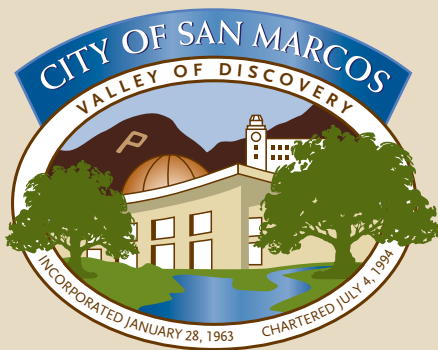




City of San Marcos General Plan

*Adopted by City Council Resolution
February 14, 2012*





City of San Marcos General Plan

City Council Members:

Mayor, Jim Desmond
Vice-Mayor, Hal Martin
Councilmember, Chris Orlando
Councilmember, Rebecca Jones
Councilmember, Kristal Jabara

*Adopted by City Council Resolution
February 14, 2012*

City Staff:

Paul Malone, City Manager
Lydia Romero, Deputy City Manager
Jenny Peterson, Communications Officer
Jerry Backoff, Planning Division Director
Garth Koller, Principal Planner, General Plan Project Manager
Karen Brindley, Principal Planner,
and Zoning Ordinance Update Project Manager
Erica Ryan, Storm Water Program Manager
Peter Kuey, Principal Civil Engineer
Mettja Kuna, IT Analyst, and GIS Specialist
Jennifer Dooley, GIS Analyst
Susan Vandrew Rodriquez, Associate Planner

General Plan Advisory Committee (GPAC):

Glen Winn, Chair	Scott Gross
Rod Jones, Vice Chair	Tracy Santucci
Ash Hayes	Eve Sieminski, Alternate
Charles Zahl	Eddie Tubbs, Alternate
Dave Perrine	Darius Khayat, Alternate
Dean Tilton	Lori Drake, Alternate
Eric Flodine	Dallas Butler, Alternate
Jody Hall	Penny Felker, Alternate
Jon Lycett	Matt Ratermann, Alternate
Rebecca Silva	Eleanor Filkins, Alternate
Rosario Jennings	Dick Zohn, Alternate

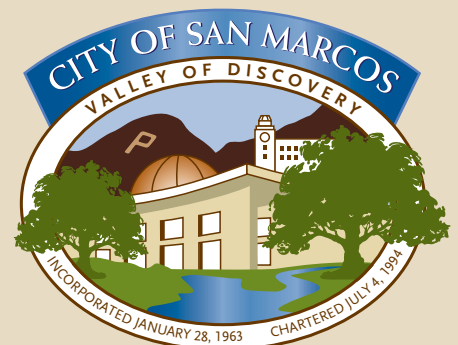




TABLE OF CONTENTS

Chapter 1.0 Introduction

- 1.1 San Marcos – Our City, Our Future..... 1-1
 - San Marcos in Perspective..... 1-1
 - Regional Context 1-1
 - Planning Area..... 1-2
 - Brief History of the City 1-7
 - What is a General Plan? 1-8
 - Shaping the General Plan 1-9
 - General Plan Advisory Committee 1-10
 - Public Workshops..... 1-10
 - Youth Workshop..... 1-11
 - Newsletters/Public Notifications 1-11
 - Community Telephone Survey..... 1-12
 - Website 1-12
 - Other Outreach Efforts..... 1-12
- 1.2 Guiding Themes 1-13
 - Guiding Theme: Creating a Vibrant Destination City 1-13
 - Guiding Theme: A Strong Local Economy
and Employment Base 1-14
 - Guiding Theme: Connecting People to Places..... 1-14
 - Guiding Theme: An Educational and Academic Hub 1-15

