

DAVIA VILLAGE-MARC SPECIFIC PLAN

Specific Plan No. 24-0002 (Formerly SP12-55/P13-0028)



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1.0 INTRODUCTION

1.1. OVERVIEW OF THE SPECIFIC PLAN

The Davia Village-MARC Specific Plan provides the City of San Marcos with a comprehensive planning document to direct the orderly development of 11.79 acres in the City of San Marcos in North San Diego County (**Figures 1-1 and 1-2**). The Specific Plan area is located generally south of Mission Road and west of Las Posas Road and is currently developed as the former Signet Armorlite manufacturing facility, which is now closed and all buildings are vacant.

The Specific Plan area is bounded on the north by Armorlite Drive, on the east by Bingham Drive, on the south by existing retail uses and on the west by the future Palomar Station mixed-use project that was completed in 2015. The site is near the Palomar Station SPRINTER stop, the San Marcos Transit Center, Palomar Community College and the Las Posas/SR-78 ramps (**Figure 1-1** Regional Map).

The Davia Village-MARC Specific Plan establishes a framework for development of the area including:

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

The Davia Village-MARC Specific Plan proposes a mixed use development consisting of 416 multi-family residential units, 15,229 square feet (sf) of retail, a 1.157 acre City Neighborhood Park and approximately 193,000 sf of Open Space (**Figure 1-3**, Site Plan).

The 416 residential units include a mix of studio, one, two and three-bedroom units. The specific breakdown includes 12 three-bedroom units, 129 two-bedroom flat units, 158 one-bedroom units, 51 studio units, and 66 townhomes.

The development is a maximum of four stories with two or three stories of residential above one story of parking and retail uses. A total of 722 parking spaces are provided including 416 onsite, covered spaces, 238 onsite uncovered spaces and 68 street parking spaces. The buildings are arranged into two quads each with its own private amenity space consisting of a swimming pool, lounge area, BBQ area, and outdoor spaces. The public

amenity space consists of a fenced sport court with four pickle ball courts, passive green space, Dog Park, plaza area, and tot lots.

Figure 1-1. Regional Map

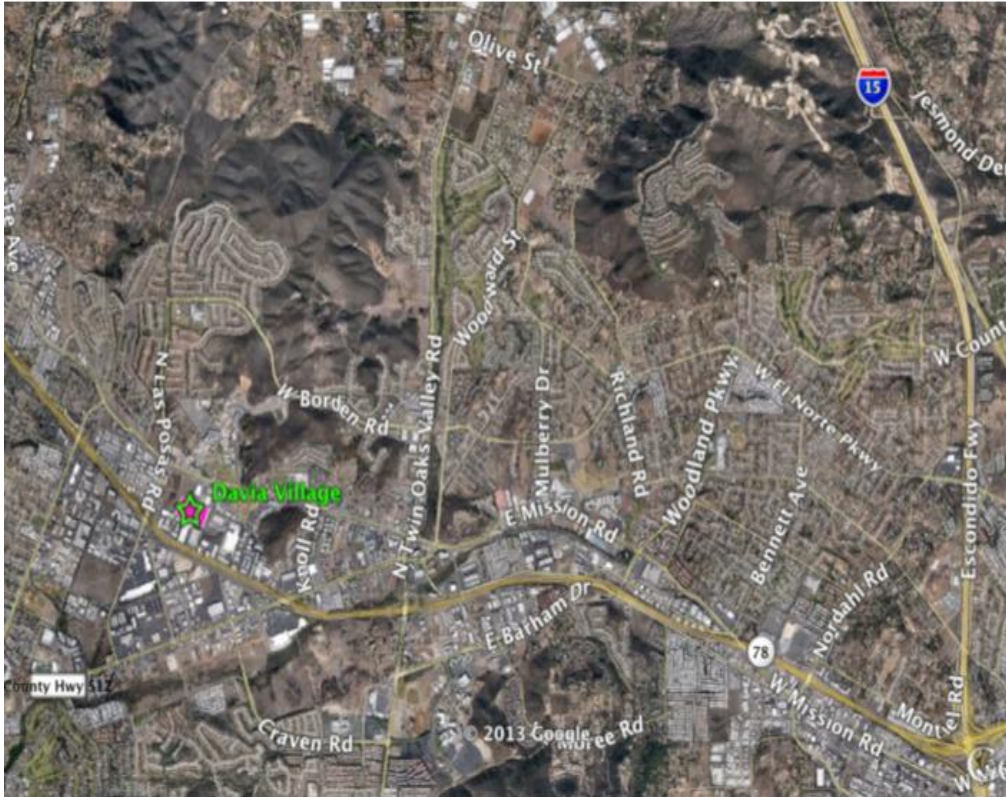


Figure 1-2. Vicinity Map

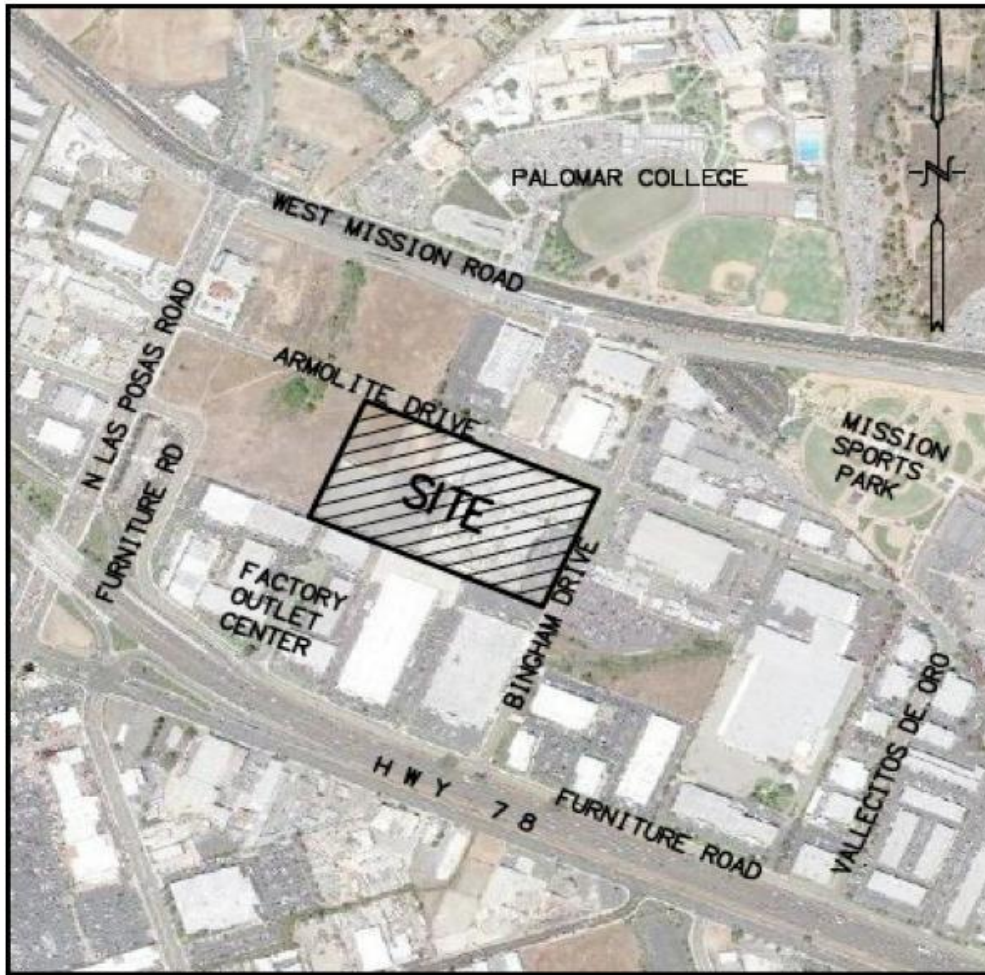
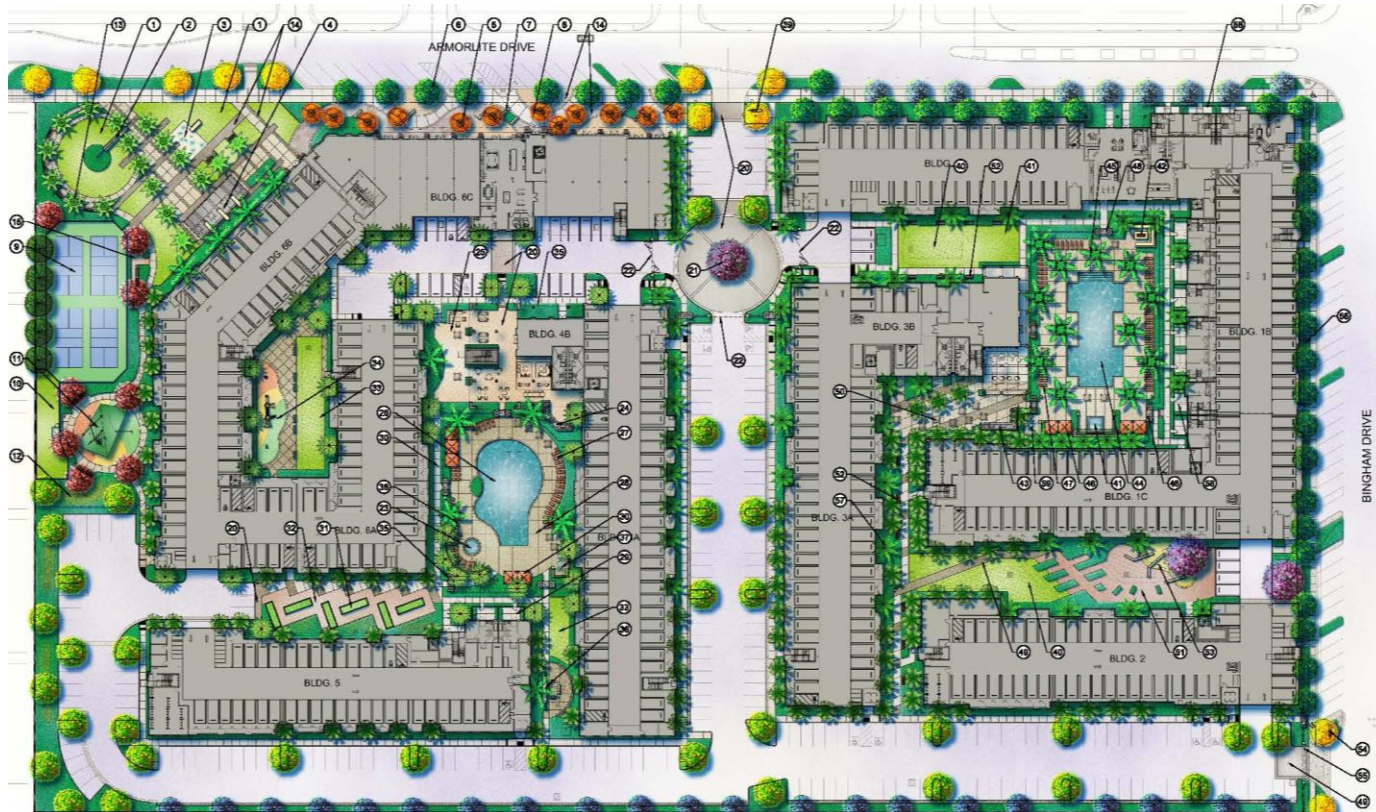


Figure 1-3. Site Plan



1.2. PLANNING OBJECTIVES

A Specific Plan allows a developer to comprehensively plan the land uses and public facilities of a contiguous land area while maintaining a degree of design flexibility to respond to future conditions.

The following planning objectives have been established to guide the development of the Davia Village-MARC Specific Plan Area:

- Utilizing Smart Growth concepts by incorporating for the development of a vertically integrated mix of multi-family residential units, retail, and park space;
- Provide a variety of housing opportunities through a range of unit sizes (Studio-, one-, two-, and three-bedroom units) to accommodate the growing housing needs of the region;
- Create a synergy with the adjacent Palomar Station mixed-use project by providing a mix of residential, retail, and park space;
- Provide a visually pleasing high-density development through architectural design, unified landscape theme, and recreational areas;
- Redevelop an industrial area with low to no impact to natural resources and improve water quality through a comprehensive water quality management approach;
- Provide a community park and recreation feature in the northwest portion of the Specific Plan area to serve the recreation needs of the future Plan area residents;
- Design a safe and efficient circulation system that adequately supports the anticipated level of traffic in and around the Plan area that is pedestrian safe; and
- Develop a financing plan that provides for the efficient and timely provision of infrastructure and public services as development occurs.

1.3. SPECIFIC PLAN PURPOSE AND SCOPE

The Davia Village-MARC Specific Plan serves as the primary land use, policy and regulatory document for the Plan area by providing for an efficient development planning and review process. The planning and review process emphasizes the direct and comprehensive correlation between land use, public services and infrastructure necessary to support those land uses. When implemented together, the elements of the Davia Village-MARC Specific Plan support the anticipated mixed-use development of the Plan area by

establishing a comprehensive planning program that is responsive to the opportunities and constraints of the area.

The Davia Village-MARC Specific Plan is both a policy and a regulatory document. As a policy document, the Plan applies the broader goals and policies of the City of San Marcos's General Plan by establishing specific objectives for the Plan area. As a regulatory document, the Plan specifies the land uses and associated development, as well as design and infrastructure standards that must be met to successfully implement the Plan. Through inclusion of development, design and infrastructure standards, this Plan creates standards specifically applicable to the Plan area. As a regulatory document, all subsequent design documents and development activities in the Davia Village-MARC Specific Plan area are required to be consistent with this Plan.

1.4. SPECIFIC PLAN AUTHORITY/CONTENTS OF THE SPECIFIC PLAN

California Government Code Section 65450 gives a legislative body the authority to prepare a Specific Plan for the systematic implementation of a General Plan for all or part of the area covered by a General Plan. Per Sections 65451 and 65452, a specific plan shall contain the following information:

- A statement of the relationship of the Specific Plan to the General Plan;
- The distribution, location and extent of land uses;
- The distribution, location and extent of major infrastructure needed to support the land uses described in the plan;
- Development standards and criteria; and
- A program of phasing and implementation measures.

1.5 PLAN AREA SETTING

1.5.1 REGIONAL AND LOCAL SETTING

The Davia Village-MARC Specific Plan area is located in Northern San Diego County within the city limits of San Marcos, as shown in **Figure 1-1**. The Plan area is located in close proximity to State Route (SR) 78, a major transportation corridor, and falls under the "San Marcos Armortite Drive Complete Street Corridor."

Davia Village-MARC is located adjacent to Palomar Station and in close proximity to major transportation, retail, industrial and recreational centers. The Specific Plan includes the public right of way of Armortite Drive between North Las Posas Road and Bingham Drive and then on Bingham Drive between Armortite Drive to the entrance of Mission Sports Park, inclusive of Bailey Court.

The smart growth components of the Specific Plan including pedestrian connectivity, public spaces and park facilities, are located on each side of Armorlite Drive, extending as far north as West Mission Road. Davia Village-MARC is situated adjacent to Palomar Station, a similar and complimentary development, which is currently under construction.

The Plan area exists within the Mission Road Focus Area 1 [MRFA] as designated by the City of San Marcos General Plan. The MRFA builds on the existing industrial and commercial character of this area, while fostering a land use mix that better responds to the area's proximity to Palomar Community College, North County Transit District [NCTD] Palomar College Bus Transit Center, and the Sprinter Rail Station at Palomar Community College.

Land uses near the Specific Plan area include a mix of industrial uses, retail uses and planned residential projects. The site is near to Palomar Community College and will eventually be connected to the Sprinter and NCTD bus transit stations through a proposed bridge spanning the Sprinter rail line at Palomar Station. The Plan area's location near these transportation and service resources make Davia Village-MARC an anticipated location for smart growth infill development.

Several easements surround and traverse the Plan area. These easements are primarily for utility providers, such as San Diego Gas & Electric and the Vallecitos Water District. The easements and their associated facilities will be retained, vacated, or realigned as appropriate.

1.5.2. PLAN AREA PHYSICAL CHARACTERISTICS

The Davia Village-MARC Specific Plan covers 11.79 acres on 1 parcel, APN 219-163-48. The site is currently developed with the former Signet Armorlite manufacturing facility, which is now closed. The current development of the site exist as level topography as shown in **Figures 1-4 through 1-8**.

Figure 1-4. Existing Site Conditions Photo Locations



Figure 1-5. Existing Site location Photo 1



Looking at existing site from corner of Armorlite Drive and Bingham Drive

Figure 1-6. Existing Site Location Photo 2



Looking East at existing site from Armorlite Drive

Figure 1-7. Existing Site Location Photo 3



Looking at the existing site from Southwest corner

Figure 1-8. Existing Site Photo 4



Looking at the existing site from the Southeast corner

1.5.3. FACTORS THAT INFLUENCE THE SPECIFIC PLAN

The opportunities and constraints described below are the key factors influencing the design of the Davia Village-MARC Specific Plan. In addition to these factors, the Specific Plan incorporates input from City of San Marcos staff and neighbors to the Plan area.

General Location

The Plan's location is in a transitional area that is already developed with industrial uses (Signet Armorlite building). The Palomar Station mixed-use residential project is under construction adjacent to the Specific Plan area. Other uses in the Plan vicinity include industrial, distribution and retail. The Specific Plan area is located in the vicinity of the Palomar Station SPRINTER light rail station and Palomar Community College. Access to SR-78 is nearby at the Las Posas/SR-78 ramps. Therefore, the Plan area is near regional transportation, employment, services and shopping. Proposing infill smart growth residential uses would be consistent with the newer existing adjacent uses and would provide additional homes near established infrastructure, services and employment centers. Proposing residential uses near regional transportation, employment, services and shopping promotes the interregional relationship between housing and employment. Additionally, placing infill smart growth residential uses near employment and services helps minimize vehicles miles traveled and reduces the emission of greenhouse gases which is consistent with the goals of Senate Bill 375 (SB 375) (Sustainable Communities and Climate Protection Act of 2008).

Land Use and Zoning

The Specific Plan area is designated MU-1 (Mixed Use) in the City's General Plan. The MU-1 designation allows for a maximum floor area ratio (FAR) of 1.75 or 20 to 30 du per acre. Per the General Plan, this designation is appropriate for a wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed "vertically" (on separate floors of a building) or "horizontally" (in separate buildings) on a single site or on adjacent parcels. Structured parking would be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed uses. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.

The zoning for the Specific Plan area is characterized as a Transitional Zone of LU/MU-1. Transitional zones are intended to be consistent with the intent of the General Plan and designed to promote the transition of existing developed industrial uses to future planned uses. In the case of the LU/MU-1, the goal is to provide a transition from light industrial to mixed use.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of mixed uses, maintaining a pedestrian scale and orientation with street level retail, and aids in the transition of the area from existing developed industrial uses to future planned uses. Because Davia Village-MARC includes a residential density of 35.2 du/acre, higher than would be allowed under the current General Plan and Zoning Ordinance but well under the allowable FAR requirements, preparation of this Specific Plan is required along with a General Plan Amendment and Zone Change.

Adjacency to Palomar Station Specific Plan

The western portion of the Davia Village-MARC Specific Plan area is adjacent to the Palomar Station Specific Plan, which is currently under construction. The Davia Village-MARC project will add amenities, which complement, but also add distinction from Palomar Station. Davia Village-MARC provides more open space, 1 acre of which is Public Park. Within the open space, Davia Village-MARC will add various active sporting opportunities to the public park such as a, a pickle ball court as well as a plaza area, tot lots, picnic area, and passive play areas.

