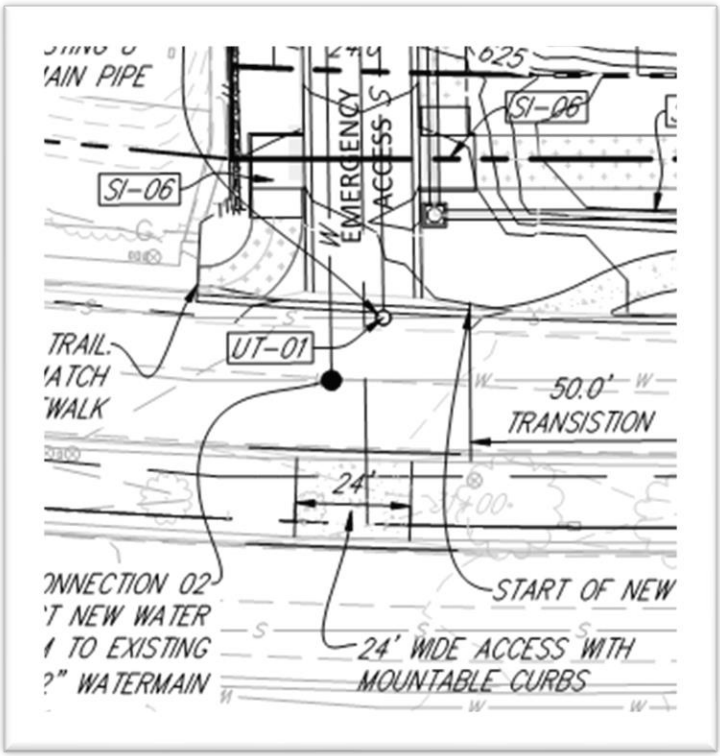
The Mobility Element of the City of San Marcos General Plan identifies Twin Oaks Valley Road as a Major Road including two (2) travel lanes with parking allowed on either side of the street and Class I bicycle facility. The Mobility Element identifies Twin Oaks Valley Road as a four-lane arterial with enhanced pedestrian and bicycle facilities. In addition to the Mobility Element, the City’s Active Transportation Plan identifies the stretch of Twin Oaks Valley Road for a future Class IV bikeway (two way) and an existing Class I multi-use path. The project would incorporate improvements to Twin Oaks Valley Road by constructing an on-street bicycle lane, and off-street protected bicycle and pedestrian trail, a trail connection to the broader San Marcos trail system at the property’s western edge, and a new signal and protected pedestrian crossing at the project entry. Additionally, the 24’ wide median will be modified by adding a rolled curb adjacent to the

emergency access road to accommodate emergency vehicle access and emergency evacuation from the Specific Plan Area.

Improvement plans shall be required to be reviewed and approved by the City of San Marcos.

Figure 25 Twin Oaks Valley Road Improvements



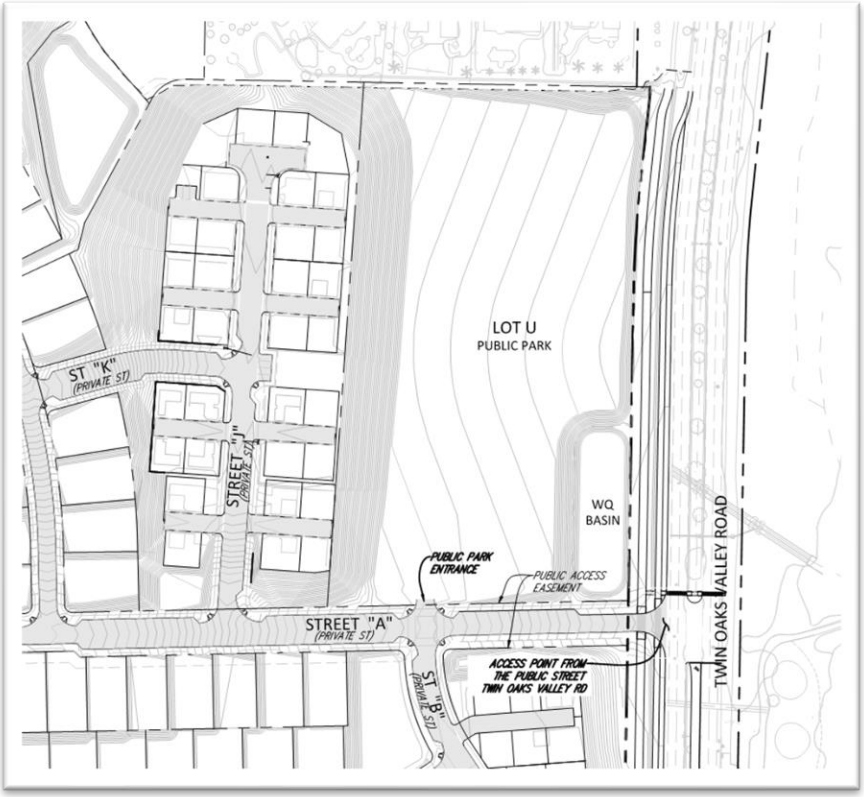


5.1.2 Public Park Access from Twin Oaks Valley Road

The public park will share access with the Oakcrest residential development, which is accessible via the main driveway; Driveway A noted in Table 8. Driveway A extends approximately 260 feet from the property line at Twin Oaks Valley Road to the primary entryway for the public park within the Specific Plan Area. The portion of this easement which falls within the proposed right of way will reasonably be pursued

for quitclaim. If unable to reasonably obtain a quitclaim the city will accept the easement for public road with the existing easement burden.

Figure 26 Public Park Access from Twin Oaks Valley Road



5.2 INTERNAL CIRCULATION

The internal circulation system for the Oakcrest Specific Plan area consists of a combination of private internal roadways designed to safely accommodate the level of vehicle, bicycle, and pedestrian traffic generated by the public park and residential land use included within the Plan area. The Conceptual Circulation Plan exhibit identifies the locations of the internal roadway, sidewalk, and trail systems designed for the Specific Plan area. The following exhibits and sections provide details and standards for any proposed roadway systems.

Development within the Specific Plan Area shall provide adequate circulation systems for access to the public park and residential areas that are capable of handling vehicle, pedestrian, and bicycle traffic in a safe manner. The circulation system should include private roadways, private driveways, sidewalks, bicycle facilities, and a trail component.