Guiding Theme: A City with Choices 1-15

Guiding Theme: Sustaining Environmental Quality..... 1-16

Guiding Theme: Building a Greener Community..... 1-16

Guiding Theme: A Healthy and Safe Community..... 1-17

Guiding Theme: Continuing Our Agricultural Heritage 1-17

1.3 Next Steps for San Marcos 1-18

 Planning a Sustainable Community..... 1-18

 Next Steps Toward a Sustainable San Marcos 1-18

 Navigating the General Plan 1-19

 General Plan Content and Structure 1-19

 Organization of the General Plan 1-21

 General Plan Element Relationships..... 1-22

 Documents Related to the General Plan 1-25

 Using the San Marcos General Plan 1-26

Chapter 2.0 Land Use and Community Design Element

2.1 Introduction..... 2-1

 Purpose of the Land Use and Community Design Element..... 2-2

 Scope and Content of the Land Use and Community Design Element..... 2-3

2.2 Land Use Pattern and Community Character 2-3

 Neighborhoods of San Marcos 2-4

 Specific Plan Areas 2-9

 The General Plan’s Relationship to the Zoning Ordinance 2-9

 Community Planning Trends/Community Design Concepts 2-10

 Land Use and Community Design Plan..... 2-18

 Land Use Density and Intensity..... 2-18

 Transitional Land Use and Zoning Strategy 2-19

General Plan Land Use Designations/Classification System2-20

Focus Areas2-31

Urban Core Focus Areas2-31

Mission Road Focus Area 1 Land Use Plan2-32

Rancho Santa Fe Focus Area 2 Land Use Plan2-34

San Marcos Boulevard Focus Area 3 Land Use Plan2-35

Focus Area 4.....2-36

Additional Focus Areas2-36

Expected Development Capacity and Population2-36

2.3 Public Services, Infrastructure, and Utilities.....2-38

 Sheriff/Law Enforcement2-38

 Fire Protection & Emergency Services2-42

 Schools2-43

 Higher Education2-44

 Libraries.....2-47

 Medical /Hospital Resources2-47

 Solid Waste Disposal2-48

 Water Service2-49

 Wastewater2-50

 Flood Control Facilities and Storm Water Management2-50

 Dry Utilities2-51

 Communications.....2-52

2.4 Land Use and Community Design Plan2-53

 Balanced and Compatible Land Uses2-53

 High Quality and Sustainable Development2-54

 Community Connections2-55

 Educational Hub.....2-56

A City of Distinct and Memorable Places 2-57

Economic Strength and Stability 2-58

Growth Management and Adequate
Provision of Urban Services 2-60

Chapter 3.0 Mobility Element

3.1 Introduction..... 3-1

 Purpose of the Mobility Element 3-1

 Scope and Content of the Mobility Element 3-1

3.2 Background and Structure 3-2

 Transportation Sustainability..... 3-2

 Multi-Modal Levels of Service 3-13

 Transit Services and Facilities..... 3-13

 Pedestrian and Trails Facilities 3-21

 Goods Movement Facilities 3-22

 Aviation Facilities..... 3-25

 Traffic Management Technology..... 3-25

 Parking 3-26

 Circulation Improvements 3-31

3.3 Mobility Plan 3-32

 Efficient Local and Regional Circulation System 3-32

 Traffic Calming and Safety..... 3-36

 Alternative Modes of Travel 3-37

 Parking 3-38

 Movement of Goods..... 3-39

Chapter 4.0 Conservation and Open Space Element

4.1 Introduction.....	4-1
Purpose of the Conservation and Open Space Element	4-1
Scope and Content of the Conservation and Open Space Element.....	4-2
4.2 Background and Structure	4-2
Ecological and Biological Resources	4-2
Vegetation Communities and Land Cover Types.....	4-2
Sensitive Habitat and Species	4-4
Wildlife Corridors and Linkages	4-7
Open Space and Limited Resources	4-7
Open Space.....	4-8
Agricultural Resources	4-8
Mineral Resources	4-8
Paleontological Resources and Unique Geological Formations	4-15
Scenic Resources and Landform Features	4-15
Air Quality, Climate Change, and Energy	4-16
Air Quality	4-16
Greenhouse Gases and Climate Change	4-19
Energy Use and Energy Conservation	4-23
Water Supply and Conservation	4-24
Water Supply.....	4-24
Water Conservation	4-25
Watershed and Water Quality Protection.....	4-26
Surface Water Quality.....	4-28
Groundwater Quality	4-31
Recycling and Solid Waste	4-37