Hazardous Materials/ Water Quality

The Specific Plan Area has been historically operated by Signet Armorlite for the manufacturing of ophthalmic lenses. Historical operations conducted by Signet Armorlite resulted in releases of various volatile organic compounds (VOCs) to soil and groundwater beneath the Plan Area and as a result, Investigative Order Number R9-2009-0015 was issued by the San Diego Regional Water Quality Control Board (SD-RWQCB) for the Signet industrial facility on January 23, 2009. Environmental studies were performed at the Plan area including a subsurface investigation and human health risk evaluation for potential soil gas exposures and vapor intrusion. The studies concluded that VOCs were not detected in the soil samples at or above laboratory reporting limits in the landscaped (grass covered) areas and VOC concentrations were well below regulatory exposure limits for residential properties. Groundwater beneath the Specific Plan area is not used for drinking purposes and there are no water supply wells present on-site or on nearby properties. To further minimize any risk, the Specific Plan has been designed to include large structures constructed over new slab-on-grade foundation systems, landscaped areas and new paved parking, rendering exposure to soil as negligible. Additionally, prior to development, a Soil Management Plan will be prepared and submitted to the San Diego Regional Water Quality Control Board for review and concurrence prior to the commencement of mass grading operations. Finally, although the health risk assessment concluded that the Specific Plan area is suitable for development for mixed use purposes (including residential) without any active mitigation measures incorporated into site development plans, the Specific Plan

incorporates a passive mitigation measure (i.e. vapor barrier) into the design and construction of future building slabs to ensure continuous protection of human health after the Specific Plan area is redeveloped.

Circulation Network

The Specific Plan provides access from one driveway on Armorlite Drive and two driveways on Bingham Drive. There is a potential for congestion at these access points due to the proximity of the UPS Distribution and Customer Center driveway for delivery trucks located across the street from the Plan area on Bingham Drive. To reduce this impact, access to the northerly Specific Plan area driveway on Bingham Drive will be restricted to right-turn in/right-turn out only.

Under current conditions, bicycle facilities, or sidewalks do not currently exist adjacent to the Specific Plan area.

The City is planning to improve Armorlite Drive from Las Posas Road to Bingham Drive to a Complete Street, which will include a raised landscaped center median, angled parking stalls along the south side of the street, new sidewalks on both sides of the street, and a Class I bicycle path along the north side of Armorlite Drive. The Armorlite Drive Complete Street concept plan is illustrated on **Figure 1-9**.

Pedestrian access will be significantly enhanced along Armorlite Drive with the implementation of the Complete Street concept that is planned by the City. Widened sidewalks will be provided along both sides of Armorlite Drive between Las Posas Road and Bingham Drive. Three mid-block crosswalks will also be provided along Armorlite Drive, which will improve pedestrian access between the Davia Village-MARC Specific Plan area, the adjacent Palomar Station development, and the north-south pedestrian connection to the SPRINTER station and Palomar Community College to the north of Armorlite Drive.

The City's planned Class I two-directional bicycle path will provide continuous bicycle access from Davia Village-MARC to the existing Class II bike lanes on Las Posas Road and on Mission Road. To accommodate the anticipated increase in bicyclists along Armorlite Drive, the Specific Plan encourages bike racks within the park at a location adjacent to the street.

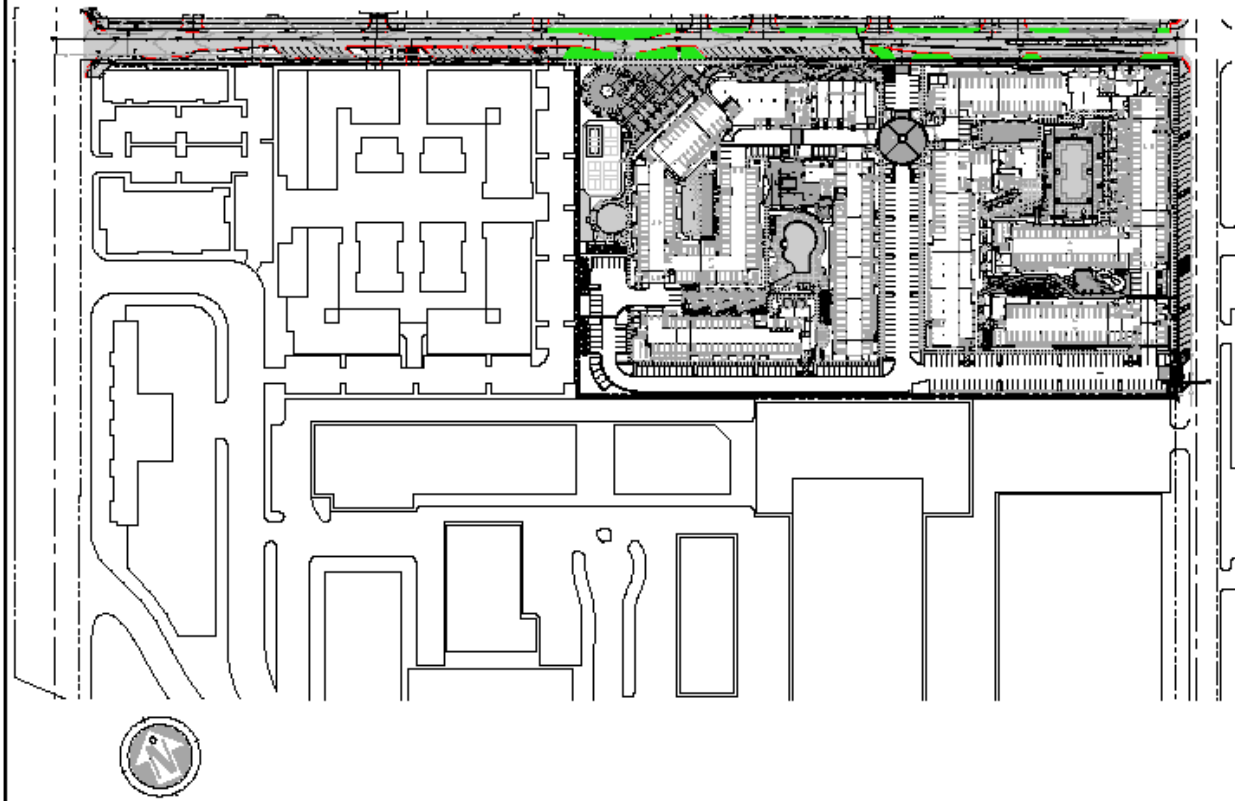
The Specific Plan area is located within walking distance of the Palomar College SPRINTER Transit Station. The parking lot for the Palomar Community College SPRINTER Station is located across the street from the Specific Plan area, and a pedestrian crossing is currently provided across the SPRINTER tracks to access Mission Road and Palomar Community College. No new transit facilities or services are proposed as part of the Specific Plan or as part of the planned

Complete Street concept for Armorlite Drive. However, the planned pedestrian and bicycle facilities associated with the Complete Street concept will enhance the multi-modal connection between pedestrian, bicycle and transit access in the vicinity of the Specific Plan area.

Pedestrian circulation to Palomar Community College will be further improved by the installation of a pedestrian bridge over Mission Road.

DAVIA VILLAGE

FIGURE 1-9 ARMORLITE COMPLETE STREETS CONCEPT



1.6. RELATIONSHIP TO EXISTING PLANS AND REGULATIONS

The Davia Village-MARC Specific Plan is closely related to several documents that will also have a bearing on development within the Plan area. Those documents include a General Plan Amendment, Rezone, Multi-Family Site Development Plan and Site Development Plan. This section describes the relationship between this Plan and applicable regulatory documents mentioned above.

The Plan area is within the jurisdiction of San Marcos. The San Marcos General Plan serves as the blueprint for future growth and development and establishes policies for lands located within the City.

1.6.1. CITY OF SAN MARCOS GENERAL PLAN

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

Specific Plans - The Zoning Administration Element of the San Marcos Zoning Ordinance describes Specific Plans as tools for the systematic implementation of the San Marcos General Plan that provide a framework for the distribution of land uses, infrastructure, development standards, and implementation measures necessary to implement the General Plan for a specific area of the City, while taking into consideration the unique physical characteristics and resources of a particular area. The Davia Village-MARC Specific Plan implements the goals and policies of the San Marcos General Plan by providing development guidelines that reflect the unique opportunities and constraints of the Plan area. According to Government Code Section 65454, a Specific Plan must be consistent with the adopted General Plan. The Specific Plan's consistency with the General Plan and the proposed General Plan Amendment is described in general, below, in relation to each individual General Plan Element.

Land Use and Community Design Element –The Specific Plan area is designated MU-1 (Mixed Use) in the City's General Plan. Through a General Plan Amendment and a Rezone the area's MU-1 designation including a maximum floor area ratio (FAR) of 1.75 or 20 to 30 du per acre, changed to Specific Plan Area. Per the General Plan, this designation is appropriate for a wide variety of commercial, office, civic, and residential uses integrated as a cohesive development. These uses may be mixed "vertically" (on separate floors of a building) or "horizontally" (in separate buildings) on a single site or on adjacent parcels. Structured parking may be necessary to accommodate maximum allowable densities, and shared parking arrangements may be allowed consistent with the nature of the mixed

uses. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.

The zoning for the Specific Plan area is characterized as a Transitional Zone of LU/MU-1. Transitional zones are intended to be consistent with the intent of the General Plan and designed to promote the transition of existing developed industrial uses to future planned uses. In the case of the LU/MU-1, the goal is to provide a transition from light industrial to a mixed use. Transitional Zones can be found on the City of San Marcos Zoning Map (**Figure 1-10**). Through a General Plan Amendment the underlying zoning of the site shall be changed from LU/MU1 to Specific Plan Area.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of mixed uses, maintaining a pedestrian scale and orientation with street level retail, and aids in the transition of the area from existing developed industrial uses to future planned uses. Because Davia Village-MARC includes a residential density of 35.2 du/acre, higher than would be allowed under the current General Plan and Zoning Ordinance but well under the allowable FAR requirements, adoption of this Specific Plan requires adoption of a General Plan Amendment and Zone Change. The General Plan Amendment would change the land use designation from MU-1 to Specific Plan. The Zone Change modifies the zoning from LU/MU-1 to Specific Plan. With adoption of the General Plan Amendment and Zone Change (20-30n du/ac) to MU-2 30-45 du/ac, the Davia Village-MARC Specific Plan is consistent with the General Plan.

The Specific Plan area is located within the SM-3 Mixed Use Transit Corridor and is within a 1/4 mile of the SM-4 Special Use Center. Development according to the Davia Village-MARC Specific Plan will help define the transportation corridor by providing a mix of retail, commercial, and residential uses along Armorlite Drive.

Mobility Element – San Marcos strives to create a multi-modal transportation network, incorporating sidewalks and crosswalks, bikeways, roadways, pathways, and public transit routes. This Specific Plan also strives to create a balanced approach to transportation, recognizing the health benefits to increased physical activity through walking and biking and the decrease in pollution from reduced vehicular traffic and shared public transportation like the Sprinter trains and bus routes. The Specific Plan incorporates higher intensity residential and retail land uses and provides for pedestrian friendly amenities.

Armorlite Drive is a key street within this mixed-use area that connects North Las Posas Road to Bingham Drive. The Armorlite Drive Complete Street Corridor will tie together proposed development projects along North Las Posas Road as well as the Palomar Station project and Davia Village-MARC. Armorlite Drive will act

as a new multi-modal corridor that will also provide enhanced access to the proposed pedestrian bridge that will span over West Mission Road from Palomar Community College to the entirety of the MRFA. The current setting consists mostly of industrial business parks. The recently upgraded Mission Sports Park sits at the end of several streets (Bingham Drive, Bailey Court, and Armorlite) and is isolated both visually and physically. Access to the Park by bike or by walking is very limited but will be improved by the Armorlite Drive Complete Street Plan. The Complete Street Plan calls for the installation of a cycle track. The cycle track is a Class 1 paved bike trail, which includes an exclusive right of way physically separated from the vehicular roadway, along the northern side of Armorlite Drive from Las Posas Road to Bingham Drive. The cycle track will not only benefit cyclists, but will also provide a buffer between pedestrians and vehicular traffic.

The land uses proposed along Armorlite Drive will provide goods and services within walking distance of all local residents, college students and transit users. The adjacent Sprinter and bus transit center along with the Inland Rail Trail, further these opportunities. Existing services within walking distance include George's Burgers located on Armorlite Drive, Mission Sports Park, several religious facilities, Palomar Community College, as well as furniture and design outlets located to the south. The completion of the mixed use development projects on Armorlite will supplement these existing destinations supporting those who live, work and go to school within the immediate area, the option of walking or riding to these local services.

As presented in **Table 1-1**, the Plan is consistent with the goals of the City's Mobility Element.

Conservation and Open Space Element – The purpose of the Conservation and Open Space Element is to “identify natural, cultural, historical, and open space resources” within the City. The Element also addresses “climate change and practices related to water conservation, energy conservation, air quality, and protection of watersheds and water quality.” The Davia Village-MARC Specific Plan will combine public open space areas into the private development, providing a usable space greatly benefiting residents as well as the public by increasing the quality of life along the Armorlite Drive corridor. A 1.157-acre park in the Davia Village-MARC development, as well as other landscape improvements and open spaces, will accommodate active as well as passive recreation. Both planned developments have large inviting entries from Armorlite Drive into courtyard areas that are characterized by walking paths and shade trees. Pedestrian and bike facility improvements will promote users to continue on from this neighborhood park to regional destinations such as the

Mission Sports Park, Palomar Community College, the abundance of transit facilities and the Inland Rail Trail.

To achieve San Marcos' water quality goals, Davia Village-MARC will incorporate an array of best management practices for low impact development. Low impact development will be achieved through the use of narrowed travel and parking lanes, Silva cell (or equivalent device), stormwater management systems, permeable pavements, shade trees, and bio-swales. Narrowed travel and parking lanes will minimize paved areas, slow traffic, and facilitate pedestrian movements. The volume of on-site stormwater created will be reduced below current conditions. To reduce stormwater runoff, porous pavements will be incorporated as permeable concrete near Silva cells (or other similar device). Decorative un-grouted pavers will be used at and near pedestrian crossings and around tree wells at the sidewalk level. Silva cells (or equivalent device) will promote evapo-transpiration with subsurface storage capacity, and promote shade tree growth by providing root aeration and supplemental water. As these trees grow larger they will reduce heat gain upon adjacent paved areas and buildings and lower the drying effect of other plant material covered in the tree's shade. Bio-swales, bio-retention basins and bio-infiltration trenches will be used in the median and bulb-out planter areas as well as along the parkway strips. The utilization of drought tolerant species will further promote efficient and sustainable landscapes. Cobble and boulders (or other rock) will be used to enhance the aesthetics of planted areas while decreasing water use. Several varieties of bark mulching will be used to lower maintenance and water use. As presented in Table 1-1, the Plan is consistent with the goals of the City's Conservation and Open Space Element.

Parks, Recreation, and Community Health Element - The City aims 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, persons with special needs, and residents of all ages. Parks and recreation amenities can increase the health and livability of a community, and connect people with places within the City by providing gathering spaces and promoting civic pride.

To meet the goals of the Parks, Recreation, and Community Health Element, the Davia Village-MARC Specific Plan has created a community and health oriented mixed-use development, aimed at facilitating outdoor activity, pedestrian access to amenities, recreation and open space, access to transit, and access to the vast San Marcos trail system. The project will provide 1-acre of Public Park and open space, with a wide array of amenities to attract residents and the public to outdoor activities and to cultivate a feeling of

community. The mixed-use development centered near transit, pedestrian and bicycle access, will offer a residential community, retail and commercial space. Davia Village-MARC was designed with the intention to facilitate easy access to, and within the Plan area and will allow disabled citizens with mobility problems, as well as those without, a healthy alternative to enjoy Davia Village-MARC. As presented in **Table 1-1**, the Plan is consistent with the goals of this Element.

Safety Element – The Safety Element of the San Marcos General Plan addresses the public health, safety, and welfare of their residents and their property from natural hazards and human activities. As presented in **Table 1-1**, the Plan is consistent with the goals of the City's Safety Element.

Noise Element - The purpose of the Noise Element is to identify problems and noise sources threatening community safety and comfort and to establish policies and programs that will limit the community's exposure to excessive noise levels. It addresses both existing and foreseeable future noise abatement issues.

The Davia Village-MARC Specific Plan has been designed as a mixed-use retail and residential development, which when built will create an appropriate transitional use of the area. The development will separate, reduce, or control noise actively through engineered street design and site design, and mitigate for noise externally by site design and zoning, which by nature of the project is intrinsic of passive noise reduction mitigation. As presented in **Table 1-1**, the Plan is consistent with the goals of the City's Noise Element.

Housing Element – The City of San Marcos adopted a Housing Element to set goals for the housing and growth of the community. The goal is to provide decent and safe housing to all current and future residents with the following sub-goals:

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

Davia Village-MARC will provide quality housing for the community of San Marcos. The approved Davia Village-MARC Specific Plan has 416 residential units (635 -bedrooms). The specific breakdown includes 12 three-bedroom units, 129- two-bedroom flat units, 158 -one-bedroom units, 51- studio units, and 64 -2-bedroom townhomes. These critical housing additions allow Davia Village-MARC to provide additional housing opportunities although not restricted to affordability requirements due to the project being a rental.