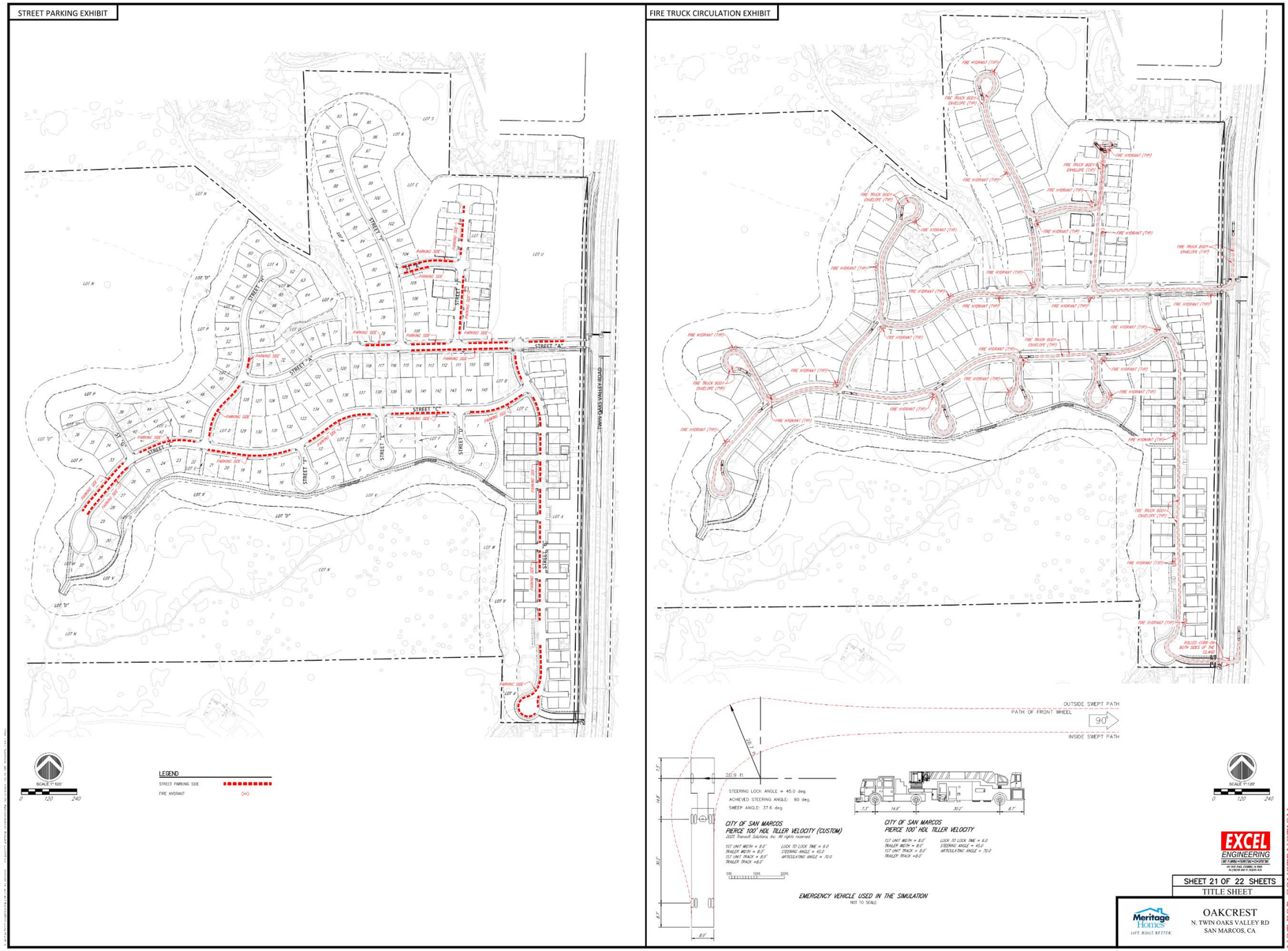
Roadways in the Specific Plan area will provide a minimum of 24’ of paved driving surface measured curb to curb. Each roadway should provide a minimum four (4) foot concrete sidewalk to accommodate safe pedestrian travel through the Specific Plan Area. ADA path of travel shall be accessible to all recreation areas and shall connect to Twin Oaks Valley Road as well as the public park. A minimum ten (10) foot wide decomposed granite (DG) trail should be included in the Specific Plan

Area to connect Twin Oaks Valley Road to the wider trail system on 'P' Mountain above the development. The project will include a combination bike and trail pathway within the right-of-way along Twin Oaks Valley Road. That system should include a minimum 11-foot-wide bike and pedestrian path, a buffer to separate off-street bicycle lane, and a minimum six (6) foot buffer to the existing lanes in Twin Oaks Valley Road.

Table 8 Typical Internal Roadway Dimensions

Roadway Type	Min. ROW Section Width (feet)[1]	Min. Pavement Width (feet)[2]	Vehicle Lanes	Parking	Pedestrian Component	Public Road Easement
Street A	44'	24'	2	Yes*	4' Sidewalk and/or 10' DG trail	Approx. 260' from PL to park entry
Street B	52'	32'	2	Yes*	4' Sidewalk	No
Street C	52'	24'	2	Yes*	4' Sidewalk	No
Street D, E, F, G, I	44'	24'	2	No	4' Sidewalk and/or 10' DG trail	No
Street J	52'	24'	2	Yes*	4' Sidewalk	No
Street K	52'	24'	2	Yes*	4' Sidewalk	No

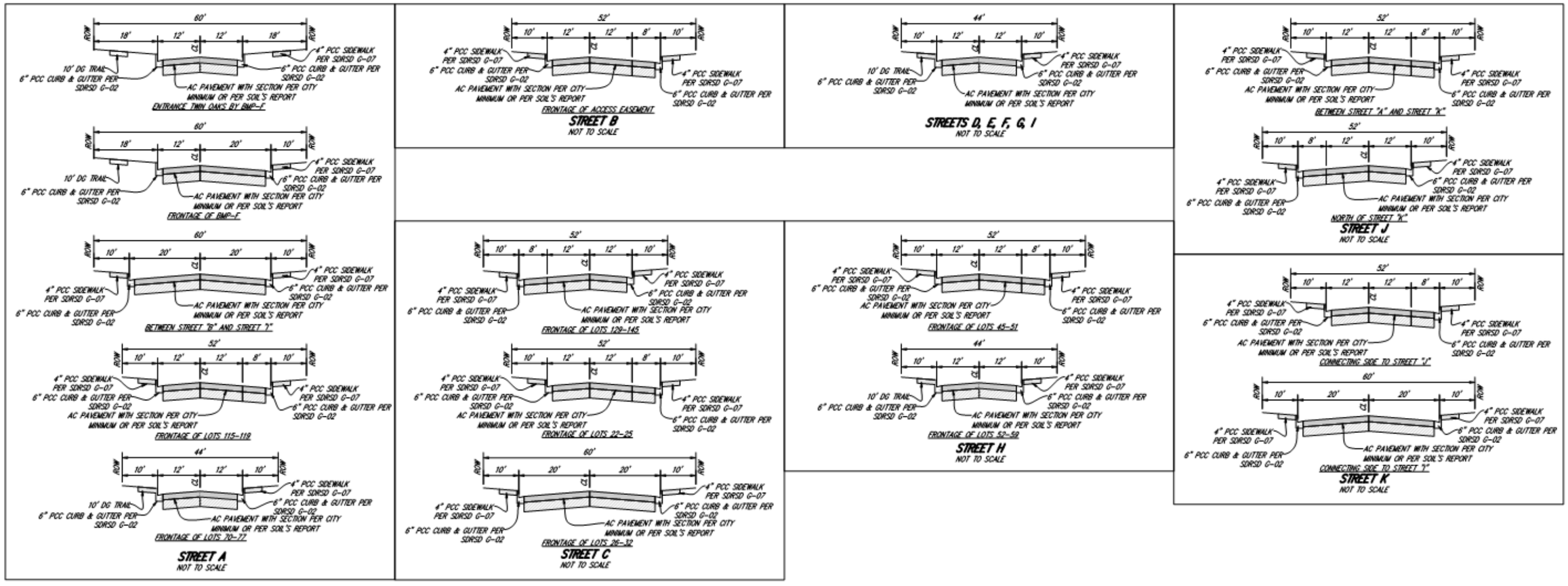
- Parking may be limited to one side of the street or within designated parking bays. See approved Site Development Plan for approved parking locations and parking restrictions.