Cultural and Historic Resources 4-37

Cultural and Historic Resource Inventory 4-38

Historic Preservation 4-39

4.3 Conservation and Open Space Plan..... 4-39

 Sustaining Our Ecological and Biological Resources..... 4-39

 Open Spaces and Limited Resources 4-40

 Protecting Scenic Resources and Landform Features 4-41

 Air Quality, Climate Change, and Energy 4-42

 Water Supply and Conservation..... 4-44

 Watershed and Water Quality Protection..... 4-44

 Recycling and Solid Waste 4-47

 Preserve Cultural and Historic Resources..... 4-47

Chapter 5.0 Parks, Recreation, and Community Health Element

5.1 Introduction..... 5-1

 Purpose of the Parks, Recreation, and
 Community Health Element..... 5-1

 Scope and Content of the Parks, Recreation,
 and Community Health Element 5-1

5.2 Background and Structure 5-3

 Integrated System of Parks, Recreational
 Facilities, Trails, and Open Space 5-4

 Recreation Facilities..... 5-4

 Recreational Trails and Open Space Connections..... 5-10

 Community Health and Family Enrichment 5-11

 Physical Activity 5-12

 Access to Healthy Foods 5-12

 Access to Health Care and Medical Services 5-12

 Community Involvement and Social Opportunities 5-12

5.3 Parks, Recreation, and Community Health Plan.....5-15

 Responsive System of Local Parks, Trails,
 and Recreational Facilities 5-15

 Community Health and Family Enrichment 5-17

Chapter 6.0 Safety Element

6.1 Introduction..... 6-1

 Purpose of the Safety Element 6-1

 Scope and Content 6-1

6.2 Background and Structure 6-3

 Earthquakes and Other Geologic Hazards..... 6-3

 Flooding and Inundation Hazards 6-10

 Fires 6-12

 Hazardous Materials and Waste 6-19

 Emergency Preparedness 6-20

 Airport and Aircraft Hazards 6-21

 Hazard-Related Planning, Response, and Recovery 6-22

 Emergency Operations Plan 6-22

 Neighborhood Safety 6-26

6.3 Safety Plan 6-29

 Natural Geologic Hazards 6-29

 Flooding Hazards..... 6-30

 Fire Hazards..... 6-30

 Hazardous Materials..... 6-31

 Emergency Preparedness / Neighborhood Safety..... 6-32

Chapter 7.0 Noise Element

7.1 Introduction	7-1
Purpose of the Noise Element	7-1
Scope and Content	7-2
7.2 Background and Structure.....	7-2
Measuring and Defining Noise.....	7-2
The Noise Environment	7-5
Noise Standards and Land Use Compatibility	7-6
San Marcos Noise Regulation	7-6
Land Use Planning.....	7-9
Noise Contours and Impacted Areas	7-13
7.3 Noise Plan	7-18
Noise and Land Use Compatibility	7-18
Transportation Related Noise.....	7-19
Non-Transportation Related Noise.....	7-21

Chapter 8.0 Housing Element

8.1 Introduction.....	8-1
8.1.1 Purpose of the Housing Element.....	8-1
8.1.2 Scope and Content of the Housing Element.....	8-1
8.1.3 Relationship to Other General Plan Elements	8-2
8.1.4 Community Context.....	8-3
8.1.5 Public Participation	8-3
8.1.6 Data Sources and Methodology	8-5
8.2 Housing Needs Assessment	8-8
8.2.1 Population Characteristics and Trends	8-8
8.2.2 Households Characteristics	8-15
8.2.3 Special Needs	8-15
8.2.4 Housing Profile	8-24