Figure 1-10. San Marcos Zoning Map

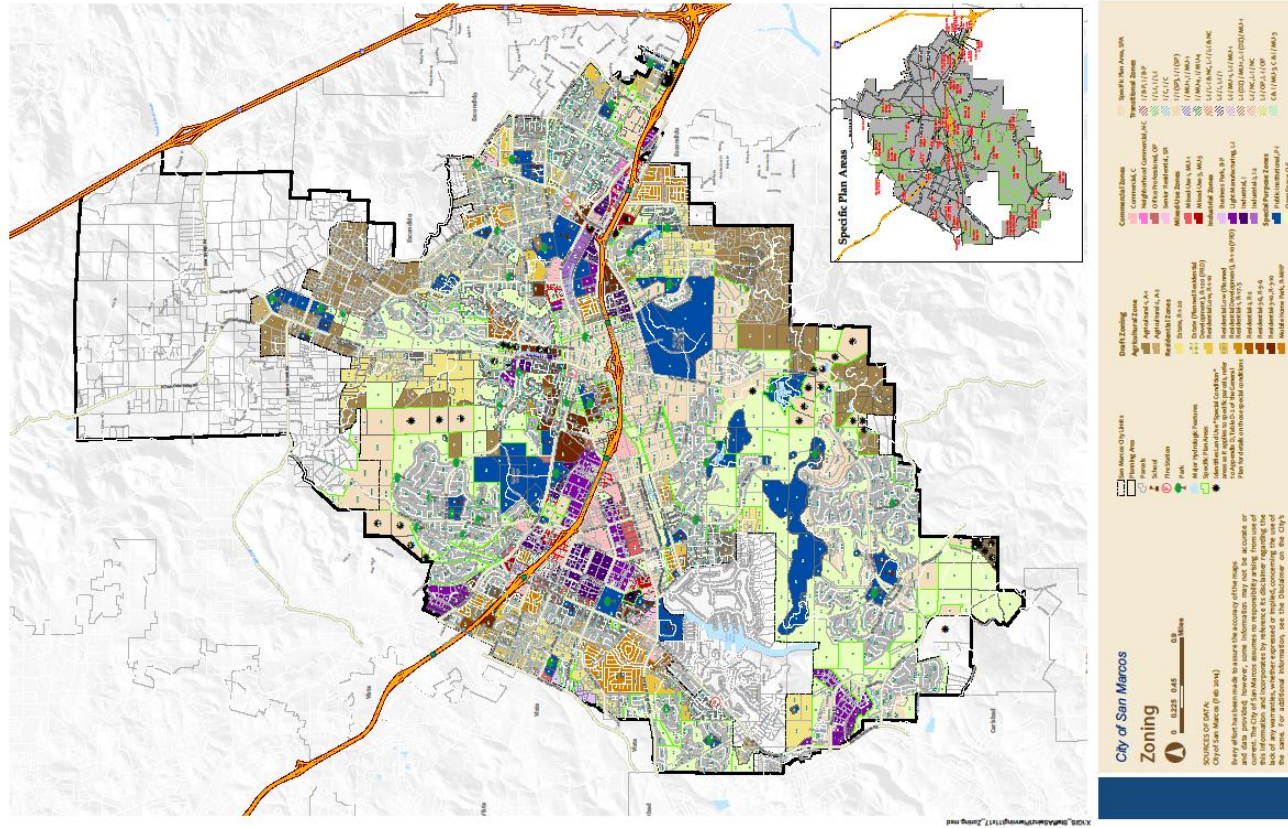


Table 1-1. Consistency of Davia Village-MARC Specific Plan with Goals of the City of San Marcos General Plan

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Land Use Element		
LU-1 Achieve a balanced and compatible mix of land uses.	Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community.	The Davia Village-MARC Specific Plan is consistent with Goal LU-1. The Davia Village-MARC Specific Plan provides a logical transition between the industrial businesses of San Marcos and commercial and residential zones.
LU-2 High quality and sustainable development.	Promote development standards and land use patterns that encourage long-term environmental sustainability.	The Davia Village-MARC Specific Plan is consistent with Goal LU-2. The Davia Village-MARC Specific Plan respects the long-term environmental sustainability by creating a walkable, transit friendly community and implementing drought resistant landscaping.
LU-3 Community Connections.	Develop land use patterns that are compatible with and support a variety of mobility opportunities and choices.	The Davia Village-MARC Specific Plan is consistent with Goal LU-3. The Davia Village-MARC Specific Plan conforms to this goal by developing a transit, pedestrian and bike friendly, mixed-use development that promotes alternative transportation to the site.
LU-4 Education Hub.	Promote San Marcos as the educational center of North County while creating a greater synergy between the business community and its academic institutions.	The Davia Village-MARC Specific Plan is consistent with Goal LU-4. Implementation of the Davia Village-MARC Specific plan would enhance the LU-4 Goal by creating a development with easy access to Palomar Community College.
LU-5 A city of distinct and memorable places.	Promote community design that produces a distinctive, high-quality built environment with forms and character that create memorable places and enrich community life.	The Davia Village-MARC Specific Plan is consistent with Goal LU-5. Davia Village-MARC will provide a 1.157 acre park, which includes a portion for sculptures to enhance the visual environment of San Marcos and increase intellectual curiosity.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Mobility Element		
M-1 Efficient local and regional circulation system.	Provide a comprehensive multimodal circulation system that serves the City land uses and provides for the safe and effective movement of people and goods.	The Davia Village-MARC Specific Plan is consistent with Goal M-1. The Davia Village-MARC Specific Plan improves the Armorlite Drive Corridor and provides access to transit solutions.
M-2 Traffic calming and safety.	Protect neighborhoods by improving safety for all modes of travel and calming traffic where appropriate.	The Davia Village-MARC Specific Plan is consistent with Goal M-2. The Davia Village-MARC Specific Plan encourages and respects traffic-calming measures and provides a variety of calming measures to promote safe streets and neighborhoods. Thus, the Davia Village-MARC Specific Plan is consistent with Goal M-2.
M-3 Alternative modes of travel.	Promote and encourage use of alternative transportation modes, including transit, bicycles, neighborhood electric vehicles (NEVs), and walking, within the City.	The Davia Village-MARC Specific Plan is consistent with Goal M-3. The Davia Village-MARC Specific Plan conforms to this goal by developing a transit, pedestrian and bike friendly, mixed-use development that promotes alternative transportation to the site.
M-4 Parking.	Provide efficient parking within the City.	The Davia Village-MARC Specific Plan is consistent with Goal M-4. Implementation of the Davia Village-MARC Specific plan would enhance the LU-4 goal by implementing creative parking solutions for residents and providing access to parking for the public to enjoy the retail and park space the project provides.
M-5 Movement of Goods.	Provide for the safe and efficient movement of goods throughout the City.	The Davia Village-MARC Specific Plan is consistent with Goal M-5. Davia Village-MARC will improve the Armorlite Drive Corridor, allowing for the safe, efficient, and expeditious movement of goods.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Conservation and Open Space Element		
COS-1 Sustaining our ecological and biological resources.	Identify, protect, and enhance significant ecological and biological resources within San Marcos and its adaptive Sphere of Influence.	The Davia Village-MARC Specific Plan is consistent with Goal COS-1. The Davia Village-MARC Specific Plan provides for infill development on a currently developed site with no significant ecological and biological resources.
COS-2 Open spaces and limited resources.	The City is committed to conserving, protecting, and maintaining open space, agricultural, and limited resources for future generations. By working with property owners, local organizations, and state and federal agencies, the City can limit the conversion of resource lands to urban uses.	The Davia Village-MARC Specific Plan is consistent with Goal COS-2. The Davia Village-MARC Specific Plan provides for infill development on a currently developed site with no significant open space or agriculture. The Plan provides for the provision of landscaping and recreational amenities.
COS-3 Preserving scenic resources and landform features.	Protect natural topography to preserve and enhance the natural beauty of San Marcos.	The Davia Village-MARC Specific Plan is consistent with Goal COS-3. The Davia Village Specific Plan area is flat and developed with industrial uses. Redevelopment of the site will improve the aesthetic quality of the area and will not impede on any scenic views or disrupt the views of any ridges, hills, or mountains.
COS-4 Air quality, climate change, and energy.	Improve regional air quality and reduce greenhouse gas emissions that contribute to climate change.	The Davia Village-MARC Specific Plan is consistent with Goal COS-4. The Davia Village-MARC Specific Plan incorporates the core values of COS-4 by facilitating the use of transit, pedestrian and bicycle transportation, thereby cutting emissions. Development according to the Specific Plan will use the latest building materials and comply with the latest State standards for energy efficiency.
COS-5 Water supply and conservation.	Reduce water consumption and ensure reliable water supply through water efficiency, conservation, capture, and reuse.	The Davia Village-MARC Specific Plan is consistent with Goal LU-5. The Davia Village-MARC Specific Plan complies with COS-5 by conforming to the current agency standards for water conservation for landscaping including the use of drought resistant plant palettes.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Conservation and Open Space Element (continued)		
COS-6 Watershed and water quality protection	Protect and restore appropriate surface water and groundwater beneficial uses through prioritizing the improvement of locally impaired water bodies within the City of San Marcos subwatersheds.	The Davia Village-MARC Specific Plan is consistent with Goal COS-6. Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-7 Watershed and water quality protection	Achieve sustainable watershed protection for surface and ground water quality that balances social, economic, and environmental needs.	The Davia Village-MARC Specific Plan is consistent with Goal COS-7. Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-8 Watershed and water quality protection	Focus watershed protection, surface and groundwater quality management on sources.	The Davia Village-MARC Specific Plan is consistent with Goal COS-8. Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-9 Watershed and water quality protection	Support the development of a regulatory framework and organizational structure that facilitates the implementation of the most effective and efficient watershed protection programs for surface water and groundwater quality and beneficial use programs.	The Davia Village-MARC Specific Plan is consistent with Goal COS-9. Development according to the Davia Village-MARC Specific Plan will adhere to all water quality best management practices as outlined within the Plan's Water Quality Management Plan and Stormwater Pollution Prevention Plan.
COS-10 Recycling and solid waste.	Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.	The Davia Village-MARC Specific Plan is consistent with Goal COS-10. The Davia Village-MARC Specific Plan complies with COS-10, by using the current waste and recycling programs available to the project.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
COS-11 Preserve cultural and historical resources.	Continue to identify and evaluate cultural, historic, archeological, paleontological, and architectural resources for protection from demolition and inappropriate actions.	The Davia Village-MARC Specific Plan is consistent with Goal COS-11. The Davia Village-MARC Specific Plan area is currently developed and will have low impact on cultural, historic, archaeological, paleontological, and architectural resources. A qualified archaeological monitor will be present during construction to further ensure that development will not significantly impact cultural resources.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Parks, Recreation, and Community Health Element		
PR-1 Responsive system of local parks, trails, and recreational facilities.	Plan for, acquire, develop, and maintain a system of local parks connected through an integrated network of trails and high quality recreational facilities.	The Davia Village-MARC Specific Plan is consistent with Goal PR-1. The Davia Village-MARC Specific Plan provides 60,000 sf of park and open space and is intimately connected with the San Marcos Trail system by providing quick and easy access to the trails.
PR-2 Community health and family enrichment.	Become a leader in building healthy communities by supporting recreation and community service programs that promote well- ness, fun, lifelong learning, skill development, personal enrichment, and positive relationships.	The Davia Village-MARC Specific Plan is consistent with Goal PR-2. Davia Village-MARC's park and open space as well as the orientation around pedestrian and bicycle activity allow the Specific Plan to comply with goal PR-2.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Safety Element		
S-1 Natural geologic hazards.	Reduce risks to the community from earthquakes by regulating new development and redevelopment to prevent the creation of new geologic and seismic hazards.	The Davia Village-MARC Specific Plan is consistent with Goal S-1. The Davia Village-MARC Specific Plan is not located on a fault, as delineated by the most recent Alquist-Priolo Earthquake Fault Zoning Map. The closest fault lines are located 11 miles away from the area. Further, all structures on the site will be designed in accordance with seismic parameters of the California Building Code.
S-2 Flooding hazards.	Minimize the risk to people, property and the environment due to flooding hazards.	The Davia Village-MARC Specific Plan is consistent with Goal S-2. The Davia Village-MARC Specific Plan is not located within a 100-year flood hazards area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazards delineation map. Further, development of the Specific Plan area will not result in a significant increase in impervious surface or increased runoff nor will the site alter the existing drainage pattern of the site or area.
S-3 Fire hazards.	Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	The Davia Village-MARC Specific Plan is consistent with Goal S-3. The Davia Village-MARC Specific Plan is not located in an area susceptible to wildland fire. Further, the Plan has been reviewed and approved by San Marcos Fire Department.
S-4 Hazardous materials	Protect life, structures, and the environment from the harmful effects of hazardous materials and waste.	The Davia Village-MARC Specific Plan is consistent with Goal S-4. All hazardous materials used during construction will be handled properly and waste will be properly disposed.
S-5 Emergency Preparedness/ Neighborhood Safety.	Establish and maintain an effective emergency response program to respond to disasters and maintain continuity-of-life support functions during an emergency.	The Davia Village-MARC Specific Plan is consistent with Goal S-5. The Plan has been reviewed and approved by the San Marcos Fire Department. The development will implement design features per fire department

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
		requirements that will help maintain adequate emergency response to the community including, wide roadways, automatic gates with a Knox rapid entry system and emergency vehicle strobe detector, appropriately spaced fire hydrants with adequate water supply, and fire sprinklers within residential structures per California Building Code.
S-6 Emergency Preparedness/ Neighborhood Safety.	Provide neighborhood safety through effective law enforcement.	The Davia Village-MARC Specific Plan is consistent with Goal S-6. The Davia Village-MARC Specific Plan has been reviewed and approved by the San Diego County Sheriff's Department. Furthermore, the project applicant is required to pay fees to a preexisting Community Facilities District for police protection.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Noise Element		
N-1 Noise and Land Use Compatibility.	Promote a pattern of land uses compatible with current and future noise levels.	The Davia Village-MARC Specific Plan is consistent with Goal N-1. The Davia Village-MARC Specific Plan is a mixed-use project designed to organically integrate the Goals of N-2.
N-2 Transportation Related Noise.	Control transportation-related noise from traffic, rail, and aviation sources near noise sensitive land uses.	The Davia Village-MARC Specific Plan is consistent with Goal N-2. A noise study was prepared to analyze the potential for noise impacts related to vehicular and rail traffic to proposed residential units. The Specific Plan includes a design feature of a minimum two-foot high landscape mound to be located along the greenbelt of Armorlite Drive. As discussed in the Mitigated Negative Declaration prepared for this Specific Plan, with incorporation of this design feature, traffic noise will be less than the City's standard of 65 dBA at the ground floor outdoor areas of the multi-family residences.

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
		<p>Additionally, the Specific Plan area is located over 600 feet from the adjacent NCTD Sprinter rail line. Due to the topography (SPRINTER line is depressed) and location of several structures blocking the line of sight to the rail line, the rail line noise levels will not exceed the City thresholds. Cumulatively, the daily rail line activities are well below the roadway noise levels and would not add to the overall transportation related findings. Additionally, a final noise assessment is required prior to the issuance of the first building permit for first, second and third floors of the lots along Armorlite Drive and Bingham Drive since the building facades are above 60 dBA CNEL. This final report would identify the interior noise requirements based upon architectural and building plans to meet the City's established interior noise limit of 45 dBA CNEL. It should be noted; interior noise levels of 45 dBA CNEL can easily be obtained with conventional building construction methods and providing a closed window condition requiring a means of mechanical ventilation (e.g. air conditioning) for each building and upgraded windows for all sensitive rooms (e.g. bedrooms and living spaces).</p>
N-3 Non-Transportation Related Noise.	Control non-transportation-related noise from commercial, industrial, construction, and other sources on noise sensitive land uses.	<p>The Davia Village-MARC Specific Plan is consistent with Goal N-3. Davia Village-MARC will comply with City and other agency regulations on construction noise and eliminates noise-producing uses on the site.</p>

Goal	Goal Description	Davia Village-MARC Specific Plan Consistency
Housing Element		
Goal-1	Encourage the development of a variety of housing opportunities with emphasis on providing housing, which meets the special needs of the community.	The Davia Village-MARC Specific Plan is consistent with Goal-1. Davia Village-MARC provides a range of units and multi-bedroom units. These units are badly needed in San Marcos and will meet Goal-1 of the housing element.
Goal-2	Protect, encourage and provide housing opportunities for persons of low and moderate income.	The Davia Village-MARC Specific Plan is consistent with Goal-2. The rents associated with the project are at a price range considered obtainable by a broad socio-economic range of the public although not deed restricted to low or moderate income rates.
Goal-3	Encourage the preservation of the existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration.	The Davia Village-MARC Specific Plan is consistent with Goal N-3. Davia Village-MARC will increase the much needed housing stock in San Marcos and create a new and visually enhanced neighborhood that was once an industrial area, therefore the project is consistent with Goal-3 of the Housing Element.

1.6.2. CITY OF SAN MARCOS ZONING ORDINANCE

The City of San Marcos Zoning Ordinance serves as the implementation tool for the Land Use Element of the General Plan. The Zoning Ordinance identifies specific types of land use, intensity of land use, and development performance standards applicable to specific areas and parcels of land within the City of San Marcos. The land use type, use regulations, and development design standards within this Plan supersede the standards contained within the Zoning Ordinance.

The zoning for the Specific Plan area is characterized as a Transitional Zone of LU/MU-1. Transitional zones are intended to be consistent with the intent of the General Plan and designed to promote the transition of existing developed industrial uses to future planned uses. In the case of the LU-1/MU-1, the goal is to provide a transition from light industrial to a mixed use.

The Specific Plan implements the goals and vision of the General Plan and Zoning Code through creation of mixed uses, maintaining a pedestrian scale and orientation with street level retail, and aids in the transition of the area from existing developed industrial uses to future planned uses, because Davia Village-MARC includes a residential density of 35.2 du/acre, 5.2 du/acre higher than previous zoning allowed prior to Specific Plan adoption. Adoption of this Specific Plan requires adoption of a General Plan and Zoning Ordinance Amendment. The General Plan Amendment would change the land use designation from MU-1 to Specific Plan. The Zoning Ordinance Amendment modifies the zoning from LU/MU-1 to Specific Plan. With adoption of the General Plan Amendment and Zoning Ordinance Amendment, the Davia Village-MARC Specific Plan is consistent with the General Plan.

1.7 COMPLIANCE WITH CEQA

A Mitigated Negative Declaration for the Davia Village-MARC Specific Plan has been prepared by the City of San Marcos. The MND, prepared in accordance with the California Environmental Quality Act (CEQA) examines the potential environmental impacts of the implementation of the Specific Plan and identifies mitigation to reduce impacts to below a level of significance. It serves as the base environmental document for the purpose of evaluation of subsequent entitlements associated with the Plan. The MND is to be certified concurrently with the adoption of the Specific Plan.

A mitigation monitoring and reporting program (MMRP) is adopted in accordance with Public Resources Code Section 21081.6 to ensure implementation of the MND mitigation measures. As applicable, future

development within the Plan area is required to implement the mitigation measures specified in the MMRP.

In accordance with California Government Code Section 65457, subsequent development proposals within the Plan area, if consistent with this Plan and the impact analysis and mitigation measures in the certified MND, may be approved and implemented in accordance with and based upon the certified MND without further environmental review. City of San Marcos staff will determine if further environmental analysis is required for any proposed Amendment to the Specific Plan.

2.0 LAND USE AND DESIGN

2.1. DESIGN VISION

The Davia Village-MARC community is a unique addition to the City of San Marcos. The area is currently an industrial complex of buildings undergoing a transition of use. The future development of Palomar Station and Davia Village-MARC will complete an aesthetically urban feel along Las Posas Road and Armorlite Drive. The proposed building frontages related to Palomar Station and Davia Village-MARC are vibrant and have setback variations for varied sight lines and aesthetic appeal as viewed on **Table 2-1**. However, even with this variation, there is also consistency of street walls, creating an enclosed and defined urban aesthetic. The facades of the buildings will retain visual interest through the use of different materials (table 2-5), which will also break up the bulk and scale of the building. Surface parking has been limited with much of the parking incorporated under the podium style building of the structures or along the public streets.

This new development will harmonize with the surrounding aesthetic of the previous land use while adding an urban feel to the city. These design details will create visually stunning additions to the community. Another unique feature of the Davia Village-MARC Specific Plan is the proximity to Palomar Community College and the transit station connectivity through a pedestrian bridge located at Palomar Station. The Plan design allows for the easy commute to the surrounding employment centers, recreation, and shopping, reducing the need for vehicular traffic and increasing the public's access to walk or bike to these amenities. This location along with the walkability of the Plan will add a vibrant and active feature to the site, attracting the public to enjoy the San Marcos system of trails and pedestrian connections.

The design addresses basic community planning goals and concepts as well as community wide issues of transitioning industrial to mixed uses, conservation and design. The basic goals of the Specific Plan are met through thoughtful design and careful layout of bike paths and roadways. These goals include:

- Design the major roadway as a “complete street”, which will become a unique feature and centerpiece of the community.
- Create neighborhoods that are linked by the community roadway with a series of interconnected trails, sidewalks and open space. A network of trails provides opportunities for physical activity to improve fitness. These

will connect the residents to the regional trail system and community center. Neighboring residents will also be connected to the trail system.

- Create an urban character to the community by designing and integrating public and private amenities and creating a unique architectural identity.
- Create a series of built features or icons that are found throughout the community that bring together architecture and landscape and establish a distinct identity.
- Create open space for a variety of informal outdoor experiences where regular pedestrian use is encouraged through careful placement and attractive design.
- Provide for the efficient use of water through the use of natural drainage systems and drought tolerant landscaping and use of pervious surfaces.

Figure 2-1. 3-D Renderings.