Conceptual Circulation Plan

Figure 27

Oakcrest Specific Plan



Internal Circulation Driveways

Figure 28

Oakcrest Specific Plan

5.3 Emergency Vehicle Access

The Oakcrest Specific Plan must be able to provide adequate facilities and access for emergency responders to deliver life and safety services to the community. The California Fire Code, along with local fire agency authorities, administers the rules and regulations on fire access design. At a minimum, each Planning Area must present a design which affords fire and emergency responders suitable fire access roads dimensions and surfaces (Chapter 5, § 503.1 through 503.4 of the California Fire Code), an adequate number of emergency rated entrances to the community (Appendix D, §D106 of the California Fire Code), and entryway gate (if included) access for first responders (Chapter 5 of the California Fire Code, §503.6). All points of entry to the Specific Plan area have been designed to meet the requirements codified in the California Fire Code. The gated entry into the Specific Plan area must include an approved traffic strobe sensor, which opens the gate on approach of emergency vehicles, and a Knox key switch with cover. as recommended and approved by the City of San Marcos Fire Department. A 24' wide median access with mountable curb improvement is anticipated for the median in Twin Oaks Valley Road for adequate emergency access to the site. The Specific Plan Area will also provide a Fire Department off-road vehicle staging area at the end of Street "C" an improved DG drivable surface for fire department access to Owen's Peak and 'P' Mountain wildland firefighting efforts. Driveways and alleyways that are 20- or 24 feet wide shall be posted and/or curbs painted in accordance with CA Vehicle Code, section 22500.l, 22658(a) and San Marcos Fire Department Standards. The number, wording and placement of all fire lane signs shall be approved by the Fire Department prior to installation.

5.4 Local and Regional Connectivity

As noted in Chapter 2, the Oakcrest Specific Plan Area is regionally connected to San Diego County and north to Riverside County through Interstate 15 via Highway 78. An existing system of expressways, arterial highways, and local roads such as the previously mentioned Twin Oaks Valley Road link the Specific Plan Area to the City of San Marcos' circulation system and ultimately to Highway 78. As noted in Chapter 2, residents will be able to access Highway 78 via an on-ramp located on Twin Oaks Valley Road approximately 1.3-miles south of the Specific Plan Area. From Highway 78 eastbound onramp, it's approximately an additional 3.5-miles to Interstate 15. These connections allow for convenient and rapid access to and from the Specific Plan Area to other communities, shopping centers, and employment centers thereby relieving some stress residents would otherwise feel with limited transportation route options.

5.5 Pedestrian, Bicycle, and Public Transit Options

Alternate forms of transportation help alleviate many modern congestion problems for municipalities while also reducing strain on environmental resources such as greenhouse gas emissions, thereby improving air quality. The City of San Marcos' General Plan includes policies and goals for new development to meet so they are in conformance with local and state climate and transportation goals. The Oakcrest Specific Plan area will provide sidewalks, trails, and bicycle facilities to encourage the use of alternative forms of transportation that connect to existing regional transportation systems.

BREEZE bus service is provided by North County Transit District (NCTD) and includes 30 routes between

Oceanside and La Jolla and as far east as Escondido. The closest bus stop to the Specific Plan Area is located approximately one (1) mile south at the San Marcos Civic Center Sprinter Station and serves route 305. This route connects Vista to Escondido and offers transfers to other transit centers within the system, offering connectivity to all major destinations and other transit systems within North County, connections to South County transit systems, and the greyhound bus station in Escondido.

The San Marcos Civic Center transit station also provides two (2) train platforms with access to the SPRINTER hybrid Train. The SPRINTER is operated by NCTD, offering public transit service to commuters every 30 minutes. The line extends between Oceanside and Escondido and provides connections to three (3) commuter rail lines: The Coaster, Metrolink Orange County Line, and Metrolink Inland Empire-Orange County Line. The SPRINTER also connects to Amtrak's Pacific Surfliner regional rail line.

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Chapter 6 – Infrastructure Plan

6 INFRASTRUCTURE PLAN

Grading, Utilities, and Infrastructure Overview

The Grading and Utilities Plan provides a comprehensive description of the totality of the infrastructure necessary to support each proposed land use within the Oakcrest Specific Plan Area. This section will discuss in detail the distribution, capacity, size, and extent of grading, utilities, and other infrastructure which must be constructed and installed to facilitate a safe and efficient community. Information will be provided for grading and the following utilities: water, wastewater, stormwater drainage and detention, electricity and telephone and cable services. **Table 10** identifies the utility providers anticipated for the Specific Plan Area.