8.2.5 Housing Problems 8-32

8.2.6 Affordable Housing..... 8-34

8.2.7 Estimates of Housing Need 8-37

8.3 Housing Constraints..... 8-40

8.3.1 Market Constraints 8-40

8.3.2 Governmental Constraints..... 8-44

8.3.3 Environmental and Infrastructure Constraints 8-73

8.4 Housing Resorces 8-78

8.4.1 Regional Housing Needs Allocation (RHNA)..... 8-78

8.4.2 Residential Sites Inventory 8-82

8.4.3 Availability of Site Infrastructure and Services 8-97

8.4.4 Financial Resources..... 8-98

8.4.5 Administrative Resources 8-99

8.4.6 Energy Conservation Opportunities..... 8-100

8.5 Review of Past Accomplishments 8-102

8.6 Housing Plan..... 8-118

8.6.1 Goals and Policies 8-118

8.6.2 Implementing Programs 8-120

8.6.3 Summary of Quantified Objectives..... 8-129

Appendix A: Sites Inventory Table..... 8-132

Appendix B: Public Notice Outreach List 8-142

Appendix C: Comments Received..... 8-152

Appendix A Implementation Plan

Introduction..... AA-1

Implementing the Plan AA-1

Primary Implementation Documents AA-2

Responsible Parties AA-2

Funding..... AA-2

Specific Implementation Programs..... AA-3

Land Use and Community Design Element Programs..... AA-3

Mobility Element Programs AA-17

Conservation and Open Space Element Programs AA-21

Parks, Recreation, and Community Health
Element Programs AA-35

Safety Element Programs AA-39

Noise Element Programs AA-47

Appendix B Related Regulations, Plans and Programs

Introduction..... AB-1

Federal Plans & Programs..... AB-37

Appendix C Glossary

Glossary of Terms..... AC-1

Appendix D Land Use Special Conditions

Focus Areas Summary AD-1

Land Use Special Conditions..... AD-4

Underlying Land Use Plan AD-4

Specific Plan Areas AD-8

Transitional Zone Parcels AD-12

References

Chapter 1.0 Introduction REF-1

Chapter 2.0 Land Use and Community Design Element..... REF-1

Chapter 3.0 Mobility Element..... REF-2

Chapter 4.0 Conservation and Open Space Element.....REF-2

Chapter 5.0 Parks, Recreation, and Community Health Element.....REF-2

Chapter 6.0 Safety Element.....REF-2

Tables & Figures

Chapter 1.0 Introduction Tables & Figures

Table 1-1 Jurisdiction Facts..... 1-2

Table 1-2 Population Trends (1980-2010) 1-2

Table 1-3 Housing Characteristics (2010 Estimates)..... 1-2

Figure 1-1 Regional Location 1-3

Figure 1-2 San Marcos Planning Area..... 1-5

Table 1-4 Relationship of San Marcos General Plan Elements to State-Required Elements 1-20