(Davia West) View looking South from Armorlite Drive at the Retail/Park Area



(Davia East) View looking South from Armorlite Drive along Bingham Drive frontage

2.1.1 LAND USE PLAN

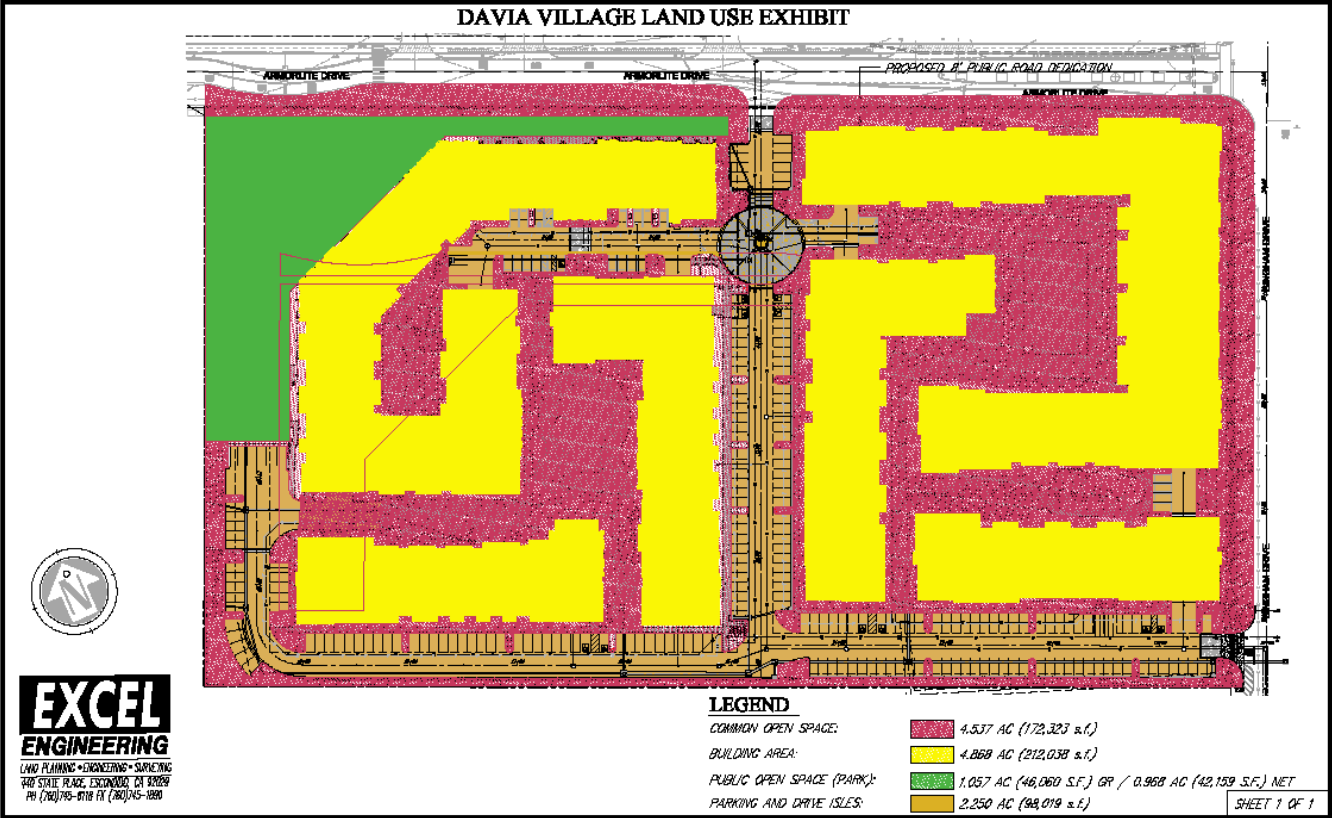
The Davia Village-MARC 11.79-acre site is a mixed-use development comprised of a mix of retail, and residential units. The Plan is composed of two primary components: (1) the mixed-use retail, commercial, and residential component; and, (2) the open space, park and recreational areas component.

2.1.2 MIXED-USE DEVELOPMENT

The Davia Village-MARC Specific Plan project proposes a mixed-use development consisting of 416 residential units, 15,229 square feet of retail, a 1.157 acre City Neighborhood Park, landscape and private amenities in the interior courtyard area.

The buildings are arranged into two quads each with its own private amenity space consisting of swimming pool, lounge area, BBQ area, and tot lots. The public park space consists of a pickle ball courts, passive green space, Dog Park, plaza, and tot lots.

Figure 2-2. Land Use Plan



Parking Management Plan

The development is a maximum of three stories with some units having interior living areas extending to a 4th level. Units are accessed from common corridors with stairs and elevators from the ground level. A total of 722 parking spaces are proposed including 416 onsite-covered spaces, 227 onsite uncovered residential spaces, 11 onsite and uncovered commercial/public park spaces, and 68 street parking spaces. A Parking Management Plan will be provided to the City of San Marcos prior to approval of Final Map.

Density

The 416 residential units will be a mix of one, two and three-bedroom units as well as studio units. The specific breakdown includes 12 three-bedroom units, 129 two-bedroom flat units, 158 one-bedroom units, 51 studio units, and 66 two-bedroom townhomes. Net of ROW dedications, the project includes a total of 11.6 acres, for a density of 35.8 units/acre. [Approval of a Conditional Use Permit for the retail conversion to 10 residential units would increase the residential density to 36.1 du/ac, however the overall FAR for the project would remain consistent with the overall project FAR of 1.16.](#)

Setbacks

Setbacks are varied throughout the Specific Plan Area and are measured to the face of the closest curb. Average setbacks along Armolite Drive shall be 27.9' from the back of the curb. Average setbacks on Bingham Drive shall be 12.9' from back of the curb. The furthest projecting building façade along Bingham Drive shall be located no closer than 10' measured from the face of curb. Additionally, the furthest projection of apartment and/or covered parking structure shall be no closer than 10' from back of curb for street parking along both Bingham Drive and Armolite Drive, per ultimate street and Compete Street design.

Building heights

The Davia Village-MARC Specific Plan area has a maximum allowable height limit of 65' or four stories. Typical heights for the Davia Village-MARC Specific Plan area include the following:

Table 2-1. Setbacks

Setback Location	Setback Distance
Minimum Setback (Bingham Drive)	10.8' to curb
Maximum Setback (Bingham Drive)	15.1' to curb
Average Setback (Bingham Drive)	12.9' to curb
Minimum Setback (Armorlite Drive)	12.8' to curb
Maximum Setback (Armorlite Drive)	37' to curb
Average Setback (Armorlite Drive)	27.9' to curb

Table 2-2. Building Heights

Top of the Tower	55'	65'
Top of Parapet	50' 6"	50' 6"
Top of Roof	47'	47'
Level 4	34'	36'
Level 3	24'	25'
Level 2	14'	14'

Table 2-3. Land Use Matrix

Lot Coverage				Area	%
Building Area				212,038 sf	40.1%
Parking Area/Drive isles				98,019 sf	18.5%
Common Area				172,323 sf	32.6%
Public Open Space				46,060 sf	8.8%
Total*				528,440 sf	100%

FAR

1.16

Residential Units

416

Parking			% Per Unit	Required	Provided
Covered			1.0	416	416
Open			0.33	208	238
Street			0.16	104	68
Residential Total			1.49	728	722

Retail (3/1000) Shared		15,000 sf	46		+79
Total Parking Spaces			774		722
Parking Breakdown by Unit Type		# Per Unit	Units	Reqd	Provided
3 Bedroom		2	12	24	24
2 Bedroom		1.75	195	341	341
1 BR/Studio		1.25	209	261	261
Additional		0	0	0	17
Residential Total			416	626	643
Retail (3/1000)		15,229 sf		45	79
Total				664	722

Table 2-4. Residential Unit area breakdown

Building	Building Area				
	GFA	Parking Garage	Core	Residential	Retail/Leasing
Building 1 (East)	191,070 sf	51,312 sf	26,637 sf	109,461 sf	3,660 sf
Building 2 (East)	67,325 sf	20,500 sf	9,525 sf	37,300 sf	NA
Building 3 (East)	94,643 sf	27,185 sf	12,861 sf	52,803 sf	1,794 sf
Building 4 (West)	84,261 sf	22,868 sf	10,831 sf	49,327 sf	1,235 sf
Building 5 (West)	65,163 sf	20,379 sf	9,311 sf	35,473 sf	NA
Building 6 (West)	175,911 sf	40,409 sf	28,023 sf	91,504 sf	15,975 sf
Total	678,373 sf	182,653 sf	97,188 sf	375,868 sf	22,664 sf

Retail and Commercial Space

The Davia Village-MARC Specific Plan will include retail leasable areas, with a gross square footage of 15,229. A variety of retail mixed uses will be permitted onsite either by right or with conditional use permits or administrative permits. All retail uses would be subject to all applicable laws, regulations, codes and enforcement from the City of San Marcos. Additionally any business would be required to possess a valid business license from the city of San Marcos and will be required to secure the proper permits from the City prior to operation.

Non-functional/artificial balconies shall be proposed on the exterior of apartment units located above the retail frontage for final City approval. All residential units built above the commercial/retail space will feature balconies on the interior of the building.

In the event the ground floor commercial/retail space included in this plan is unable to be leased, that space shall be allowed to convert to residential use (not

[exceeding 10 apartment units\). Prior to conversion of the commercial/retail space to residential use, the applicant shall obtain approval by the city of a Conditional Use Permit \(CUP\) which shall stipulate the entitlement requirements and time frame for the residential use. The applicant shall prepare a market analysis to verify economic conditions support the transition from commercial to residential use. CUP renewal shall be determined by the Planning Division Director. Parking spaces serving the converted uses shall be reallocated to the apartment units, in accordance with the bedroom parking ratios in Table 2-3. No additional parking is required, as the existing commercial parking supply exceeds the residential parking demand.](#)

Building Materials

The Davia Village-MARC Specific Plan Area will include building materials that complement the surrounding industrial uses. These materials will give the Davia Village-MARC Specific Plan area a modern industrial look. Developer will be obligated to provide a material board sample for final review and approval prior to approval of building plans.

Table 2-5. Typical Building Materials

Flat Built-Up Roofs	T-24 Compliant Glazing
Vinyl Windows	Aluminum Storefronts
Architectural Painted Metal Gutters	Metal Awnings and decorative features
Semi-Smooth Stucco with Fiber additive Finish	Painted Metal siding finishes
Fiber Board Veneer Finish	Painted metal louvers at garage ventilation
Metal Handrails	Built-In Balcony Decks

Sign Program

A comprehensive sign program shall be included as an attachment to this Specific Plan and prepared by a sign consultant. The Comprehensive Sign Program shall include the design, placement, standard sign guidelines, monuments, and dimensions of all signs within the Davia Village-MARC Specific Plan Area.

Commercial Mixed-uses

Land Use	Ground Floor Use
Business Support Service	P
Financial Institution	P
Medical, Urgent Care	DP
Office; Administrative, Business, Corporate	P
Office; Medical, Dental and Holistic	P
Service Uses	
Animal Sales and Services (No kennel or dog care)	P
Dry Cleaning, Agency	P
Personal Services, Fitness / Health Facility	DP
General Retail Uses	
Personal Services, General & Instructional	DP
ATM, interior to building / vestibule	P
ATM, walk-up, freestanding exterior / exterior wall	P
**Catering	DP
Commercial Entertainment	P
Commercial Recreation, Indoor	P
Kiosk (stand-alone) (Walk up only)	DP
Market; specialty (no convenience stores)	P
Merchandise Sales, New Retail	P
Outdoor Dining*	P
Restaurant, Sit-Down	P
Restaurant, Take-Out	P

Residential Uses

Apartment (max. 10 units).

CUP

P = Permitted
DP = Directors Permit
... = Not allowed
CUP = Conditional Use Permit

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| Any use not identified above will not be allowed unless approved by the Director of Development Services of Development Services.

* Outdoor seating plan must be submitted to the Director of Development Services for review and approval (**Figure 2-22**).

An easement (**Figure 2-22**) will be located along the retail frontage to provide retail tenants an area for outdoor seating.

- A. Personal Services shall consist of "office only" professional services limited to attorneys, architects, accountants, financial planning, insurance, real estate, travel agency, or comparable as approved by the City of San Marcos.
- B. Commercial Entertainment shall be limited to comedy acts, music, or comparable as approved by the City of Sam Marcos. Applicant shall prove there is sufficient parking. If substantiated, shall be approved under a Director's Permit (DP).
- C. **Catering Businesses. Catering operation shall be restricted to food preparation only. Catering trucks shall not be stored or parked on site with the exception of limited time restriction for loading/unloading of food pending approval of a Director's Permit.