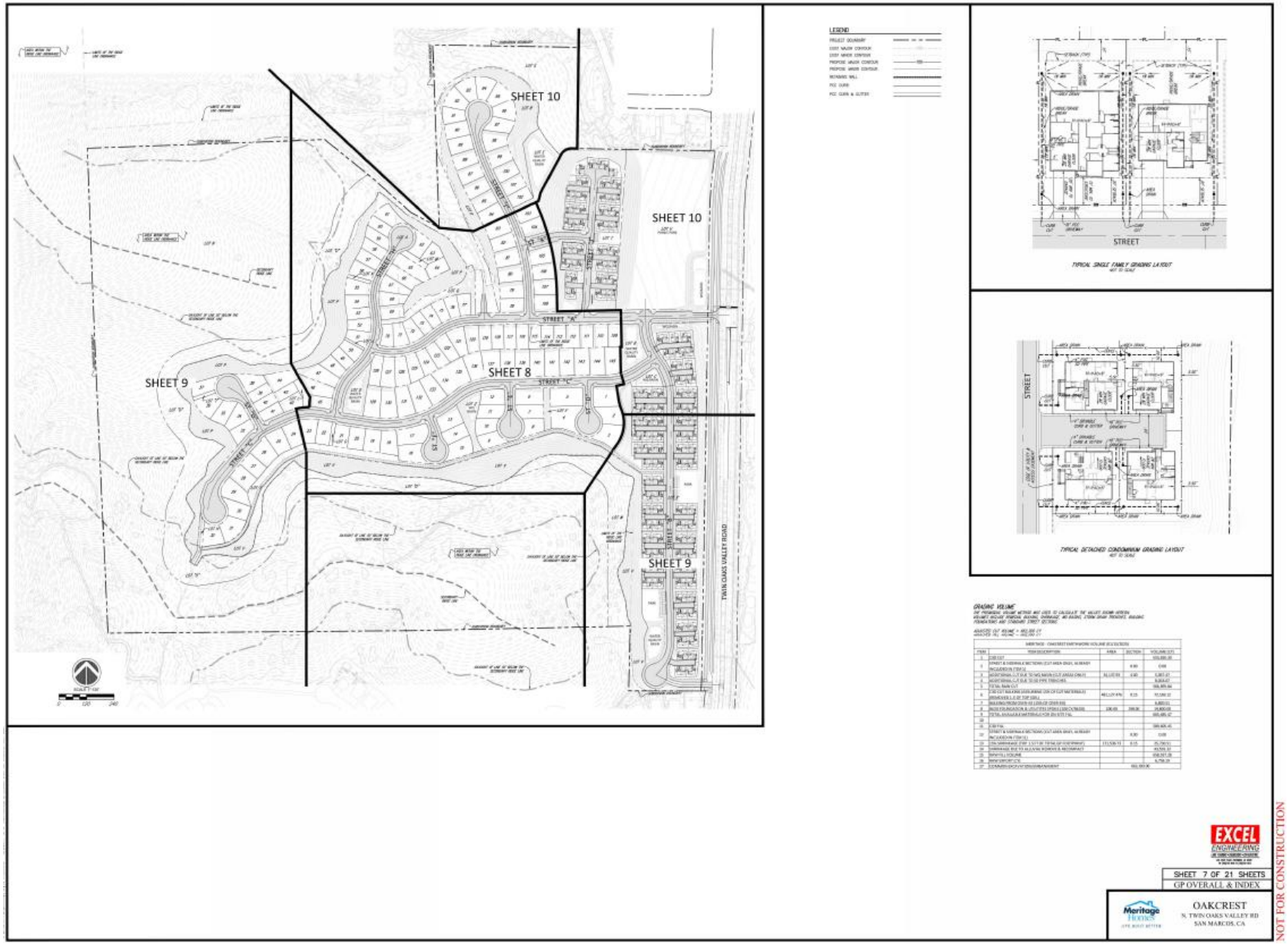
Table 9 Utility Providers

Utility	*Provider*
Water	Vallecitos Water District
Sewer	Vallecitos Water District
Stormwater Drainage & Detention	Developer/Builder
Electricity	San Diego Gas & Electric
Telecommunications	Cox Communications

The design, distribution, capacity, size and extent of utility infrastructure, facilities, and service improvements are dependent upon the increased population resulting from development of new housing and the public park within the Specific Plan area. According to the 2020 Census, the estimated average number of persons-per-household is approximately 3.2. This means if the maximum of 257 dwelling units are constructed as identified within this Specific Plan the City can expect approximately 822 new residents for the City of San Marcos. The following chapter explains how the Specific Plan will accommodate these additional residents through the provision of additional utilities, services, and facilities.

6.1 GRADING

The property contains a mix of disturbed areas and native/non-native vegetation with the disturbed areas occurring on cattle grazing land. The developable pad area is generally located on the eastern portions of the site containing gentler slopes and within the cattle grazing disturbed area footprint. An existing road into the site connects to several single-family homes off property. Elevations on the property range from approximately 660 feet above mean sea level (AMSL) to approximately 850 feet in the central portion of the site and can be characterized as sloping gradually to the west with intermittent knolls scattered as the property moves westward. Prior to grading, the development footprint will be cleared and grubbed of vegetation. Following that operation, the development footprint will be mass graded with an approximate total of 662,300 cubic yards of cut and fill. The spoils from foundations and trenching will be handled separately from the cut and fill material described in this section. Final and precise grading will include grading internal roads, lots, and landscape areas to finish grade elevations with final surface, hardscape, and planting installations and preparation of the ground for any foundations for the proposed residential and community buildings.



Conceptual Grading Plan

Figure 29

Oakcrest Specific Plan

6.2 Stormwater Drainage and Treatment

Statewide rules and regulations require stormwater runoff to be appropriately captured and conveyed into treatment systems, so that stormwater runoff does not increase stormwater flows onto adjacent properties or properties downstream, which could potentially cause pollutants entering the receiving waters, erosion, flooding, and damage. The Specific Plan area has carefully considered stormwater flows and is conceptually designed to direct all surface runoff to stormwater vaults and catchbasins in private drive and drive aisles. Once captured, stormwater is conveyed through a series of pipes connected to a storm water quality treatment and detention facility, then discharged into existing public stormwater collection facilities.

The Development Plan would collect water draining south in a series of bio-filtration basins and storm drainpipes (size varies from 8" – 24"), inlets as it flows toward the southeast and connects to public stormwater infrastructure in Twin Oaks Valley Road.

6.3 Water Supply

Water utility service for potable and fire service to the Specific Plan Area will be provided by Vallecitos Water District (VWD). Water service for the development would connect to an existing 12-inch water main in Twin Oaks Valley Road at the emergency access driveway at the southwester portion of the Specific Plan Area. Internal water systems would consist of an 8-inch domestic pipe for potable water and an 8-inch fire main line. Potable water will connect to each individual lot as well as the public park.

6.4 Wastewater

Wastewater service for the Specific Plan Area will be provided by VWD. Utility plans would show an internal private eight (8) inch sewer line that gravity flows south and east to an existing eight (8) inch public sewer main line located in Twin Oaks Valley Road. Internal sewer utilities would remain private for residential planning areas with the lone exception being the public park which would include an easement for public access to those facilities for repair and maintenance. VWD sewer infrastructure in Twin Oaks Valley Road remains impacted and will require sewer pipe upgrades. VWD has developed and approved a Twin Oaks Valley Sub-Area Master Plan (SAMP) to address those sewer deficiencies including requiring new development to contribute fees toward future infrastructure improvements. If the construction schedule of the Specific Plan is ahead of VWD's improvement schedule for the area impacted by development from this Specific Plan, then the developer will work with VWD to construct improvements adequate to serve the Specific Plan Area.

Conceptual Water Distribution

Figure 30

Oakcrest Specific Plan

Conceptual Wastewater Distribution

Figure 31

Oakcrest Specific Plan

LEGEND
STORMWATER LINES

Conceptual Stormwater Distribution Figure 32

Oakcrest Specific Plan

6.5 Dry Utilities

Dry utilities include electricity telecommunications infrastructure for the land uses included in this Specific Plan. Electricity may provide the source for heat and air conditioning and power generation for homes and recreation facilities within the development. Photovoltaic power generating systems or other alternative energy generation systems as approved by the planning department shall be permitted within the Specific Plan area to supplement electricity and to help reduce or offset the projects carbon emissions. Any alternative energy program must be compliant with State and local regulations and ordinances. The following provides a description of the dry utility system distribution throughout the Specific Plan area.

6.5.1 Electricity

Electrical service distribution systems proposed for the Oakcrest Specific Plan area shall be provided by San Diego Gas and Electric (SDG&E). Developers of the Oakcrest Specific Plan Area will be required to hire a contractor to provide all trenching, backfill, substructures, conduits, and transformer pads necessary for electrical utility installation work. Should SDG&E find installation of extra facilities is required for system reliability, it shall be the responsibility of the developer to perform the related work mentioned in this section. SDG&E shall be responsible for the installation of necessary cables, connectors, and pad-mounted equipment as required. Any proposed above-ground transformers and electrical facilities that solely service the Specific Plan area will be placed on-site and not within the City's right-of-way. Existing utilities within the ROW of Twin Oaks Valley Road and/or within the subdivision boundary shall be required to be relocated and/or undergrounded per Municipal Code Section 19.16.050.