Chapter 2.0 Land Use and Community Design Element Tables & Figures

Table 2-1 Land Use and Community Design – Highlights and Facts..... 2-2

Figure 2-1: Existing Land Uses Chart 2-3

Figure 2-2 Neighborhoods of San Marcos 2-5

Figure 2-3 Specific Plan Areas 2-11

Table 2-2 General Plan Land Use Designation Density 2-13

Figure 2-4 Floor Area Ration (FAR) Example 2-19

Figure 2-5 Citywide Land Use Plan 2-21

Table 2-3: San Marcos General Plan Land Use Designations ... 2-23

Figure 2-6 Focus Areas 2-29

Figure 2-7 Urban Core Focus Areas 2-32

Figure 2-8 Mission Road, Focus Area 1 2-33

Figure 2-9 Rancho Santa Fe Road, Focus Area 2 2-34

Figure 2-10 San Marcos Boulevard, Focus Area 3..... 2-35

Table 2-4 San Marcos Expected Development Capacity 2-37

Figure 2-11 Community Facilities 2-39

Table 2-5 Sheriff’s Call Priority Categories..... 2-42

Table 2-6 San Marcos Unified School District Schools..... 2-45

Chapter 3.0 Mobility Element Tables & Figures

Table 3-1 Mobility Element Highlights and Facts..... 3-2

Table 3-2 Complete Street Guide, Mode Preferences..... 3-5

Figure 3-1 Roadway Classifications..... 3-9

Table 3-3 MMLOS Modes 3-13

Figure 3-2 NCTD Bus & LRT Transit Routes 3-17

Figure 3-3 Intra-City Shuttle..... 3-19

Figure 3-4 Existing and Proposed Bicycle Network 3-23

Figure 3-5 Existing and Proposed Trail Facilities 3-27

Figure 3-6 Existing and Proposed Truck Routes..... 3-29

Figure 3-7 Mobility Improvements..... 3-33

Table 3-4 LOS Parameters 3-35

Chapter 4.0 Conservation and Open Space Element Tables & Figures

Table 4-1 Conservation and Open Space Element Highlights and Facts 4-3

Figure 4-1 Vegetation Communities 4-5

Figure 4-2 Wildlife Corridor and Linkage 4-9

Figure 4-3 Open Space Areas 4-11

Figure 4-4 Agricultural Areas 4-13

Figure 4-5 Scenic Resources..... 4-17

Figure 4-6 San Diego Air Basin..... 4-21

Figure 4-7 San Diego County’s Greenhouse Gas Emissions by Economic Sector (2006)..... 4-23

Table 4-2 General Plan Neighborhoods

Percent of Watershed..... 4-28

Figure 4-8 Hydrologic Sub Areas by
General Plan Neighborhood 4-29

Table 4-3 SWRCB 303(d) Listed Water Bodies
in General Plan Area..... 4-31

Figure 4-9 303(d) Listed Water Bodies..... 4-33

Figure 4-10 Groundwater Basins 4-35

Table 4-4 San Marcos Groundwater Basin
Acreages in General Plan Neighborhoods 4-37

**Chapter 5.0 Parks, Recreation, and Community
Tables & Figures Health Element**

Table 5-1 Parks and Recreation Highlights and Facts 5-2

Figure 5-1 Parks and Recreation Facilities 5-5

Table 5-2 Parkland, Trails, and Recreational Facility Acreage 5-7

Figure 5-2 Recreational Trails
(Bicycle, Equestrian and Pedestrian)..... 5-13

Chapter 6.0 Safety Element Tables & Figures

Table 6-1 Safety Element Highlights and Key Facts..... 6-2

Figure 6-1 Geologic Hazards – Soil Slip
Susceptibility (Landslide, Liquefaction)..... 6-5