Figure 2-3. 1st Floor Plan and Unit Mix

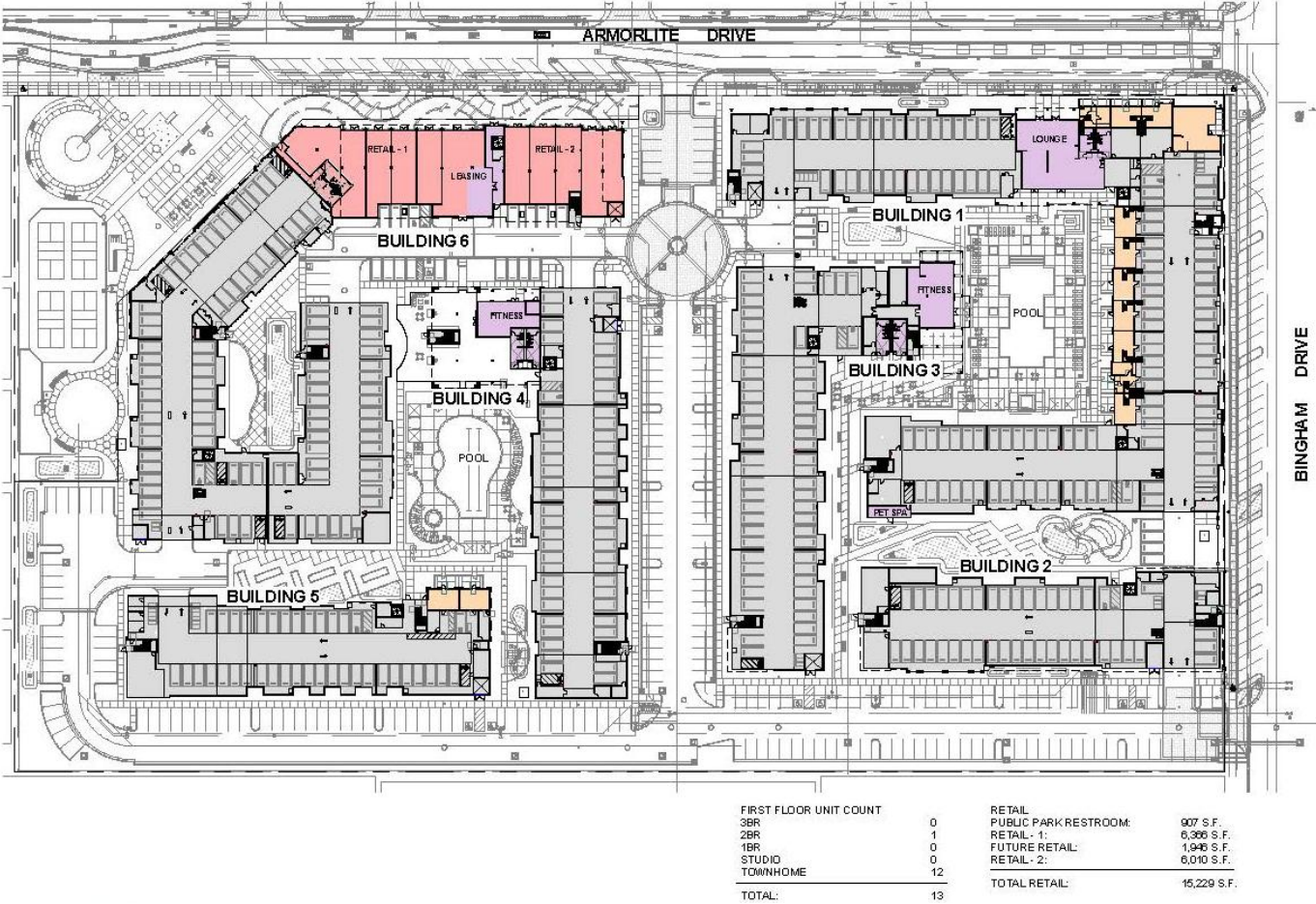


Figure 2-3a. Unit Plans

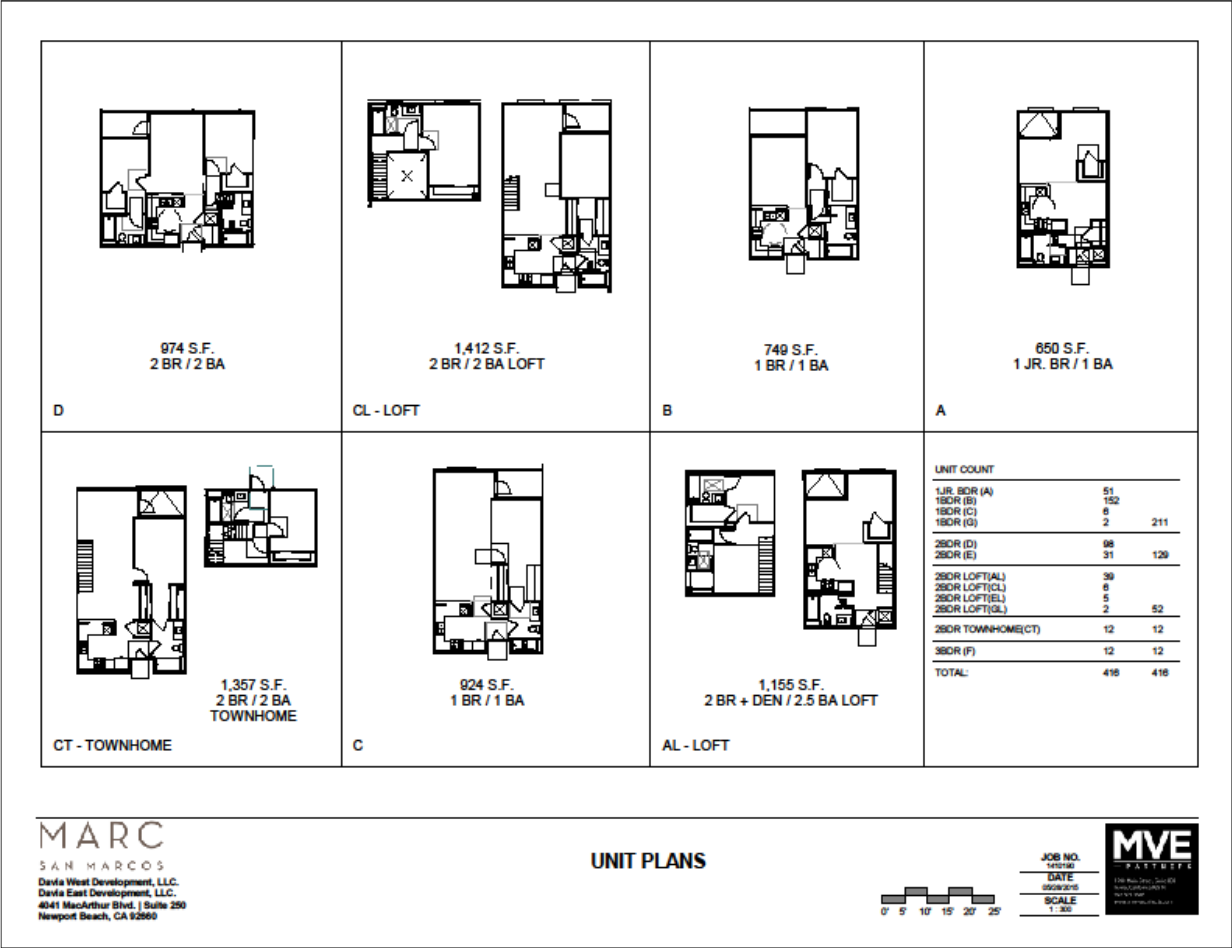


Figure 2-3b. Unit Plans

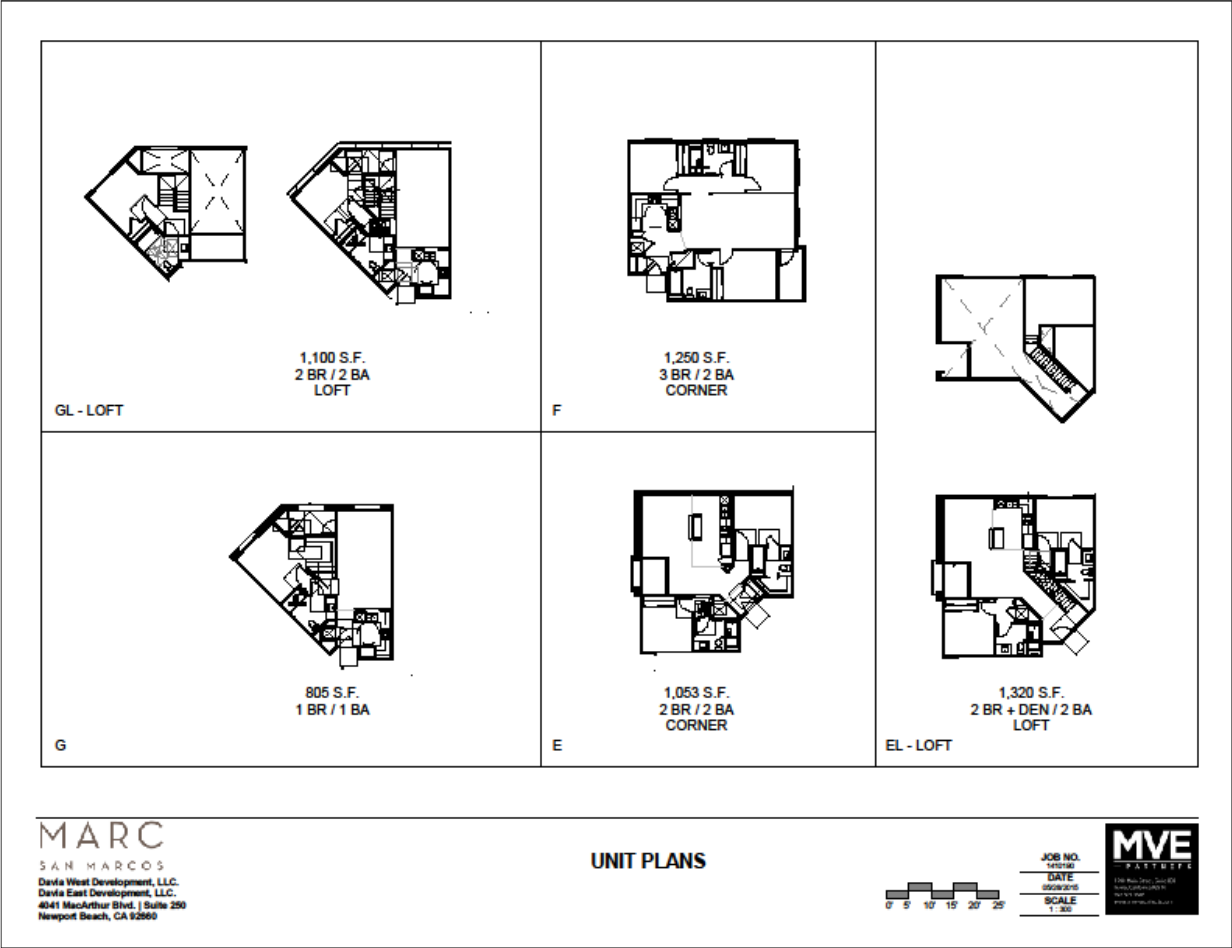


Figure 2-4. 2nd Floor Plan and Unit Mix

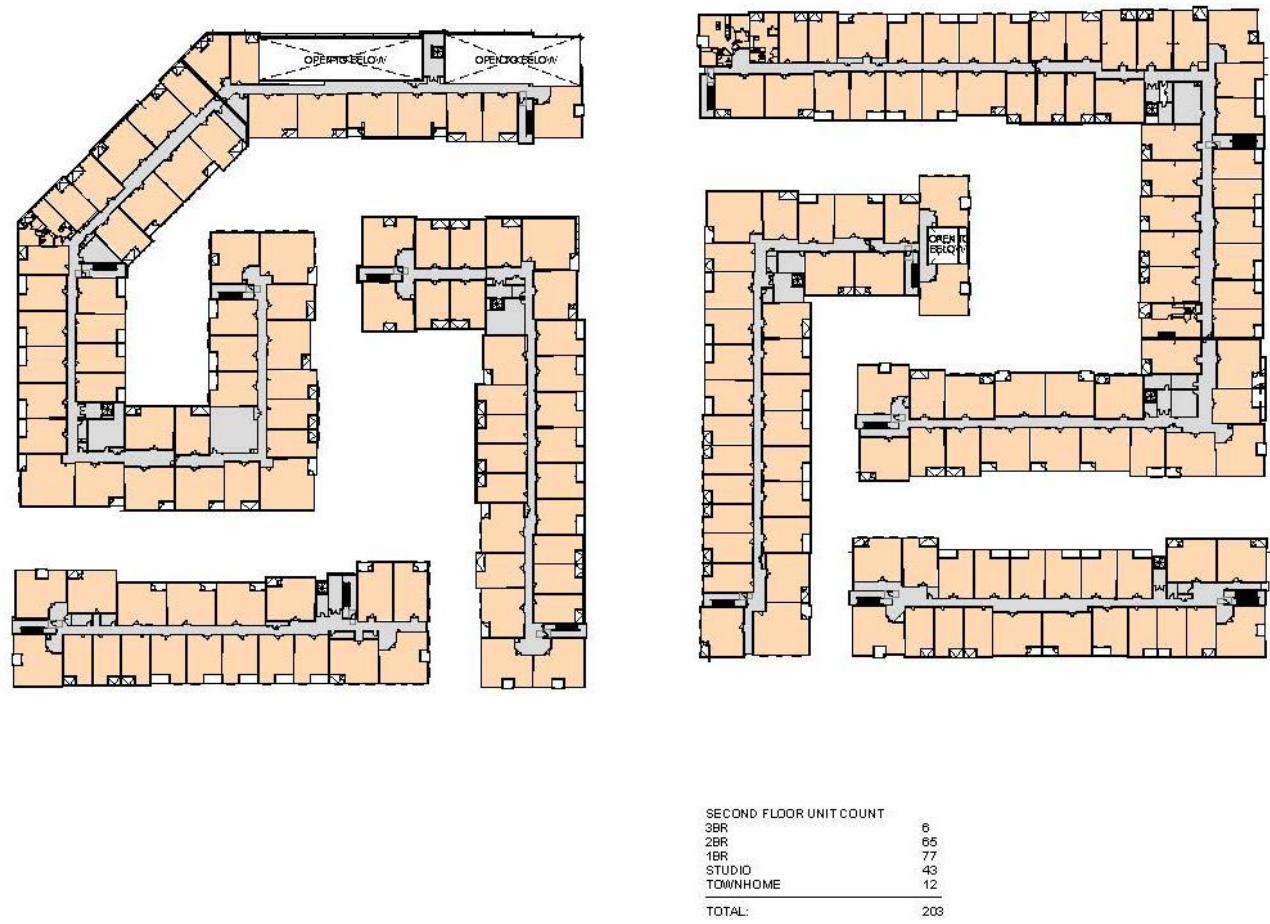


Figure 2-5. 3rd floor Plan and Unit Mix



Figure 2-6. Loft Floor Plan

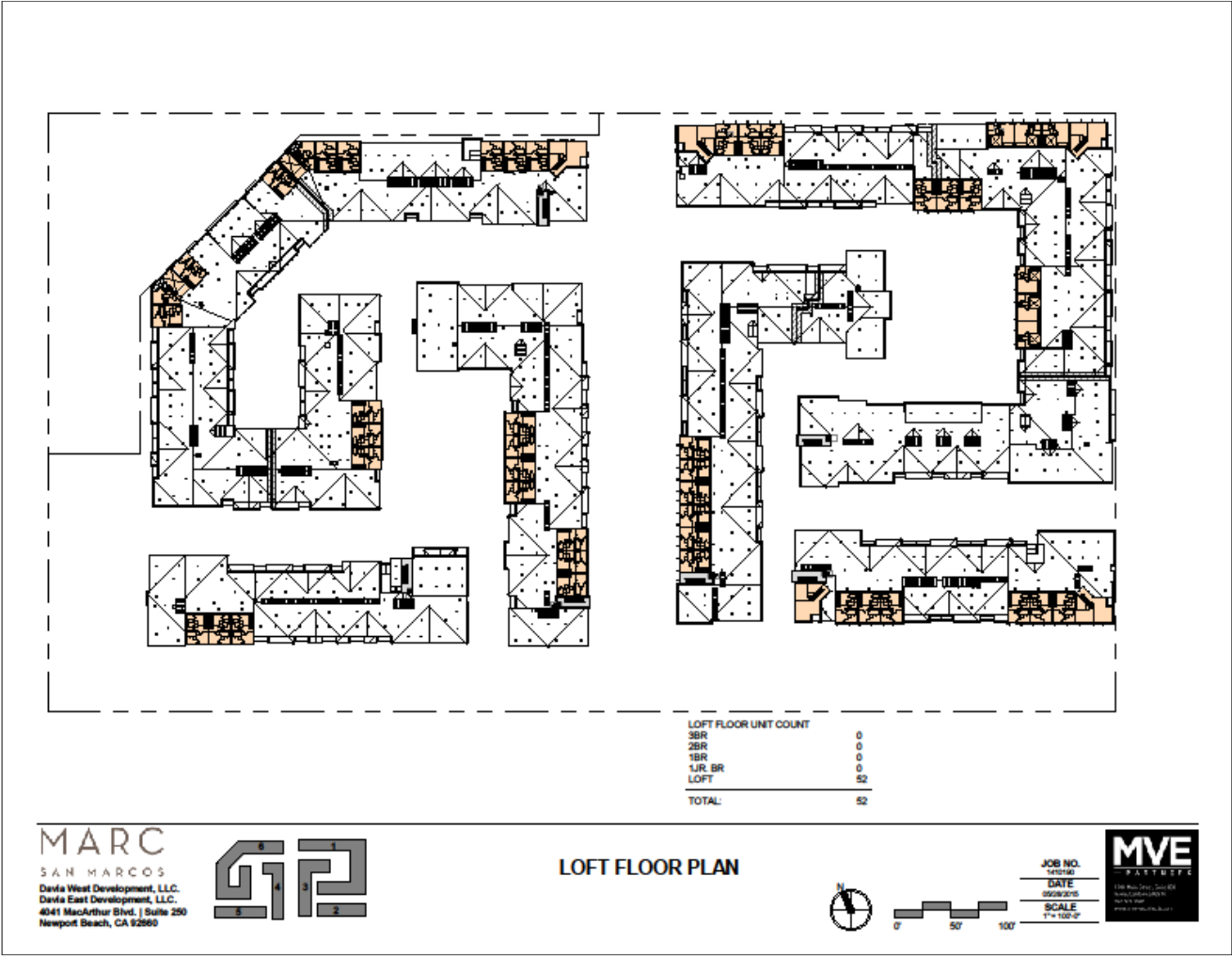


Figure 2-7. Davia East -Armorlite & Bingham Elevations



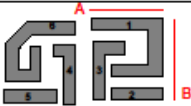
A - ARMORLITE DRIVE STREET ELEVATION



B - BINGHAM DRIVE STREET ELEVATION

202	CUSTOM STEEL FENCE, SEE LANDSCAPE DWG	904	EXTERIOR WALL TILE, 6x36 RUNNING BOND PATTERN
401	MASONRY WALL, FINISH PER LANDSCAPE	905	EXTERIOR PLASTER, FINISH SMOOTH 3050
510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-63.10 RAILING DETAILS	908	PLASTER OVER FOAM TRIM
801	ALUMINUM STOREFRONT	909	METAL SIDING
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	910	HARDIE REVEAL PANEL SYSTEM
901	MANUFACTURED FIBER CEMENTITIOUS SIDING	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O. PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING	1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS

MARC
SAN MARCOS
Davia West Development, LLC.
Davia East Development, LLC.
4041 MacArthur Blvd., Suite 250
Newport Beach, CA 92660



DAVIA EAST STREET ELEVATIONS



JOB NO.	1000000
DATE	08/04/2015
SCALE	1" = 30'-0"



Figure 2-8. Davia East – Internal Elevations

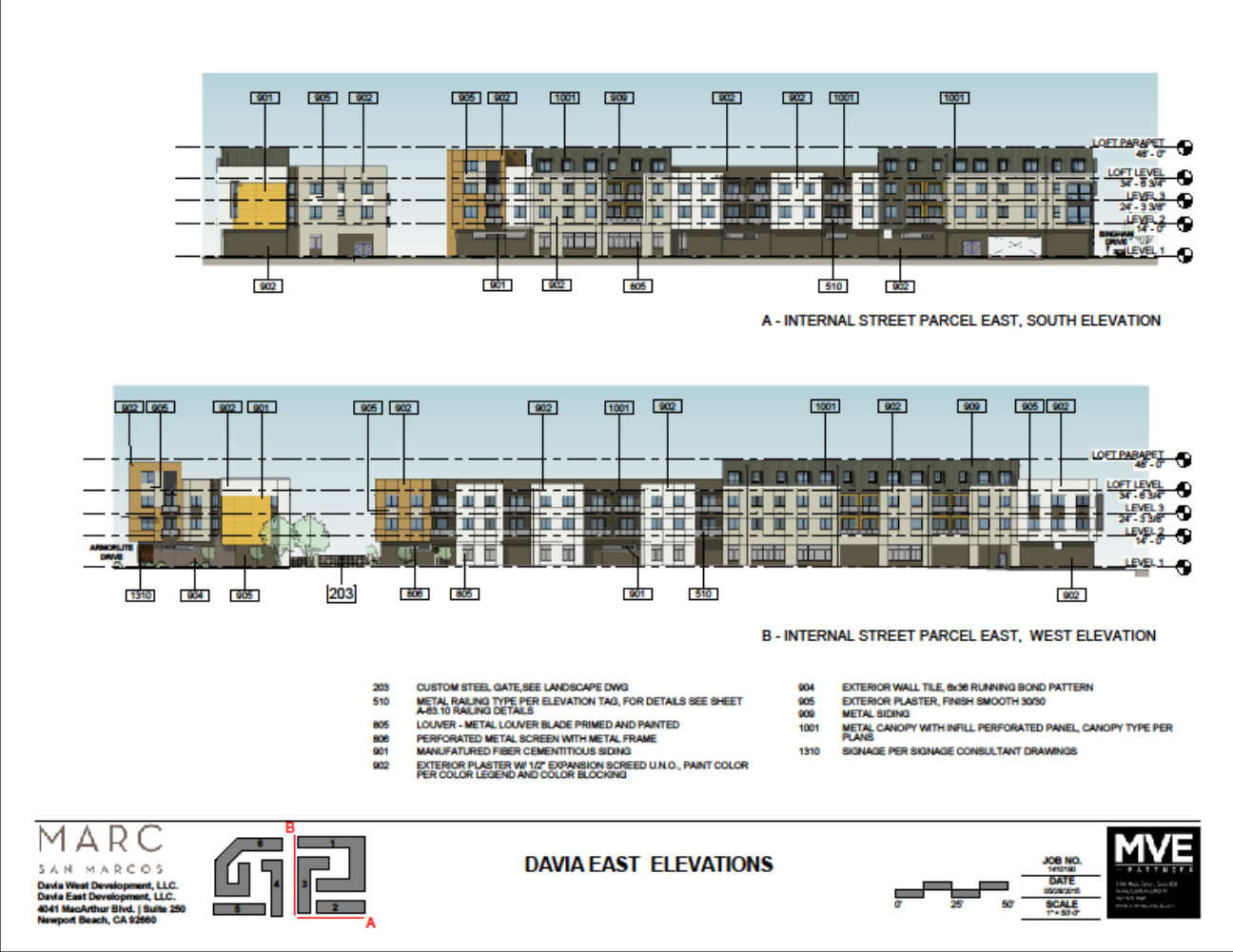


Figure 2-9. Davia East - Building 1 Courtyard Elevations

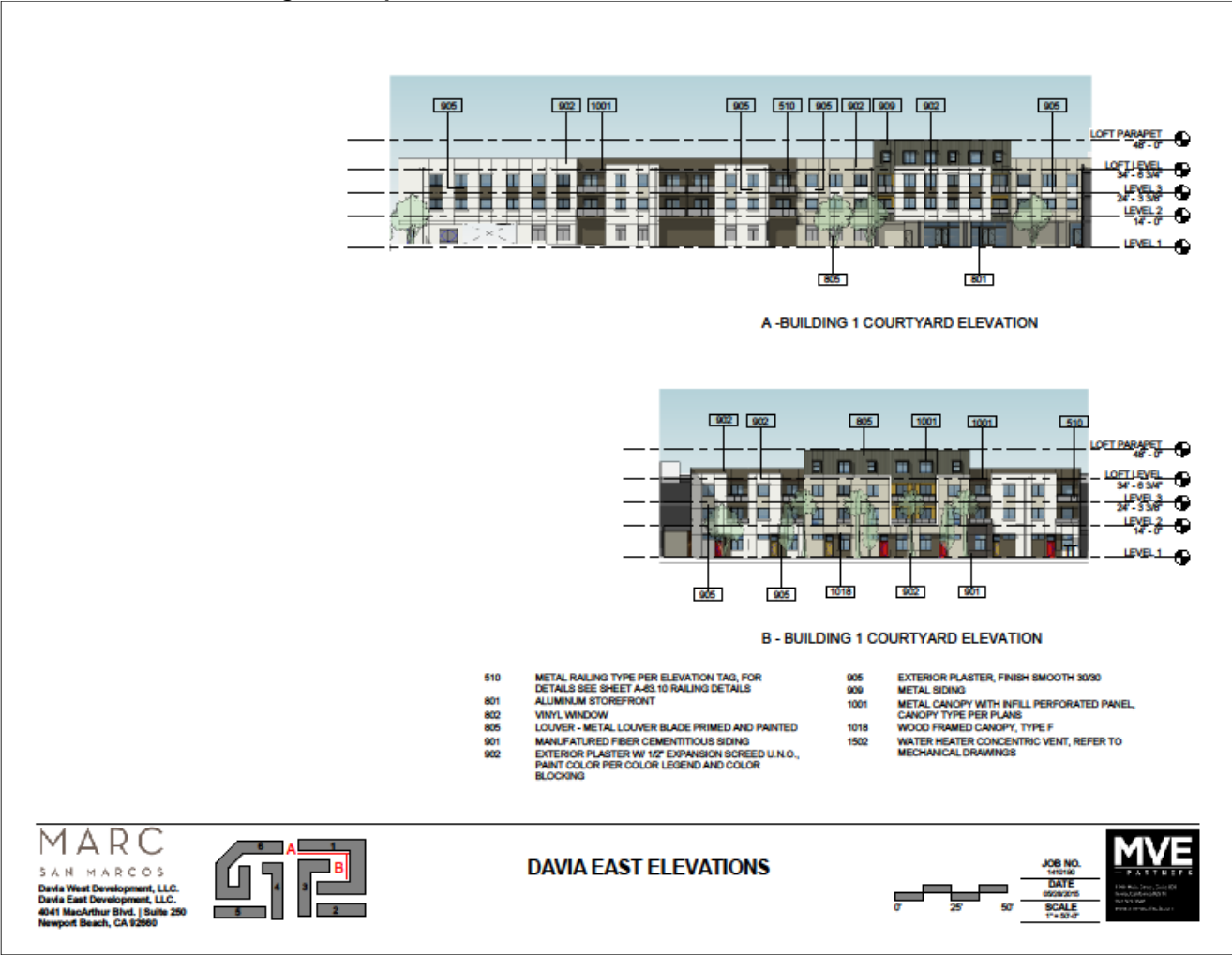


Figure 2-10. Davia East - Building 1 Courtyard Elevations



A - BUILDING 1 COURTYARD ELEVATION



B - BUILDING 1 COURTYARD ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-83.10 RAILING DETAILS	905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
801	ALUMINUM STOREFRONT	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1501	GARAGE EXHAUST FAN WITH FIRE DEPARTMENT MANUAL OVERRIDE CONTROLS, REFER TO MECHANICAL & ELECTRICAL DRAWINGS.
905	PERFORATED METAL SCREEN WITH METAL FRAME		
901	MANUFACTURED FIBER CEMENTitious SIDING		
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING		