In accordance with the current Building Code, all buildings will be equipped with photovoltaic panels to provide solar energy to residential units. In addition, residential units will include energy conservation features such asspray foam insulation, thermal breaks, low-e windows, advanced thermostats, energy star appliances, and sealed insulated ducts. Homes will be Energy Star Certified to meet EPA standards.

6.5.2 Gas

No gas utilities are included in the Specific Plan Area.

6.5.3 Telecommunications

Internet, cable, and telephone services will be provided through Cox Communications, AT&T, or another telecommunications provider with infrastructure in the area. Internet and cable connections will be stubbed for the property at the time of construction for dry utilities. Existing utilities along the project frontage and/or within the subdivision boundary shall be required to be relocated and/or undergrounded per Municipal Code Section 19.16.050.

Residents will be able to choose to connect to cable and telephone via several packages offered through the telecommunications provider.

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7 PUBLIC SERVICES AND FACILITIES PLAN

7.1 INTRODUCTION TO PUBLIC SERVICES AND FACILITIES

The Oakcrest Specific Plan Public Services and Facilities Plan focuses on those services and facilities related to the Specific Plan Area, which are required to provide a safe, healthy, and well-rounded community. This section will provide details on the scope of services and facilities needed to provide comprehensive development while minimizing impacts to existing service providers and infrastructure including districts and schools for children of the Plan area, community facilities, police and fire protection, and finally solid waste disposal. Details on the financing and maintenance of public services and facilities the developer must provide can be read in Chapter 8.

The US Census Bureau has compiled information related to the average number of people per household. Based on the 2020 census, the average population of households within San Marcos equates to approximately 3.2 persons. If the maximum proposed units of 257 units are constructed within the Specific Plan Area, they would contribute approximately 822 residents to the City of San Marcos. The impacts and contributions those additional residents have on public services and facilities are explained in more detail below.

7.1.1 Schools

This section of the Oakcrest Specific Plan will identify the school districts and individual schools which school age children residing within the Plan area will attend. The San Marcos Unified School District will provide educational instruction for children residing within the Specific Plan Area. The following institutions have been identified as the primary education providers to the Plan area. Elementary school students will attend Twin Oaks Elementary School located at 1 Cassou Road which is located approximately one (1) mile from the Plan Area. Middle school students residing in the Oakcrest Specific Plan will attend Woodland Park Middle School located at 1270 Rock Springs Road. Woodland Park Middle School is located approximately two (2) miles east of the Plan Area. High school students living within the Specific Plan Area will attend Mission Hills High School which is located approximately 1.3 miles from the Specific Plan Area at 1 Mission Hills Court.

Table 10 Schools

School	Address
Twin Oaks Elementary School	1 Cassou Rd. San Marcos, CA 92069
Woodland Park Middle School	1270 Rock Springs Rd. San Marcos, Ca 92069
Mission Hills High School	1 Mission Hills Ct. San Marcos, CA 92069

The developer, and/or builder for the Oakcrest Specific Plan will offset its expected increase in students through monetary contributions in the form of school district development fees paid to the San Marcos Unified School District.

7.1.2 Parks, Recreation, and Open Space

The Oakcrest Specific Plan incorporates private recreational open space, a public park, and biological open space, and open space as a component of the land use concept.

7.1.2.1 Public Park

Per the City's Municipal Code, which is consistent with the Quimby Act, a total of 5 acres of public park space is required for every 1000 residents generated by a proposed project or the developer may opt to pay in-lieu fees. The applicant/developer will dedicate to the City of San Marcos a 6.22-acres of public park, which is approximately 2.12 acres more than the required acreage of 4.1-acres per the Quimby Act calculation. The city will maintain and operate all park facilities and roadways, sidewalks, and infrastructure dedicated to the public after the ownership transfer is complete.

7.1.3 Library Services

The Oakcrest Specific Plan is served by the San Diego County Library System. The San Marcos branch is located at 2 Civic Center Drive and is approximately one mile from the Plan area. The San Marcos branch offers a variety of services to the public including book and music rentals, computer access, as well as literary programs and other programs beneficial to the community. Additional library resources are provided to the public through the two colleges located in San Marcos. Palomar Community College, located at 1140 West Mission Road and is a short distance from the Plan area and provides free access to materials with valid picture identification and proof of current mailing address. California State University San Marcos (CSUSM) is approximately one mile from Oakcrest Specific Plan. Purchase of an annual Community Borrower Card for $30.00 allows public access to privileges at CSUSM.

7.1.4 Fire Protection

The Oakcrest Specific Plan is located within the San Marcos Fire Protection District boundary. The San Marcos Fire Department (SMFD) will provide fire protection for urban and wildland fires and emergency services to the entire Plan area. SMFD services San Marcos with four stations, the closest of which is Fire Station One, located at 180 West Mission Road and is less than one mile from the Oakcrest Specific Plan Area. Fire Station One houses an engine, a truck, brush engine, an ambulance, and is led by a Battalion Chief. The Oakcrest Specific Plan is buffered by development on three sides, however the western portions of the Plan contains slopes with native vegetation which is fuel and fire hazard under certain conditions, therefore residents of the Oakcrest Specific Plan, in accordance with the Community Wildfire Protection Plan (CWPP) and Hazard Risk Assessment (HRA) doctrines adopted by the SMFD, shall be required to comply with the rules and regulations established within the CWPP and HRA.

A fire buffer zone will be implemented to protect dwelling units from wildland fires for lots that abut areas of native vegetation. Typically, fire buffer is measured from the rear of a structure with certain fire protection zones extending outward from the structure, however fire buffer area in the Oakcrest Specific Plan Area will extend outward 150 linear feet from the rear lot line. A fire

protection plan which identifies ways to minimize and mitigate potential for loss from wildfire exposure shall be submitted to and reviewed by the San Marcos Fire Department for this residential development.

The measures incorporated in the above text contribute to the Oakcrest Specific Plan's comprehensive approach to fire safety.

7.1.5 Police Protection

Police protection for the Oakcrest Specific Plan shall be provided by the County of San Diego Sheriff's Department. The County Sheriff provides contract law enforcement services to the City of San Marcos through the station located at 182 Santar Place located within City limits. The station's location is about three miles from the Plan Area and provides services to San Marcos and the surrounding unincorporated areas. Community law enforcement services are provided year-round, 24 hours a day. The Sheriff's Department offers a variety of services to help keep the community safe. Deputies are responsible for general patrol services including traffic enforcement, suppression of drug activities, and response to theft and gang-related crimes. The San Marcos station has the only ASTREA (Sheriff's Aviation) landing pad in the County aiding ground units and extending the range deputies can patrol. Additional services to the community include detective units responsible for crime investigations, the Community Oriented Policing and Problem Solving (COPPS) program assigned to investigate community quality of life issues, crime prevention units, crime analysis, and senior volunteers, as well as various administrative services. Child Protective Services, Adult Protective Services, and Juvenile Probation all operate out of the San Marcos Station. Together, these services offer the Oakcrest Specific Plan comprehensive law enforcement to help maintain community safety.