Table 6-2 Planning Area Dams and Reservoirs 6-11

Figure 6-2 Regional Faults and Earthquakes 6-13

Figure 6-3 FEMA Flood Hazards and
Reservoir/Dam Failure Inundation Zones 6-15

Figure 6-4 SMFD Community Hazard Zones 6-17

Figure 6-5 McClellan–Palomar Airport
Area of Influence (AIA) 6-23

Chapter 7.0 Noise Element Tables & Figures

Table 7-1 Noise Highlights and Key Facts 7-2

Table 7-2 Typical Noise Levels..... 7-3

Figure 7-1 Existing Noise Contours..... 7-7

Table 7-3 Noise and Land Use Compatibility

Guidelines for Transportation-related Noise..... 7-10

Table 7-4 Noise Standards..... 7-11

Figure 7-2 Future Noise Contours 7-13

Figure 7-3 Potential Wayside Horn Location 7-15

Chapter 8.0 Housing Element Tables & Figures

Table 8-1 Population Growth: San Marcos and Surrounding Cities, 1990-2010 8-8

Figure 8-1 San Marcos and Regional Population Growth 1980 - 2050..... 8-9

Table 8-2 Age Distribution..... 8-10

Figure 8-2 San Marcos Race/Ethnicity Distribution 2010 8-10

Table 8-3 Employment by Industry 8-11

Figure 8-3 Median Household Income 2010 8-13

Table 8-4 Households by Income Category 8-14

Table 8-5 Income by Household Type..... 8-14

Table 8-6 Household Characteristics 8-15

Table 8-7 Special Needs Population 8-16

Table 8-8 Household Characteristics 8-18

Table 8-9 Developmental Disabilities: Regional Center Consumers..... 8-19

Table 8-10 Homeless Population 8-21

Table 8-11 Housing Unit Growth 1990-2010 8-25

Table 8-12 Projected Housing Unit Growth 2010-2050..... 8-26

Figure 8-4 San Marcos Housing Unit Growth Projections 8-26

Table 8-13 Housing Type, 2010 8-27

Table 8-14 Tenure and Vacancy..... 8-27

Table 8-15 Median Home Prices, 2012..... 8-29

Figure 8-5 Median Home Prices – All Home Types, 2012 8-30

Table 8-16 Average Monthly Rents, Spring 2012..... 8-30

Table 8-17 Housing Affordability for Low Income Residents, San Diego County 2012..... 8-31

Table 8-18 Overcrowding by Tenure, 2011 8-33

Table 8-19 Households Experiencing Cost Burden 8-34

Table 8-20 Affordable Housing Units 8-35

Table 8-21 Summary of Existing Housing Need 8-38

Table 8-22 Single-family Land Cost..... 8-40

Table 8-23 Disposition of Loan Applications 8-43

Table 8-24 Primary Land Use Designations Allowing Housing. 8-45

Table 8-25 Residential Zoning Provisions for a Variety of Housing Types 8-47

Table 8-26 Residential Development Standards within the A, R-1, and R-2 Zones..... 8-58

Table 8-27 Residential Development Standards within the R-3 Zones 8-59

Table 8-28 Residential Development Standards within the MU Zones..... 8-60

Table 8-29 San Marcos Creek Specific Plan Codes / Standards 8-61

Table 8-30 University District Specific Plan Codes / Standards 8-62

Table 8-31 Residential Parking Requirements 8-63

Table 8-32 Mixed Use Parking Requirements..... 8-64

Table 8-33 Permit Processing and Development Impact Fees .. 8-70

Table 8-34 Development Fees for a Typical Unit..... 8-71

Table 8-35 RHNA 2010-2020 8-79

Table 8-36 Credits Toward the RHNA..... 8-81

Table 8-37 Remaining RHNA..... 8-82

Figure 8-6 Housing Element Sites Inventory Map 8-85

Table 8-38 Sample History of Mixed Use Developments 8-86

Table 8-39 Sample History of Affordable Housing Developments..... 8-87

Table 8-40 Land Use and RHNA Affordability Levels..... 8-88

Table 8-41 Summary of Residential Capacity on
Proposed Development Sites 8-92

Table 8-42 Summary of Residential Capacity on
General Vacant Sites..... 8-93

Table 8-43 Summary of Residential Capacity on
Mixed Use Specific Plan Sites 8-96

Table 8-44 Comparison of RHNA Candidate Sites and RHNA ..8-97

Table 8-45 Summary of Accomplishments –
New Construction (2003-2012) 8-102

Table 8-46 Summary of Accomplishments –
Rehabilitation/Conservation (2005-2012) 8-102

Table 8-47 Review of Past Accomplishments 8-104

Table 8-48 Quantified Objectives..... 8-130

Appendix B Related Regulations, Plans and Programs

Table B-1 General Plan Regulations,
Plans and Programmas AB-37

Appendix D Land Use Special Conditions Tables & Figures

Figure D-1 Urban Core Focus Areas..... AD-1

Table D-1 Focus Areas AD-2

Figure D-2 Focus Area 9 Underlying Land Use Plan..... AD-4

Figure D-3 Focus Area 29 Underlying Land Use Plan..... AD-4

Table D-2 Land Use Special Conditions..... AD-5

Table D-3 Specific Plan Areas AD-8

Table D-4 2012 Transitional Zone Parcels AD-12

Figure D-4 Transitional Properties..... AD-13