MARC
SAN MARCOS
Davia West Development, LLC.
Davia East Development, LLC.
4041 MacArthur Blvd. | Suite 250
Newport Beach, CA 92660



DAVIA EAST ELEVATIONS



JOB NO.
1410166
DATE
08/08/2015
SCALE
1"=30'-0"



Figure 2-11. Davia East - Building 2 & 3 Courtyard Elevations

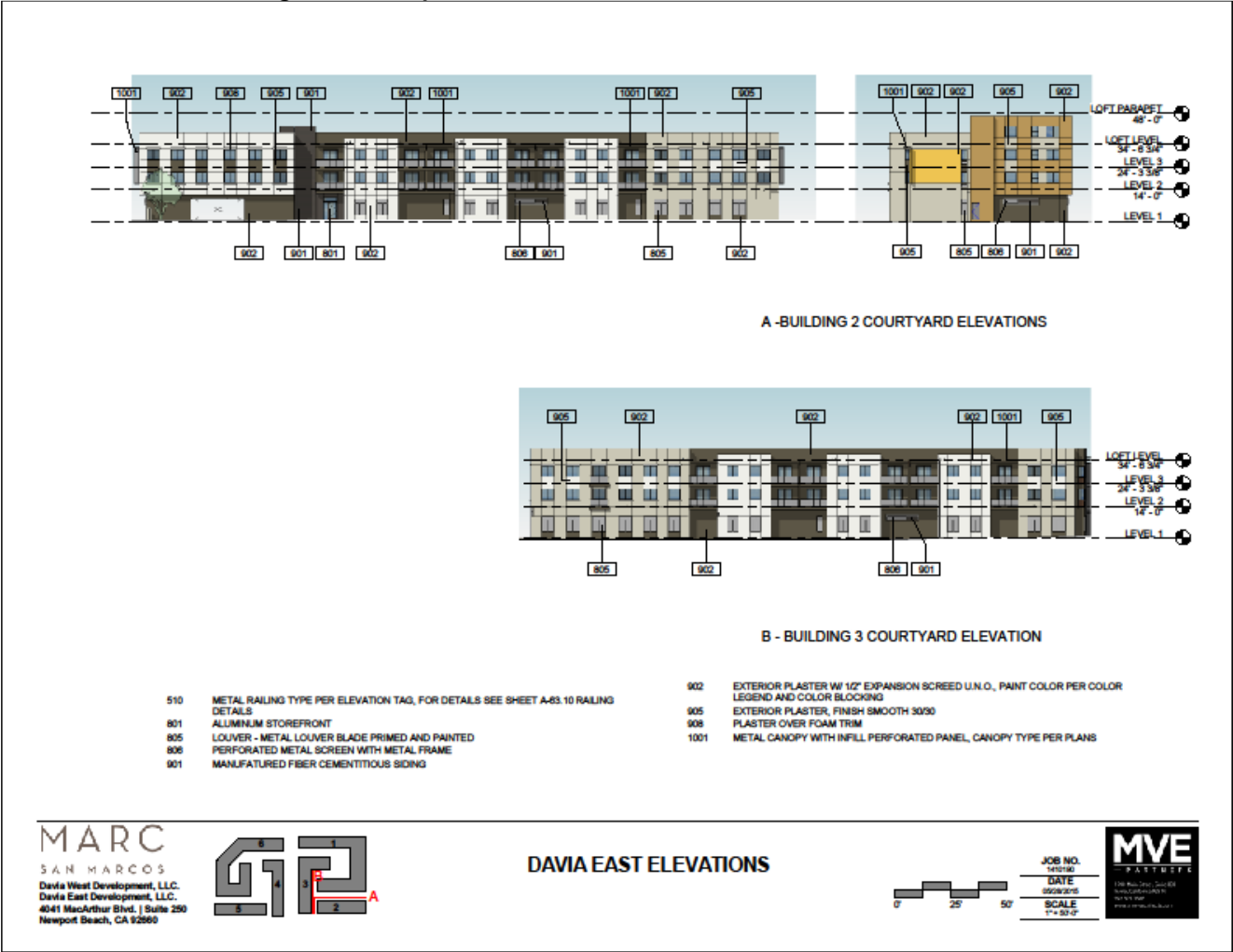


Figure 2-12. Davia East - Building 3 Courtyard Elevations

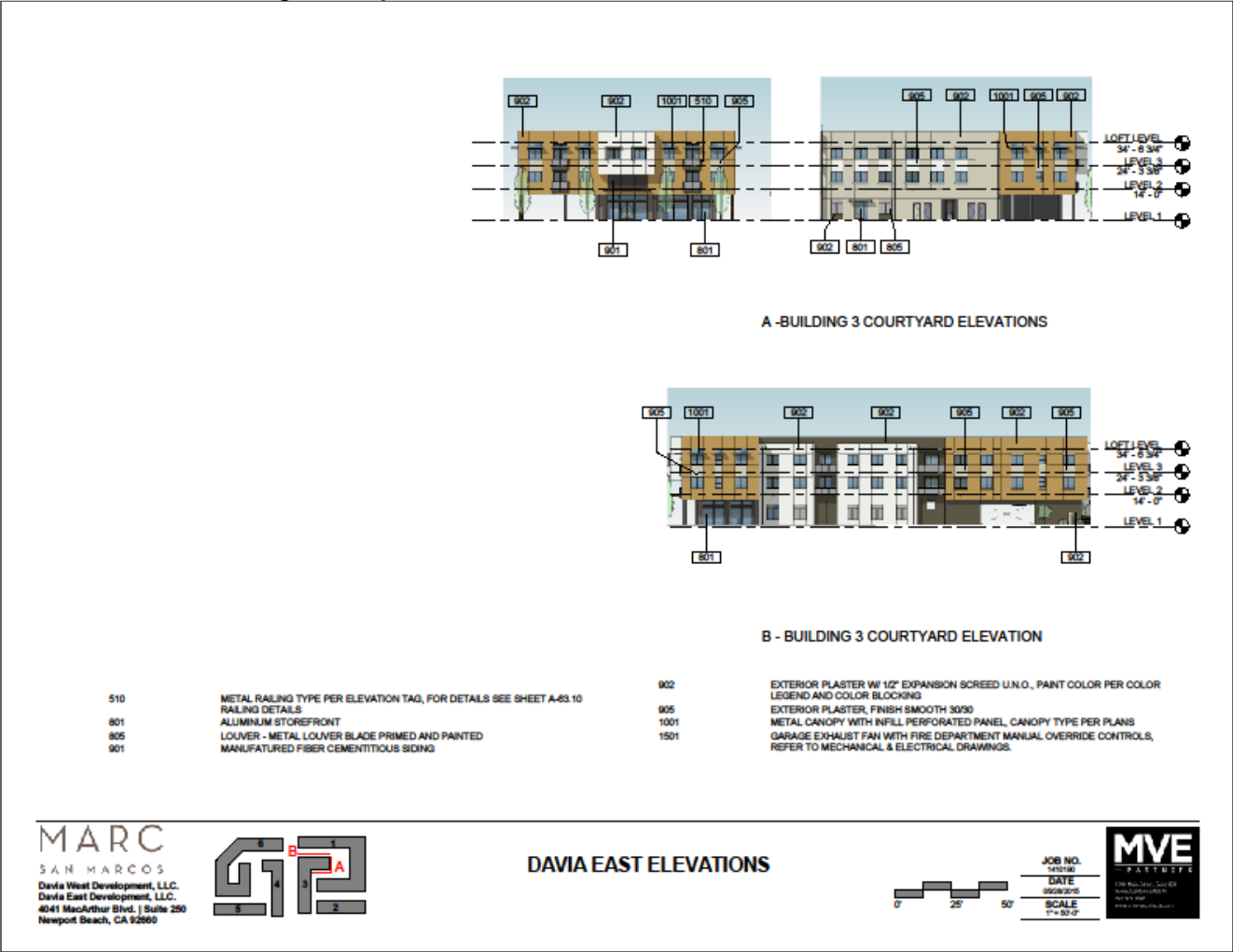


Figure 2-13. Davia West – Armorlite Drive Street Elevations

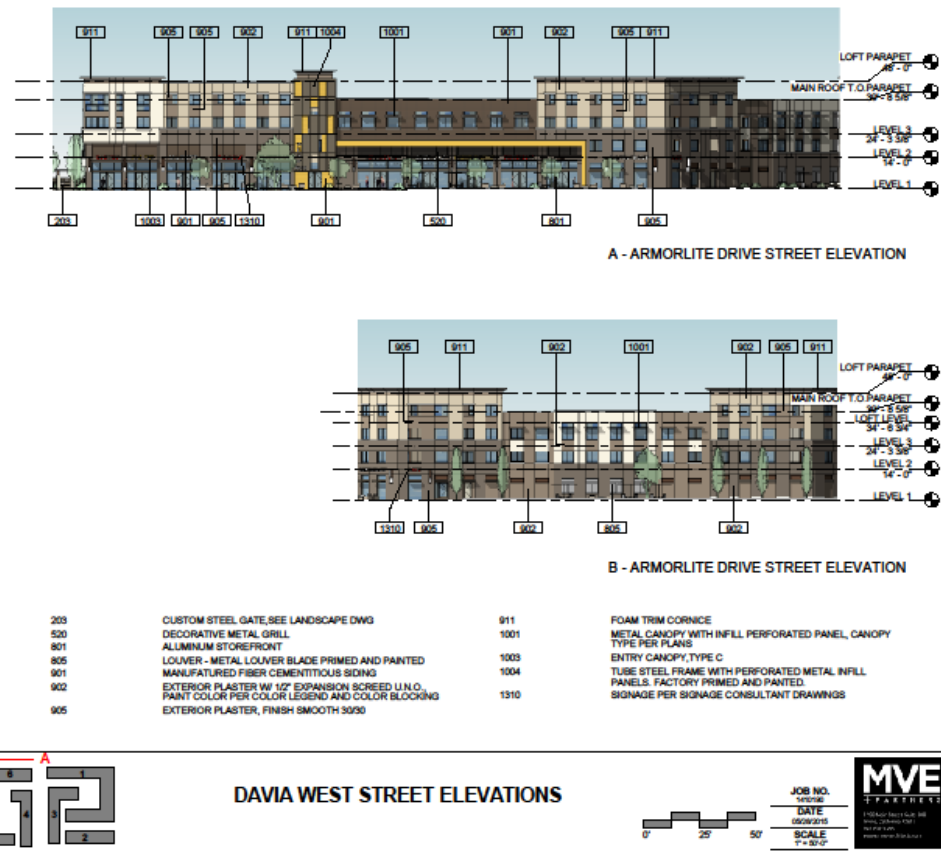


Figure 2-14. Davia West – Internal Street Elevations



A - INTERNAL STREET PARCEL WEST, EAST ELEVATION



B - INTERNAL STREET PARCEL WEST, SOUTH ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET	902	EXTERIOR PLASTER W/ 12" EXPANSION SCREED U.N.O., PAINT
901	A-8S 10 RAILING DETAILS	905	COLOR PER COLOR LEGEND AND COLOR BLOCKING
905	ALUMINUM STOREFRONT	1001	EXTERIOR PLASTER, FINISH SMOOTH 3030
901	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED		METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE
901	MANUFACTURED FIBER CEMENTITIOUS SIDING		PER PLANS

MARC

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A

B

1

2

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6

DAVIA WEST ELEVATIONS

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JOB NO.

1410166

DATE

05/08/2015

SCALE

1"=30'-0"

MVE

THE PASTORIS

ARCHITECTS

10000 WILSON AVENUE

NEWPORT BEACH, CA 92660

Figure 2-15. Davia West – Internal Street Parcel West Elevations

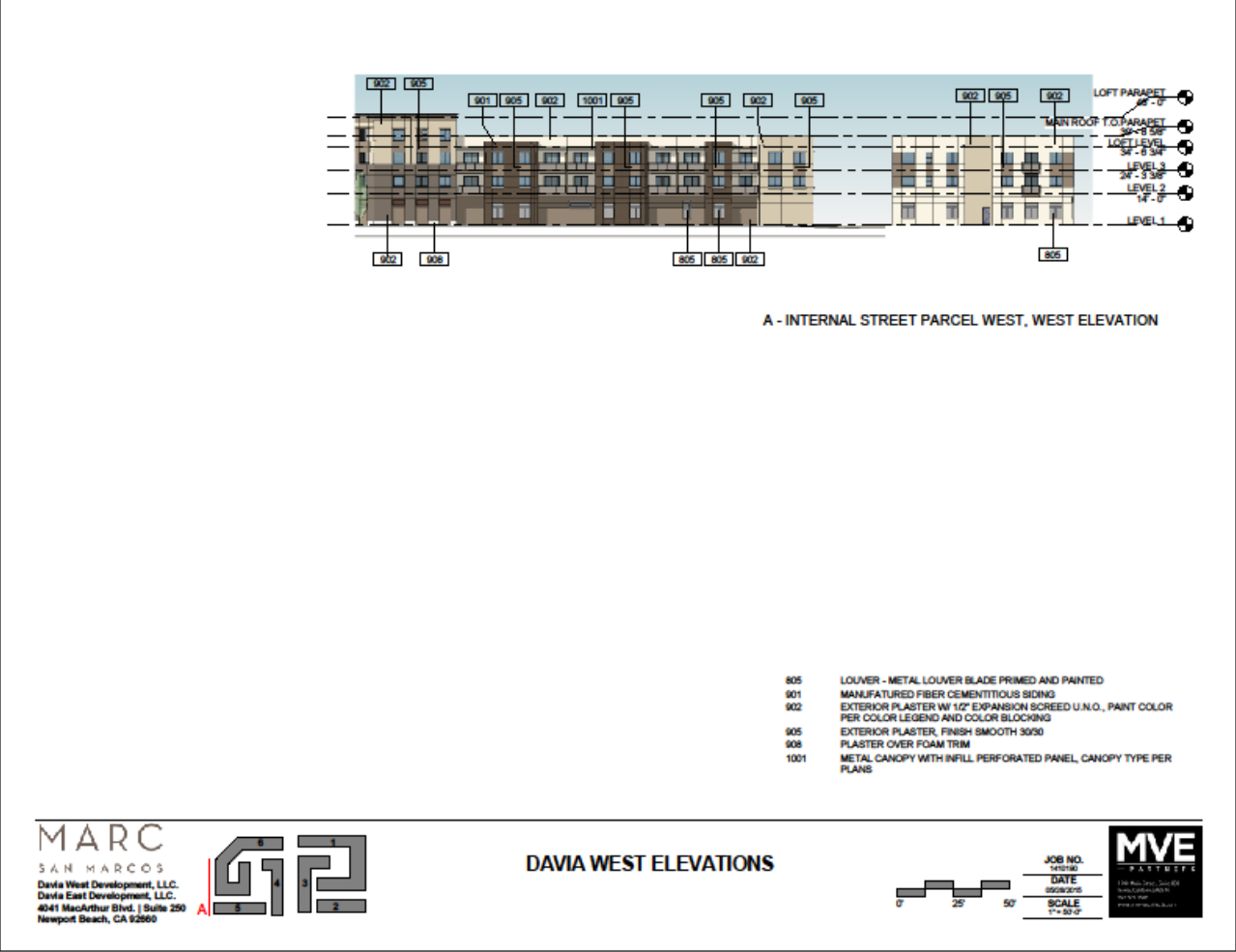


Figure 2-16. Davia West – Courtyard Elevations

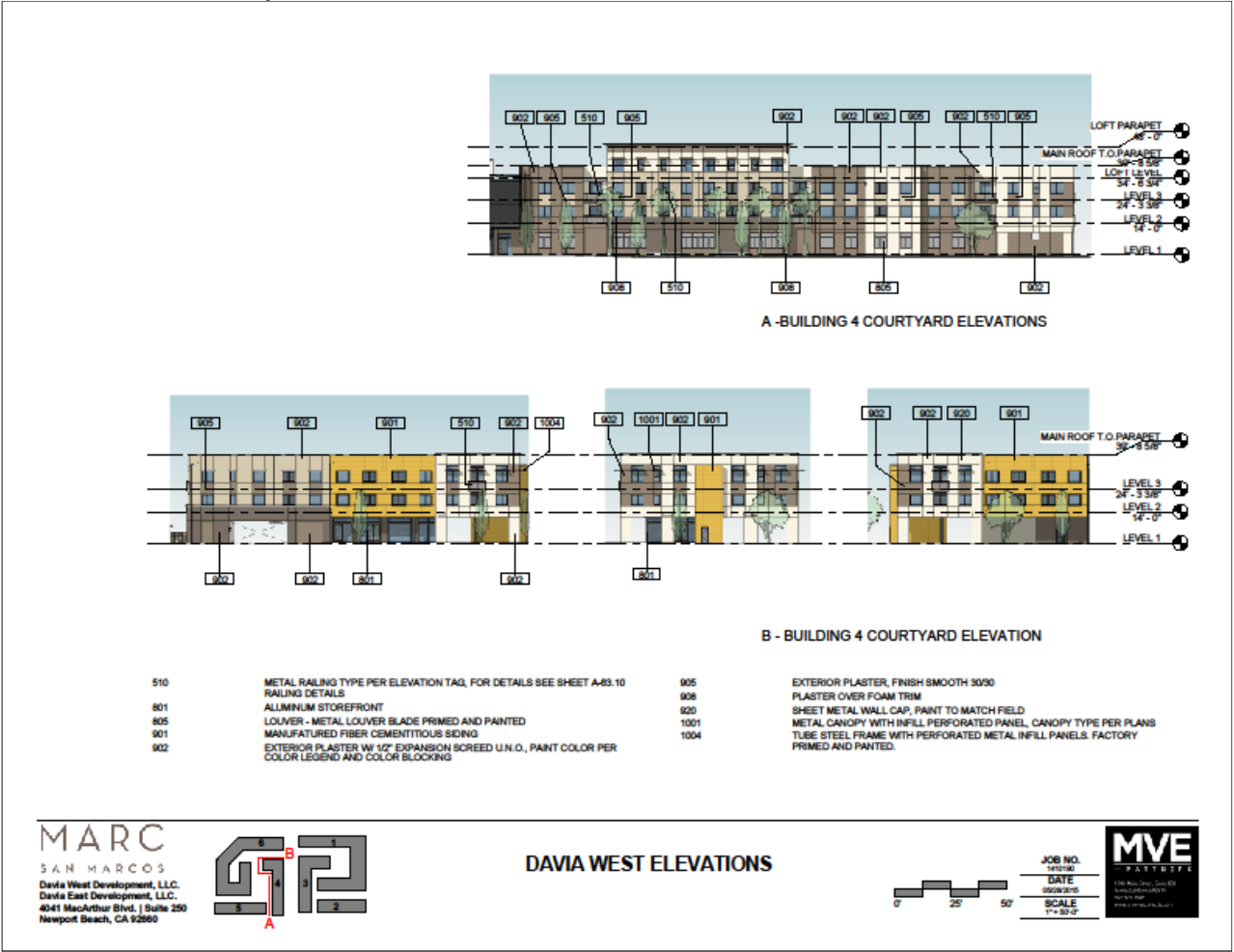


Figure 2-17. Davia West – Building 5 & 6 Courtyard Elevations



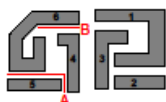
A -BUILDING 5 COURTYARD ELEVATIONS



B - BUILDING 6 COURTYARD ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-63.10 RAILING DETAILS	905	EXTERIOR PLASTER, FINISH SMOOTH 3050
801	ALUMINUM STOREFRONT	908	PLASTER OVER FOAM TRIM
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
901	MANUFACTURED FIBER CEMENTitious SIDING	1004	TUBE STEEL FRAME WITH PERFORATED METAL INFILL PANELS. FACTORY PRIMED AND PAINTED.
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING		