7.1.6 Solid Waste Disposal

Solid waste collection and recycling services to the Specific Plan Area shall be provided by EDCO Waste & Recycling. Non-recyclable waste, including general trash and green materials, is collected and transported to the Sycamore Sanitary Landfill in Santee. Recyclable materials are transferred to the Escondido Resources Recovery Transfer Station for further processing. Household hazardous waste can be disposed free of charge for residents of San Marcos at the Vista HHW Collection Facility at 1145 E. Taylor Street or the Poway HHW Collection Facility at 12325 Crosthwaite Circle.

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Chapter 8 – Facilities Financing Plan

8 FACILITIES FINANCING PLAN

Introduction to Facilities and Financing Plan

This section describes the various options for financing the required improvements for the Oakcrest Specific Plan. A detailed financing plan should be prepared to ensure improvements to the Specific Plan Area are implemented in a successful manner and within an orderly timeframe. The financing plan will establish specific methods of financing to achieve the goals and policies set forth in this Chapter.

Financing mechanisms for each improvement shall be timed with any proposed phasing of the Specific Plan Area, established conditions of approval, and site plan and/or design review approval. The following descriptions provide information on possible methods which could be employed to finance improvements in the Specific Plan Area. It should be noted there may be other sources not listed below which would fulfill any mandates for the financing of improvements.

8.1 METHODS OF FINANCING FOR PUBLIC IMPROVEMENTS AND SERVICES

The developer or builder shall be responsible for their fair share of financing construction of any public improvements as well as the entirety of private infrastructure improvements required to support development within the Oakcrest Specific Plan. Improvements may include, however, may not be limited to, construction of internal and adjacent streets, water lines, sewer lines, stormwater systems, and electrical delivery systems. The developer or builder can use a combination of financing mechanisms to achieve the required construction and maintenance of facilities and improvements; however, the developer or builder shall be ultimately responsible for all fair share costs identified with implementation of development within the Oakcrest Specific Plan, including but not limited to, costs associated with infrastructure construction, compliance with any mitigation measures identified within the EIR conditions of approval, or any other associated requirements which may need to be fulfilled. It is anticipated that the developer will construct all required public improvements. It is also anticipated that any long-term maintenance of public improvements or facilities will be maintained through CFD's.

8.1.1 Developer Funded Options

Many of the onsite facilities to be constructed will be financed and constructed entirely by the developer or builder. Some examples of these types of improvements are onsite private streets, alleys, and driveways, utility connections from main trunk lines, and stormwater facilities. In the case of electricity connections, the developer or builder may be required to use the electricity providers' construction crews or contractors provided from an approved list determined by the energy provider. In those cases, correspondence will occur between the parties to establish the funding method, at a cost to the developer or builder, to finance those improvements.

8.1.2 Special Assessment Districts

Special assessment districts may be used by the City of San Marcos to pay for improvements within a defined area so long as the property owner votes to allow the assessment to proceed. Once an approval vote has been made, the City has the authority to form the special assessment district by the authority of the Improvement Act of 1911, and the Municipal Improvement Act of

1913. The property owners will bond to pay for improvements such as streets, storm drains, sidewalks, landscape and lighting, water and sewer services, and other similar public improvements.

8.1.3 Community Facilities Districts and Mello-Roos

The City of San Marcos may use a Community Facility District and require Mello-Roos to finance public improvements for the Specific Plan Area. The Mello-Roos, Community Facilities Act of 1982 allows the City to establish special districts and to levy special taxes and issue tax exempt bonds to finance those improvements. Mello-Roos do not require municipalities to show any specific special benefit to assessed properties; therefore they may be used to finance a broad range of general improvements such as police and fire facilities, libraries, parks, and any improvements which may benefit specific properties.

8.1.4 Other Funding Sources

The developer or builder may secure other sources of funding to construct and maintain public and private facilities such as government grants, private developer coalitions, or various bonds not specifically mentioned above.

8.2 Financing of Public Improvements and Services

The orderly development of the Specific Plan Area requires the procurement of sufficient funding for public facilities and services. The following summaries provide details on financing of facilities and services for the Oakcrest Specific Plan required to be available at the time of need. The sections described below will provide information on specific financing options and implementation methods for facilities and service within the Specific Plan Area.

8.2.1 Circulation Improvements

The Oakcrest Specific Plan includes a comprehensive circulation plan, which includes private road improvements and may be required to provide public road improvements, public utility upgrades or other infrastructure improvements. Development within the Specific Plan Area is contingent upon the financing and maintenance of both private internal streets and external public road improvements, public streetscape improvements, and any mitigation measures for traffic impacts identified in the traffic study produced for the EIR.

Internal private streets will be financed entirely by the developer or builder.

Any Improvements to public external roads, rights-of-way, landscaped medians, additions of traffic signals and/or road alignments, and landscaping adjacent to the project's frontage identified by the City of San Marcos will be financed and constructed by the developer and/or builder.

8.2.2 Fire, Paramedics & Law Enforcement Services and Facilities

Fire and Paramedic Services and Facilities

The Oakcrest Specific Plan is within the San Marcos Fire Protection District. To offset impacts to fire, paramedic services and facilities the developer and/or builder will pay fees to the City of San Marcos. Service to the Specific Plan Area shall be provided by the San Marcos Fire Department

(SMFD). The developer will pay its fair share contribution to the City of San Marcos' CFD for fire service to the Specific Plan Area. Future homeowners will be assessed annual fees for this district with increases as determined by the city.

Law Enforcement Services and Facilities

The County of San Diego Sheriff's Department, under contract with the City of San Marcos, will provide police protection services to the Oakcrest Specific Plan. The Oakcrest Specific Plan developer shall pay its fair share contribution to the City of San Marcos' CFD for law enforcement service. Future homeowners will be assessed annual fees for this district with increases as determined by the city.

8.2.3 Schools

The Oakcrest Specific Plan is located within the San Marcos Unified School District (SMUSD). Impacts to SMUSD will be mitigated by a per square foot fee paid by the developer to the school district and based on total residential dwelling unit square footage.

8.2.4 Recreational Facilities, Parks, and Open Space

All private open spaces located within the Oakcrest Specific Plan, including common-area open space, parks, water quality features, and any biological preserved areas, will be financed, constructed, or placed in a preservation easement by the developer. Maintenance responsibilities of the private recreational facilities, parks, and open space are described in section 8.4.

8.2.4.1 Public Park

The developer and/or builder will be responsible for financing the grading of the 6.22-acre public park and for the installation of park amenities per the approved Site Development Plan and per any applicable agreements between the City and the developer and/or builder.

8.3 Operations and Maintenance of Public Improvements and Private Facilities

Maintenance of open space, recreational facilities, water quality features, private streets, public streets, water and sewer systems, and landscaping of public rights-of-way are important components to the image of Oakcrest Specific Plan and the functionality and safety of stormwater movement. This Section will define each entity responsible for maintenance of public improvements and private facilities which will have a prolonged impact on the Specific Plan Areas appearance.

There are several options for funding operation and maintenance of public and private facilities and landscaping. For operation and maintenance of private facilities, the Specific Plan Area will require the formation of a homeowner's association (HOA). Private facility maintenance areas will be the financial responsibility of the HOA and will be maintained privately. These areas include, but are not limited to, common area open space, onsite landscaping, parks, HOA pool facilities, onsite streets, and water quality basins and associated facilities. Landscaping within each private lot within the Specific Plan Area shall be the sole responsibility of the homeowner. Operation and maintenance responsibilities are defined in detail below.