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DAVIA WEST ELEVATIONS



JOB NO.
1410180

DATE
05/09/2015

SCALE
1" = 50'-0"



Figure 2-18. Davia West – Building 6 Courtyard Elevations

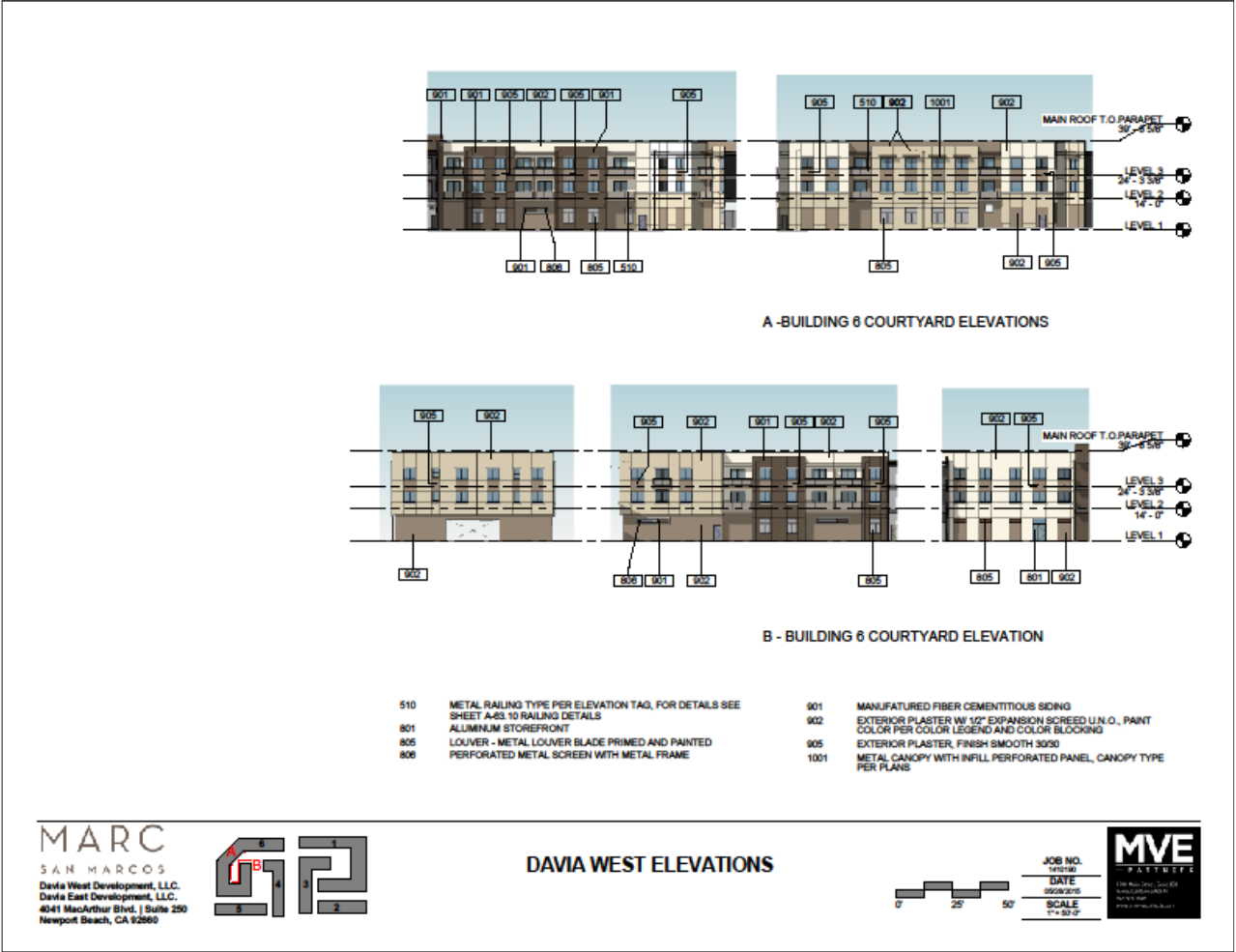


Figure 2-19. Davia West – Building 6 Courtyard Elevations



2.1.3 PARKS AND RECREATION AND OPEN SPACE

Parks, recreation, and open space form a critical part of a healthy community. By creating these spaces, the public is invited outdoors and into their community, where they become active and engaged with their neighbors. Davia Village-MARC offers public open space through active recreation facilities to passive parks, as well as a large private common open space.

The Davia Village-MARC Specific Plan will blend the public open space with private retail and residential by creating 1.157 acre of public recreational amenities in the northwest portion of the Plan area. These amenities include a dog park, picnic area, tot lots, pickle ball court, plaza area (intended for retail use) and passive green spaces, and will form a portion of the San Marcos trail system. These open space and park additions add to the urban feel of the project and increase the quality of life for residents and the larger public. As the centered focal point of this new mixed use neighborhood the park and open space also complements the San Marcos Parks, Recreation, and Community Health Element by providing a wide array of outdoor activities open to the public. Additionally, Davia Village-MARC offers 3.96 acres of private amenity space consisting of swimming pool, lounge area, BBQ area, and tot lot are proposed for each of the building quads.

Trails and Bike Paths - The City is planning to improve Armorlite Drive from Las Posas Road to Bingham Drive to a multi-modal Complete Street, which will include a raised landscaped center median, angled parking stalls along the south side of the street, new sidewalks on both sides of the street (refer to **Figure 1-9**). Other public improvements include enhanced walkways, bike racks, street furnishings, pedestrian lighting, mid-block crossings and a Class 1 bike path located on the north side of the street. The Armorlite Drive Complete Street Plan includes the extension of bike facilities to Mission Sports Park by way of Class 2 or Class 3 facilities along Bingham Drive and Bailey Court and construction of sidewalks along the Plan's frontage on both Armorlite Drive and Bingham Drive. The bike trail is intended to beautify the travel experience and encourage a healthy lifestyle. The Specific Plan also includes easements and improvements related to a public park and a pedestrian promenade and bridge connection to Palomar Community College and adjacent bus and light rail stations. These improvements to the roadway and the addition of bike lanes highlight Davia Village-MARC's unique open space and transportation features.

2.2 LANDSCAPE DESIGN CONCEPT

Landscape is one of the most important components of the Davia Village-MARC community experience. As an ever-present visual element along the streets and along open space, Davia Village-MARC's landscape plays an important role in creating an environment that is both attractive and meaningful. The landscape design is intended to blend mobility and recreation along Armorlite Drive and draw residents into the open spaces of the Plan area. The landscape will improve the views along Armorlite Drive by giving the street a more urban feel and creating a shaded open pedestrian promenade along the Armorlite corridor. [If a commercial-residential conversion is processed, the temporary residential units shall include private patio space for each unit utilizing opaque materials as a partition between the public space and private patio space, such as CMU planter box partitions between units and tubular steel fencing along the frontage.](#) The Davia Village-MARC Specific Plan, along with the adjacent Palomar Station project will create a pedestrian friendly, attractive, community oriented landscape experience, to be enjoyed along Armorlite Drive. The Davia Village-MARC Landscape plan will conform to the City of San Marcos' Water Efficient Landscape Standards.

2.2.1 LANDSCAPE ZONES

The landscape zones are based upon topography, landform and natural systems. Within these zones a layer of unique landscape features are proposed to add interest and diversity within the community. The major landscape zones are the Armorlite Drive Complete Street Landscape, the Public Park and Open Space Landscape, and the Site landscape. The final approved landscape design shall provide hydrozones that do not mix drought tolerant species with water user species.

Complete Street Landscape - The Armorlite Drive Complete Street planned improvements are key elements to the overall landscape concept of Davia Village-MARC. These improvements will link residents to amenities throughout San Marcos, allowing for a pleasant walking and biking experience. It is important to create a meaningful landscape rhythm throughout the complete street design to maintain the integrity of the concept.

Park and Open Space Landscape

Davia Village-MARC will provide 1.157 acres of public open and passive park area. This area will include a tot lot, pickle ball court and passive park area, picnic areas, a dog park, and a plaza area. The bulk of the park space is located in the Northwest corner Davia Village-MARC, with a linear strip of green

open space running along the Northern property line to Bingham Drive. In addition to the public open space Davia Village-MARC will offer 3.96 acres of private common area. Included in the private common area, are active and passive play areas, open lawn, and pool area, for the residents to enjoy. These amenities, both private and public make Davia Village-MARC an attractive addition to the community.

Davia Village-MARC Landscape Design

The landscape design of Davia Village-MARC will combine hardscape design, park space, and open space to add an attractive park-like element for residents and the public to enjoy. Meandering pathways lead visitors and residents throughout Davia Village-MARC and the surrounding park and into relaxing spaces that promote a feeling of open enjoyment. Included in the landscape design will be features designed to inspire the residents into venturing outdoors and forming a sense of community. These features include complimentary hardscaping, designed to enhance park and open space and meld natural environment and to compliment the two separate building structures. The Davia Village-MARC landscape design will transform Armorlite Drive into an enjoyable and accessible community asset. Davia Village-MARC will provide one tree for every 5 parking spaces.

Figure 2-20. Landscape Plan



Figure 2-21. Hardscape Plan

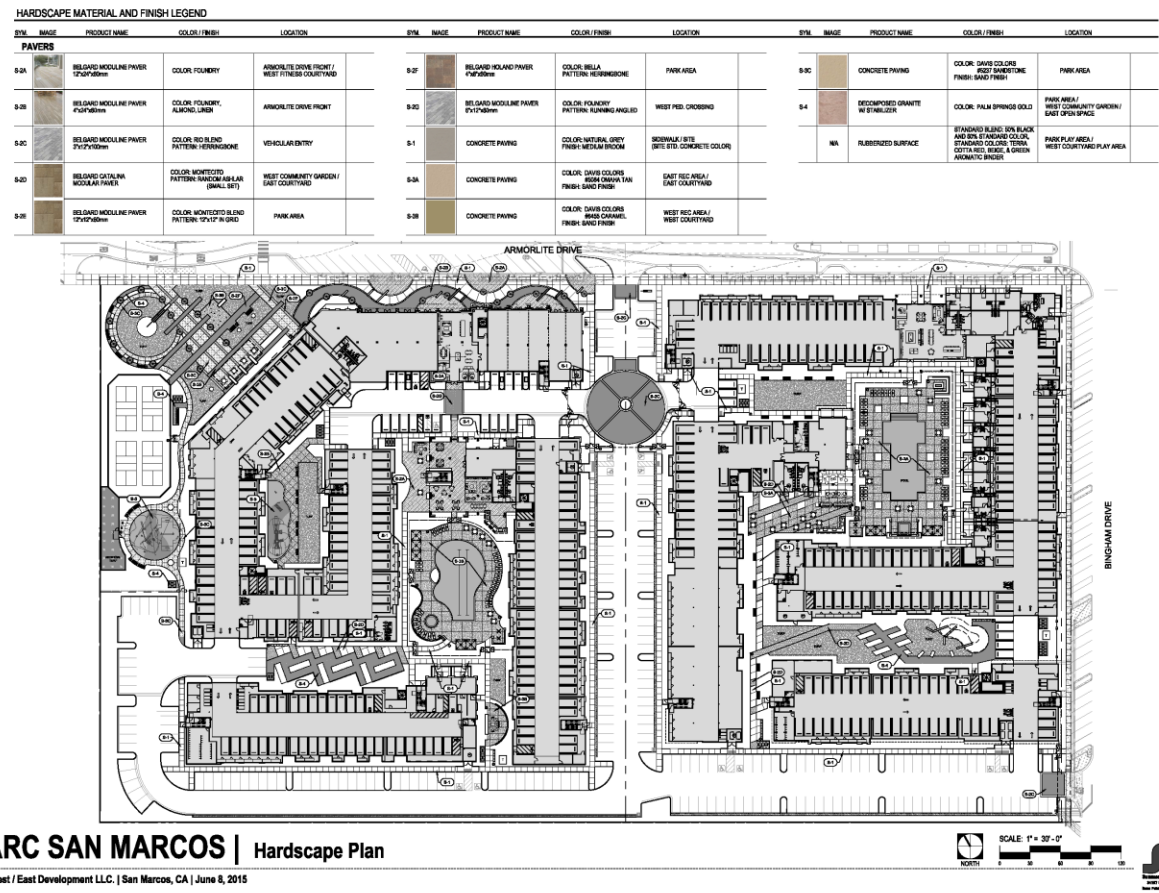
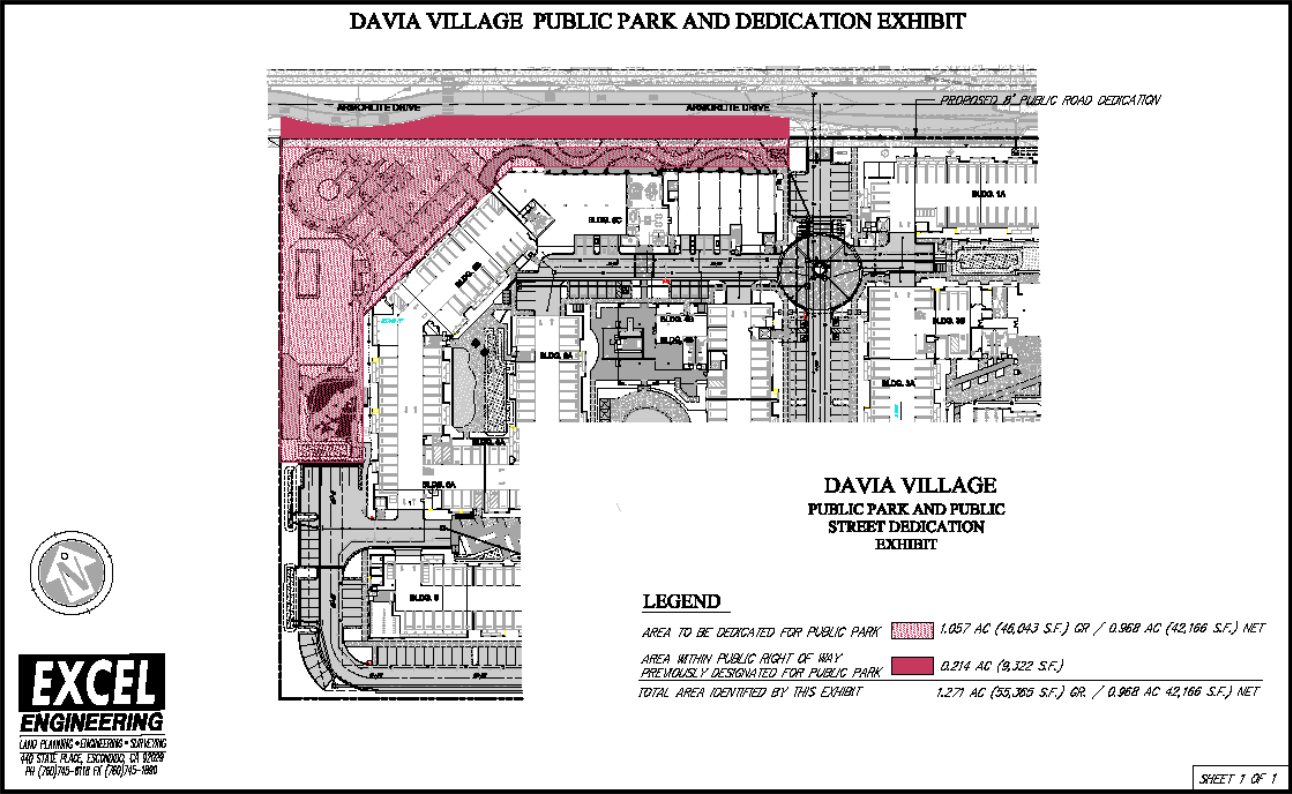


Figure 2-22. Public Park & Dedication Exhibit



2.2.2 COMMUNITY DESIGN ELEMENTS

The strength of the open space and street landscape should have an overwhelming effect on the shape, form, and style of the identifying features for Davia Village-MARC. While there will be no public buildings, there is an opportunity to create a distinctive architectural vocabulary through the landscape.

A series of landscape architectural features shall be placed at key points in the community. These elements complement the landscape and include shade structures, recreational amenities, documentation, signage, walls and fences. Park structures are proposed to be located at the Northwest area of the development. These community features will provide neighborhood focus and places for the as well as private residents to meet and gather.

Comprehensive Sign Program/~~Monumentation~~ Monumentation - Consistent with the existing character of the surrounding neighborhood, Davia Village-MARC will create a sign program to complement the design of the project. A Comprehensive Sign program shall be submitted to the City of San Marcos, by a qualified sign company, for review prior to approval.

Monument structures shall be placed in two entryway's to Davia Village-MARC to build upon the projects identity. The main entrance to Davia along Armorlite Drive will feature a decorative concrete and steel entry monument. A smaller secondary monument will be placed at the Southern entryway along Bingham Drive. The secondary monument shall be constructed from decorative concrete and steel. Both monuments' dimensions and details shall be featured in the Comprehensive Sign Program as an attachment to this Specific Plan.

Community Structures - The identity of the community is enhanced with a series of landmark that can be discovered in the park and open space areas of the Plan area. These structures will be typically found in parks and open space areas and can be shade structures, tot lots, pickle ball court and other recreational and passive amenities that will enhance the project feel.

2.2.3 FUEL MODIFICATION

All area surrounding the Specific Plan area is currently fully developed. There is no natural habitat existing within the immediate vicinity that could be considered fuel. All plants used in the landscaping of Davia Village-MARC will conform to the City of San Marcos code for fire resistant plant palettes. **Figure 4.1** shows development that currently occupies the zone surrounding Davia Village-MARC that would be considered a fire buffer zone when undeveloped.

2.2.4 LANDSCAPE PALETTE

The plant material listed below is not intended to be a complete list, but rather offer a representation of the plants suitable for Davia Village-MARC. Plant material shall conform to the City's code for fire resistant plants.