- Private parks and common area facilities maintenance within Oakcrest Specific Plan shall be the responsibility of the Oakcrest Specific Plan HOA(s).

- Maintenance of common area landscaping within the Oakcrest Specific Plan shall be the responsibility of the Oakcrest Specific Plan HOA(s).
- Maintenance of defensible space / fuel modification zone(s) from all sides of structures as identified in the Fire Protection Plan shall be the responsibility of the Oakcrest Specific Plan HOA(s).
- Maintenance of landscaping within individual dwelling unit private open space shall be the responsibility of the homeowner.
- Maintenance within front yards of residential courtyard/cluster units shall be the responsibility of the HOA(s).
- Private streets, landscaped parkways, and entry monuments and gates shall be maintained by the Oakcrest Specific Plan HOA(s).
- All private storm drain systems within the Specific Plan Area will be maintained by the HOA(s).
- Public water and sewer systems will be maintained by VWD and private water/sewer systems within the Oakcrest Specific Plan will be maintained by the HOA(s).
- Maintenance of landscaping, lighting, and storm drain systems, in public right-of-way easements along public streets shall be the responsibility of the City of San Marcos with an assessment paid to the City of San Marcos by the property owner.
- Public street maintenance shall be the responsibility of the City of San Marcos.
- Maintenance of the public park shall be the responsibility of the City of San Marcos.

Table 11 Financing and Maintenance Responsibilities

Improvement	Installation/Financing Responsibility	Long-term Maintenance Responsibility
Common Area landscaping	Developer	HOA(s)
Private Open Space	Developer	HOA(s)
Private Recreational Facilities	Developer	HOA(s)
Private Streets	Developer	HOA(s)
Public Improvements to Twin Oaks Valley Road	Developer	City of San Marcos
Public Park	Developer/City of San Marcos	City of San Marcos
Public Landscaping in rights-of-way	CFD/Developer	CFD
Private Storm Drain Systems	Developer	HOA
Public Storm Drain Systems	Developer	City of San Marcos
Public Water	Developer	Vallecitos Water District
Public Sewer	Developer	Vallecitos Water District
Private Water	Developer	HOA(s)
Private Sewer	Developer	HOA(s)

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Chapter 9 – Specific Plan Administration

9 SPECIFIC PLAN ADMINISTRATION

9.1 OVERVIEW

This chapter of the Oakcrest Specific Plan is essential to establishing a thorough review process for proposed discretionary entitlements and other processes which may become necessary within the Specific Plan area. Upon adoption by ordinance, the Oakcrest Specific Plan will serve as zoning for the property. The rules, regulations, and processes outlined within this chapter govern the City of San Marcos' implementation of development within the Specific Plan area. This section provides a detailed description of the mechanisms needed for implementation of the Specific Plan and should be the primary document consulted when questions arise concerning future development or development changes within the Specific Plan area. It is intended that the City of San Marcos review actions requiring ministerial or discretionary approval within this area to ensure the rules and procedures described herein are implemented in a consistent manner with all City rules, regulations, and policies.

9.2 IMPLEMENTATION

Subsequent approvals needed to implement this Specific Plan are anticipated to include a tentative map, site development plan, a site development plan for the public park, final map, grading plan, improvement plans, final landscape plan, and building permits. Once the requisite entitlements and permit approvals are acquired, the project is anticipated to be constructed in two (2) phases.

Phase one involves preparing the site for vertical construction. The first phase will consist of clearing & grubbing the site of all vegetation, rough grading the land to redefine the shape of the property and bringing the elevation to within a few inches of the final design, installation of wet and dry utilities, roadway improvements, and finish grading to shape the final contours and establish building pads. Phase one is anticipated to be completed within six months after Tentative Map Approval.

The second phase would involve vertical construction which entails pouring foundations and sidewalks, construction buildings, and installing landscaping and amenities. Phase two may be broken down into subphases depending upon market conditions and the availability of materials. Phase two is anticipated to be completed within one year after the completion of Phase one.

9.3 ADMINISTRATION

Future development within the Specific Plan area may be subject to further review and subsequent ministerial and discretionary permits and approval from the City of San Marcos Development Services Department. Application, fee, and processing requirements shall be in accordance with the City's regulations, unless modified by this Specific Plan. Applications for subsequent development projects or public improvements and other activities will be reviewed by the Development Services Department using established procedures to determine consistency with the Oakcrest Specific Plan, its conditions of approval, and applicable development standards, design standards, and mitigation measures identified during the environmental review process.

Review and analysis of a subsequent project permit(s) may trigger conditions of approval that the City determines to be reasonably necessary to ensure the project's application and or plans achieve compliance with this Specific Plan. The city may approve or conditionally approve applications that meet

the requirements of the Specific Plan. Procedures to amend the Oakcrest Specific are also detailed in this section, should the applicant or City staff determine modifications to the Specific Plan text, exhibits, and/or project are needed during development of the project.

9.4 Specific Plan Authority

California Government Code §65450 in conjunction with the City of San Marcos Zoning Ordinance Chapter 20.535, authorizes the City's legislative body to prepare and adopt Specific Plans. The Oakcrest Specific Plan is to be adopted by Ordinance by the San Marcos City Council and used as the primary guiding document for review of all subsequent discretionary entitlements within the confines of the planning area. As a regulatory document, successful implementation of a development project within the Specific Plan area is contingent upon meeting the land use and associated design, development, and infrastructure standards, and other policies outlined herein. Any proposed development and design activities within the Oakcrest Specific Plan area must be consistent with the established parameters of this document. Should any requirements contained in the Oakcrest Specific Plan conflict with the City of San Marcos Municipal Code, the Oakcrest Specific Plan shall be the primary document used to resolve the conflict.

9.5 Responsibility for Administration

Several entities may/shall be responsible for the administration and enforcement of the Oakcrest Specific Plan. As discussed in Section 9.3 above, the City of San Marcos' Development Services Department is the primary agency responsible for the implementation, administration, and enforcement of the Oakcrest Specific Plan. The homeowner's association or other comparable group established for the Oakcrest Specific Plan shall be responsible for the enforcement of private property and open space easement requirements pursuant to standards identified herein as well as any covenants, conditions, and restrictions (CC&R's) developed separately from this Plan. USFW, USACOE, and CDFW may be responsible for administering permits for any takes of sensitive species and/or habitat and the preservation of biological open space within the Specific Plan area.

9.6 Severability

If any section, subsection, sentence, clause, phase, or portion of this Specific Plan, or any future amendments or additions, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan or any future amendments or additions.

9.7 Ambiguity

If ambiguity arises concerning the appropriate classification of a particular use or regulation within the meaning or intent of this Specific Plan based on established or unforeseen circumstances, including technological changes in processing or application of materials, the Planning Director shall have the authority to interpret the regulation based on understanding of the Specific Plan. Applicants may appeal to the Planning Director's interpretation to the Planning Commission for review and interpretation, which shall be final; thereafter, such interpretation shall govern.

9.8 Substantial Conformance

The Planning Director may determine whether a project or use is in substantial conformance to the adopted Specific Plan subject to the findings below. Appeals of the Planning Director's determination

may be made to the Planning Commission in the manner prescribed by section 20.545 of the Municipal Code.

Findings:

1. The proposed activity or use is substantially consistent with this Specific Plan and its purpose and objectives, as set forth in Sections 2.1 and 2.2 of this Plan. An activity that conforms to the allowable uses and development standards in Chapter 3, Land Use and Development Standards, shall be deemed consistent with this specific plan.
2. The proposed activity or use substantially complies with adopted mitigation measures and conditions of approval.
3. Land use, circulation pattern and community design concepts are generally consistent with this Plan; however, any reduction or relocation of the development footprint, dwelling units, or subdivision of lots, and associated improvements, shall be permitted onsite, provided no new significant environmental impacts not considered in the EIR are created as a result of the reduction or relocation.
4. Uses that are not specifically listed but are similar to those listed in **Table 1** may be considered in substantial conformance.
5. The proposed activity does not exceed the maximum density identified in the Specific Plan, except as pertains to accessory dwelling units or as may otherwise be permitted by state or local law (e.g., density bonus).
6. The boundaries of the Specific Plan are not expanded.

The Planning Director or their designees shall make a determination of substantial conformance prior to the issuance of any permits or approval of plans. No written determination is required provided plans submitted to the City for approval exhibit substantial conformance with the Oakcrest Specific Plan. Plans found not to be in substantial conformance shall not be approved and shall be revised or a Specific Plan amendment shall be required.

9.9 Minor Deviations to Permits/Approvals

Land use approvals and permits are required to implement the Specific Plan, as described in Section 9.2 above. To provide flexibility in the development and permitting process, minor deviations to approved plans and discretionary permits may be authorized by the Planning Director without amending the Specific Plan or said permits/approvals. Such Minor Deviations are considered administrative and ministerial and include the following:

1. Modifications, reductions, or reconfigurations to the site plan, architecture, landscape treatments, wall and fence design, lighting, and signage which are generally consistent and compatible with the plans contained herein and provide an equal or superior design aesthetic and quality.
2. Changes in the location, size, or type of common area amenities which are generally consistent and compatible with the plans contained herein and provide an equal or superior design aesthetic and quality.
3. Final facility sizing and alignment for water, sewer, and storm drain improvements (with concurrence from the City Engineer).

4. Removal of unnecessary utility infrastructure or design changes to utility infrastructure (with concurrence from the City Engineer).
5. Adjustment to the alignment, width, or grade of public or private streets within the Specific Plan area that are generally consistent with the Specific Plan and the exhibits herein (with concurrence from the City Engineer and Fire Department).
6. Transfer or reduction of dwelling units provided the total maximum number of 257 is not exceeded (excluding accessory dwelling units).
7. Minor refinements to the boundaries and area calculations.
8. Deviations that are of a similar magnitude to those listed above, which are deemed minor by the Director and conform to the objectives of this Specific Plan.

   Minor deviations shall be limited to actions that will not:

   1. Constitute a substantial change in the permit.
   2. Adversely affect adjacent property or adjacent property owners.
   3. Violate any Specific Plan Objectives (Section 2.2) or Development Standards (Table 3). Compliance with these limitations is shown by meeting the standards above.

   Deviations resulting in one (1) or more of the following shall not be authorized as a minor deviation:

   1. Increase of land/site coverage by more than ten percent (10%) by any increase in building size or number of structures.
   2. An increase or decrease of more than ten percent (10%) of the:
      - Size of any building or structure or of the total land area covered by any building or structure.
      - Building/structure height or depth.
      - Area of any slope.

9.10 Specific Plan Amendments

Amendments to the Specific Plan may be necessary throughout the life of the project. Amendments may be processed either administratively through the Planning Director's review or through the Planning Commission as described below. The applicant may submit an application to the City of San Marcos' Development Services Department, which may include maps, text, and or technical studies describing the nature and intent of proposed modifications. Upon submittal, the Planning Director or their designees will make a determination as to the applicability of the amendment process. No amendment shall be approved that is not consistent with the General Plan.

9.10.1 Minor Administrative Amendments

Minor Administrative Amendments include minor changes to the Specific Plan that may be reviewed and approved by the Planning Director for the City of San Marcos. Minor amendments are considered ministerial and do not require a public hearing (unless the decision is appealed). Minor amendments may include the following:

1. Correction or revisions to text to resolve ambiguity pursuant to Section 6.7.
2. Additions, deletions, or modifications to Table 1: Distribution of Land Uses or Table 3.2: Permissible Uses, which are consistent with the objectives of the Specific Plan, provided that density, intensity,

and vehicle trips are not increased and a minimum of 50% of the site continues to be preserved long-term for biological resources.

3. Modifications to design guidelines for architectural and open space features, materials, landscape treatments, wall and fence design, lighting, and signage which are consistent and compatible with the surrounding area and neighborhood.
4. Revisions, modifications, and reconfiguration to the site plan which are generally consistent with the Specific Plan and the exhibits herein and do not result in any of the following:
    a. Substantial conflicts with final conditions of approval in City issued permits, regulations, and approvals or as issued by other agencies with jurisdiction over the project.
    b. Expansion or contraction of the outer geographic boundaries of the Specific Plan, except for minor refinements to the boundaries and area calculations not exceeding ten percent (10%) of the total area.
    c. Increase of land/site coverage by more than ten percent (10%) by any increase in building size of number of structures.
5. Transfer of dwelling units provided the total maximum units do not increase.
6. Minor modifications to the Specific Plan, which do not increase the approved densities of the Plan.
7. Modifications to the Specific Plan that are of a similar magnitude to those listed above, which are deemed minor by the Planning Director and conform to the objectives of this Specific Plan.

Should the Director determine whether a proposed revision does not meet the criteria for a Minor Amendment, a Major Amendment shall be required. The Director may delegate his/her administrative decision to the Planning Commission. The applicant may also appeal the Planning Director's decision to the Planning Commission in accordance with the appeals procedures set forth in the SMMC.

9.10.2 Formal Amendments

If no mechanism can be applied from the defined parameters listed previously in this chapter or as determined by the Planning Director, a formal amendment to the Specific Plan shall be required. The City of San Marcos shall process all formal Specific Plan Amendments in accordance with the SMMC. Additional environmental review may be required unless the proposed changes do not warrant additional environmental review in accordance with CEQA.

9.11 Environmental Review

The Environmental Impact Report (EIR) certified concurrently with the Oakcrest Specific Plan shall serve as the primary environmental document for all subsequent discretionary entitlements within the Oakcrest Specific Plan area. Pursuant to Government Code Section 65456, any residential development project, including any subdivision, or any land use permit that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified is exempt from the requirements of CEQA. However, after adoption of the specific plan, if substantial changes are proposed to the project that would result in additional impacts not already analyzed by the EIR, the exemption does not apply unless and until a supplemental environmental impact report or EIR addendum is prepared and certified in accordance with CEQA. After a supplemental environmental impact report or addendum is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan. Subsequent determinations of the level of environmental review for discretionary approvals will be determined by the City of San Marcos on a project-by-project basis in accordance with the California Environmental Quality Act (CEQA) Guidelines.