Table 2-6. Landscape Palette

Parkway Trees. 100% 24" box minimum
Lophostemon conferta. "Brisbane Box," evergreen 25-35' tall.
Parking Lot Trees. 100% - 24" box minimum
Geijera Parviflora. "Australilian Willow," evergreen, 25' tall by 20' wide.
Accent Trees/Palms. 100% - 24" box minimum
Archontophoenix cunninghamiana. "King Palm," 50' tall by 10' wide.
Phoenix dactylifera. "Date Palm," 80' tall by 30' wide.
Syagrus romanzoffiana. "Queen Palm," 50' tall by 20-25' wide
Speciman Canopy Trees. 100% - 60" & 72" box
Jacaranda mimosifolia. "Jacaranda," deciduous, 35' tall by 25' wide.
Ornamental Grasses. 70% - 1 gal. minimum. 30% - 5 gal. minimum.
Carex Species. "Sedge"
Muhlenbergia Species. "Muhly"
Screen Shrubs. 100% - 5 gal. minimum
Calliandra haematocephala. "Pink Powder Puff"
Photinia fraseri 'Red Robin.' "Red-tipped Photinia"
Raphiolepis indica varieties. "Indian Hawthorn"
Shrub Massing. 100% - 5 gal. minimum.
Agave Species. "Agave"

Juniperus chinensis 'Sea Green.' "Sea Green Juniper"
Nandina domestica 'Compacta.' "Heavenly Bamboo"
Phormium Tenax 'Yellow Wave.' "New Zealand Flax"
Rhaphiolepis indica varieties. "Indian Hawthorn"
Groundcover. 100% - 5 gal. minimum.
Lantana camara. "Lantana"
Trachelospermum jasminoides. "Star Jasmine"
Turf Grass
Dwarf Tall Fescue Sod
Parkway Trees. 100% 24" box minimum
Lophostemon conferta. "Brisbane Box," evergreen 25-35' tall.
Parking Lot Trees. 100% - 24" box minimum
Geijera Parviflora. "Australilian Willow," evergreen, 25' tall by 20' wide.

3.0 CIRCULATION PLAN

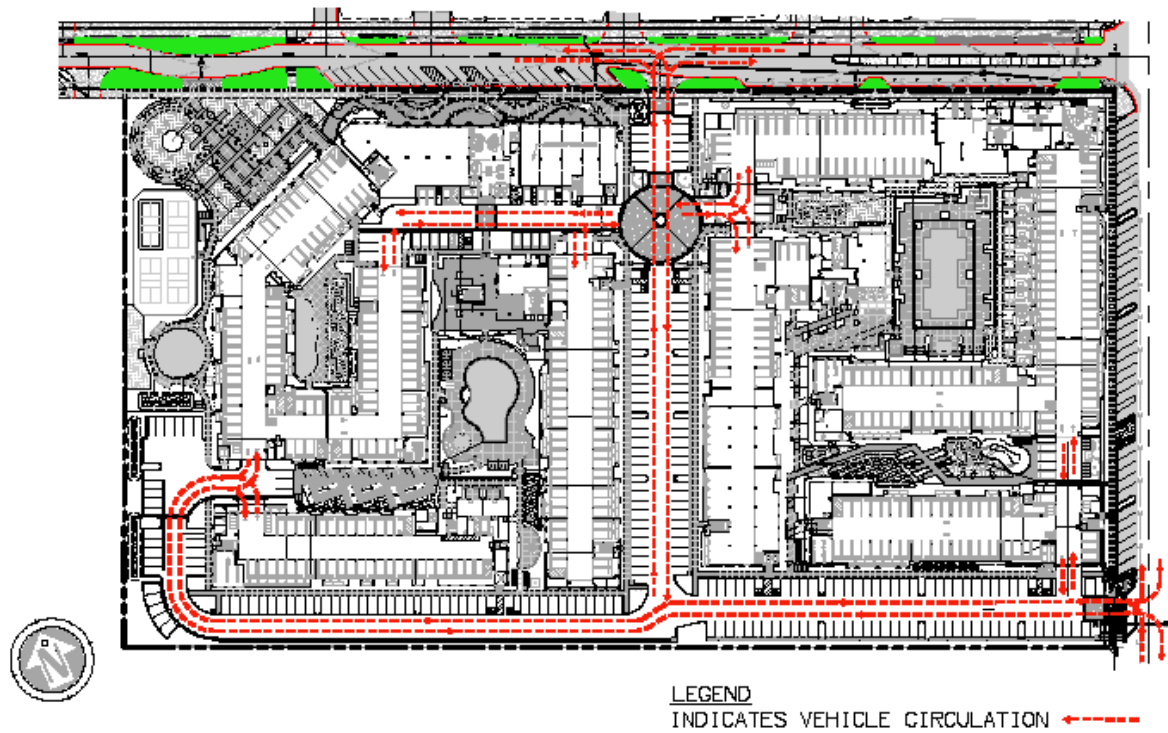
3.1. OVERVIEW OF CIRCULATION PLAN

The Davia Village-MARC Circulation Plan complements the Land Use Plan and creates a safe and interconnected system for vehicles, bicycles, and pedestrian uses. The Circulation Plan also provides the community with the convenient access to the regional arterial and highway network, and to the NCTD Sprinter and Breeze systems connect through a pedestrian bridge to the Palomar Community College transit station. The Circulation Plan connects to existing roadways in the vicinity, including Las Posas Road and Bingham Drive.

The Davia Village-MARC Specific Plan provides access from one driveway on Armorlite Drive and one driveway on Bingham Drive. Each driveway intersection will be controlled by stop signs at the minor street (driveway) approaches. The proposed driveway on Armorlite Drive is located approximately 450 feet west of Bingham Drive. The driveway along Bingham Drive is located approximately 500 feet south of Armorlite Drive.

DAVIA VILLAGE

FIGURE 3-1 CIRCULATION PLAN-VEHICULAR ACCESS



3.2. PROPOSED ROADWAYS/ ROAD IMPROVEMENTS

The Davia Village-MARC Specific Plan does not propose any new roadways. Please see **Figure 3-1** for a map of the existing roadways within the Plan area and its vicinity.

Improvements to Armorlite Drive

The City is planning to improve Armorlite Drive from Las Posas Road to Bingham Drive to a Complete Street, which will include a raised landscaped center median, angled parking stalls along the south side of the street, new sidewalks on both sides of the street. Developers of Davia will contribute funds to help the City construction and improvements to the roadway to a multi-modal street. The improvements will add enhanced walkways through the project, bike racks, street furnishings, pedestrian lighting, mid-block pedestrian crossings and a Class 1 bike path located on the north side of the street. The Specific Plan also includes the extension of bike facilities to Mission Sports Park by way of Class 2 or Class 3 facilities along Bingham Drive and Bailey Court. The Specific Plan calls for the construction of sidewalks and landscaping along the project frontage on both Armorlite Drive and Bingham Drive.

Improvements to Bingham Drive

The Specific Plan also implements parking improvements along Bingham Drive.

The Specific Plan area is located within the “*San Marcos Armorlite Drive Complete Street Corridor*” and MRFA 1, as designated by the City of San Marcos General Plan. The MRFA 1 builds on the existing industrial and commercial character of this area, while fostering a land use mix that better responds to the area's proximity to Palomar Community College, North County Transit District [NCTD] Palomar College Bus Transit Center, and the Sprinter Rail Station at Palomar Community College. The San Marcos General Plan Update and Implementing Zoning Elements designates this Smart Growth area to include mixed uses including housing to help provide students a choice of close access to the campus and to provide a choice to residents in the area to utilize the substantial transit options available near the Specific Plan area or to circulate more efficiently and safely along new pedestrian walks and bike facilities.

Davia Village
Figure 3-2 Armorlite Drive Improvements

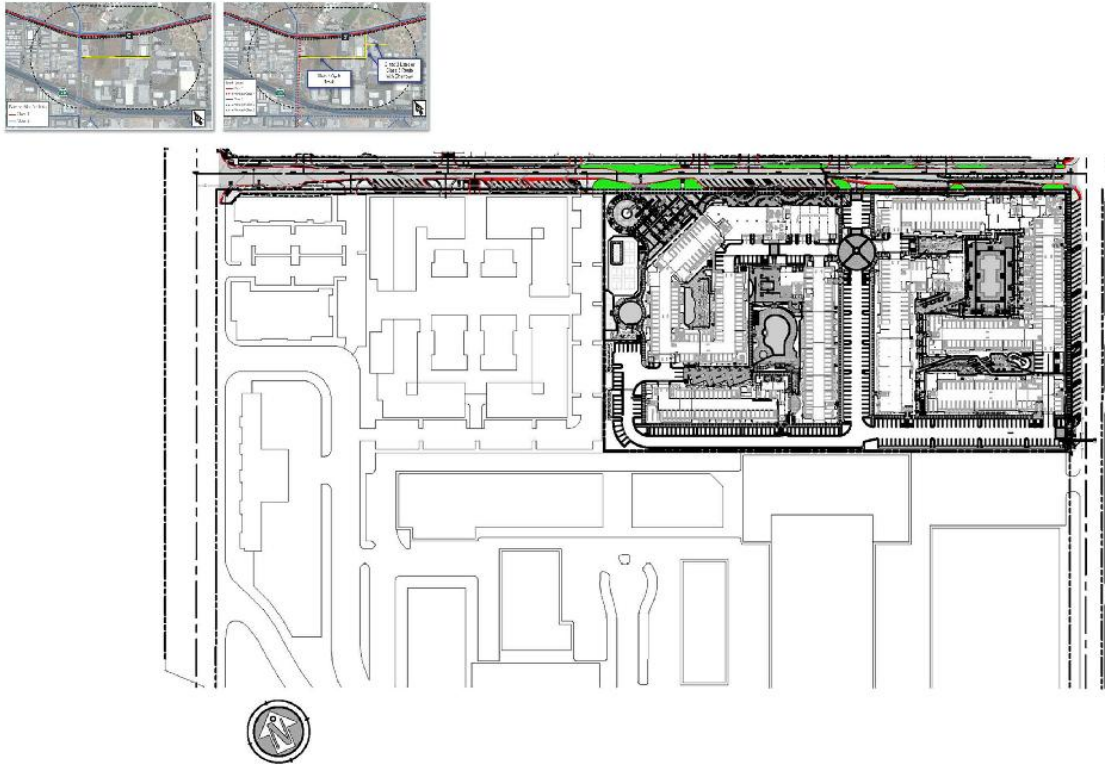
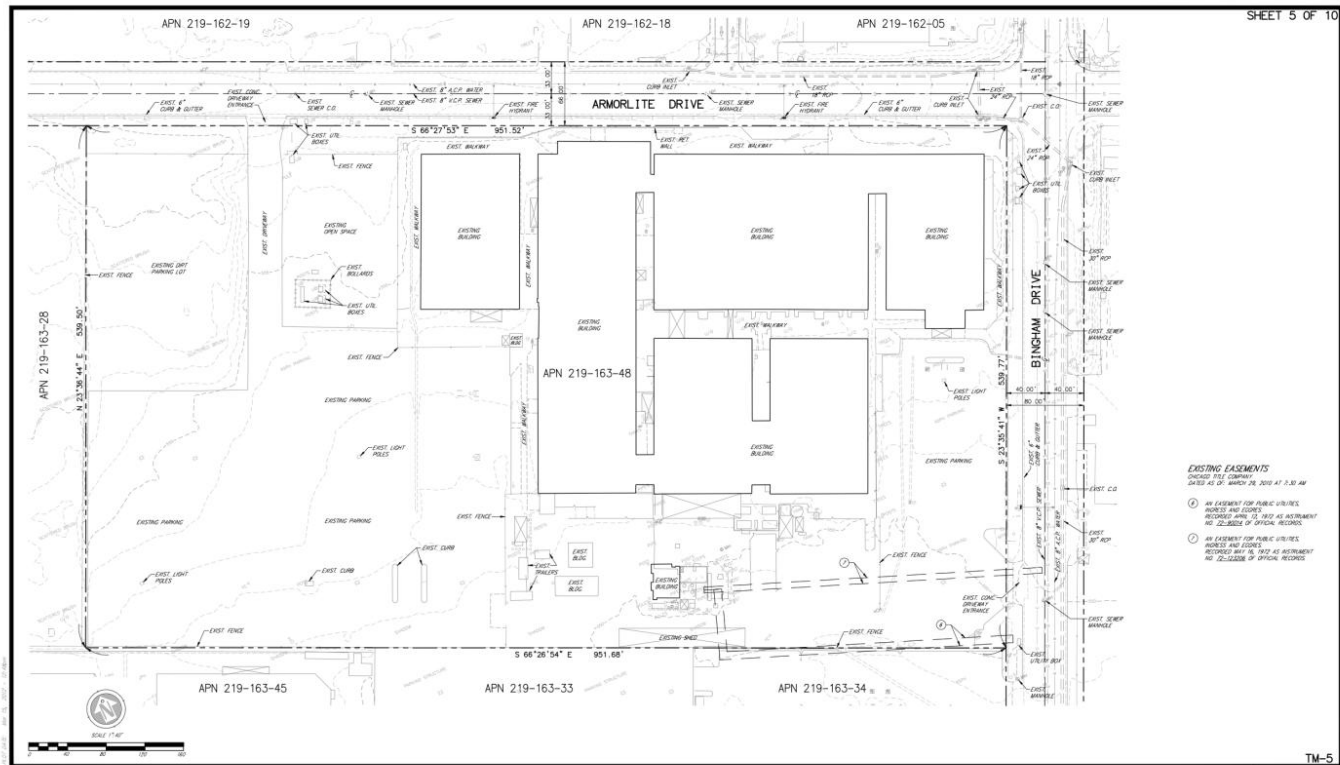


Figure 3-3. Existing Site Conditions Map



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www.avpstudio.com

Architecture
Interior Design
Planning

Job No. 11011.00
March 15, 2012

SAN MARCOS TENTATIVE MAP No. _____
DAVIA VILLAGE
 SHEET TITLE: EXISTING CONDITION EXHIBIT



3.2.1 TRAFFIC CALMING MEASURES

Local streets are environments that are shared by pedestrians, bicyclists, parked vehicles, and people socializing. In addition to traditional controls for moving traffic, the street system also needs features that “calm” traffic and help create a safe and enjoyable community environment.

Traffic control elements typically include items such as stop signs, posted speed limits, crosswalks, and directional signage. The Armorlite Drive Complete Street Corridor project will provide effective calming measures throughout the corridor through the use of wider sidewalks, enhanced crosswalk striping, mid-block pedestrian crossings and new curb ramps bulb-outs at intersections to improve pedestrian visibility, reduce pedestrian crossing distances, calm traffic, and improve pedestrian universal access and safety. The City of San Marcos through private fund contributions and a SANDAG grant awarded to The City of San Marcos will lead the installation of three mid-block crossings with associated technology including in pavement flashers, sign flashers, sensors that activate and deactivate the flashers, ladder style crosswalks, raised speed table, advance stop bar with “stop here when flashing” signage, median refuges and improved pedestrian lighting, will help calm traffic on Armorlite Drive. Additionally the Complete Streets project will provide enhanced lighting, furnishings, paving and landscaping, and improved universal access and connectivity to the sidewalk. The Armorlite Drive Complete Street Project will install a cycle track along the northern side of Armorlite Drive from Las Posas Road to Bingham Drive. The cycle track will not only benefit cyclists, but will also provide a buffer between pedestrians and traffic. The use of offset buffers, painted Cycle Track lanes across driveways, the installation of warning signs will increase the safety of this type of bike facility

3.2.2 STREET LANDSCAPING

Landscaping is proposed along the streets to provide a pleasant driving experience and to also separate vehicular traffic from adjacent trails and pathways. The landscape plan is discussed in detail in Section 2.2 of this Specific Plan. Shade trees, wide sidewalks and a separated cycle track will provide a comfortable walking environment. Decorative un-grouted pavers will be used at and near pedestrian crossings and around tree wells at the sidewalk level noted in **Figure 2-17**. Enhanced driveway entrances materials will be selected by the City of San Marcos.

3.3 TRAIL NETWORK

A goal of the Davia Village-MARC Specific Plan is to provide community accessibility to the system of trails and open space that the City of San Marcos provides, to improve health and increase the quality of life for all residents of the City. This goal will be met by combining the Armorlite Drive Complete Street with the proximity to transportation and the vast system of trails that characterize San Marcos.

The Rail Trail – Davia Village-MARC's location near the rail trail makes this development an ideal location for residents who want to experience the convenience of San Marcos's many urban trails. Residents can easily access the trail by the pedestrian bridge located at Palomar Station.

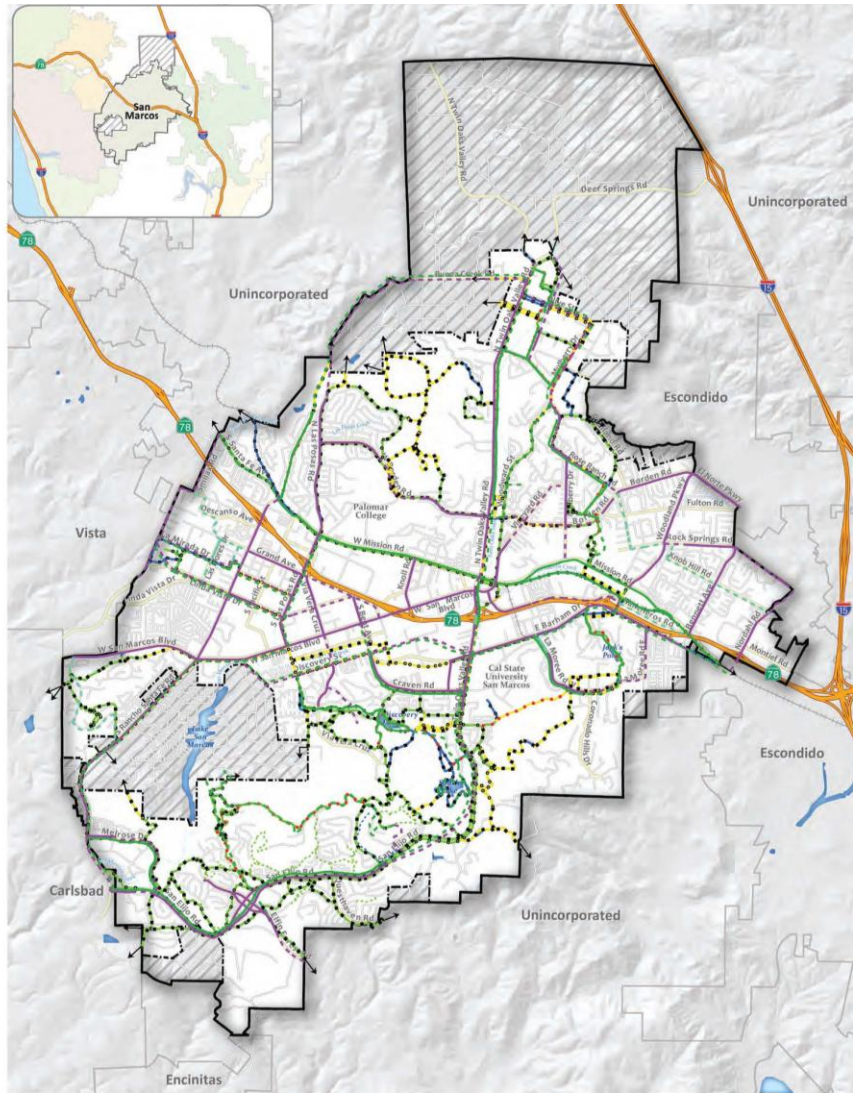
Mission Sports Park – The Davia Village-MARC Specific Plan will connect to the Mission Sports Park through a proposed class II or class III bike path shown as a portion of the "Complete Street" (**Exhibit 1-9** on pg. 20). This opportunity will allow residents another outlet to San Marcos's open spaces and recreation facilities.

[illegible]

Davia Village
Figure 3-5 Trail Connections



Figure 3-6. City of San Marcos Recreational Trails (Bicycle and Pedestrian) Map



3.4 PUBLIC TRANSIT

The Davia Village-MARC Specific Plan's goal is to provide a transit, pedestrian and bike friendly community. The North County Transit District (NCTD) provides public transit for North San Diego County, including the BREEZE bus system, COASTER commuter rail service, SPRINTER light rail service. The Armorlite Drive Complete Street project will support the use of public transit by improving access to the Palomar Community College Sprinter Station and regional bus lines located on the Palomar campus. Not only will the physical connections be made by the Palomar Station development project, these connections will be well designed, safe and activated through high quality design. Residents can access the Palomar Community College Transit Station through the pedestrian bridge at the Palomar Station project.

Figure 3-7. Existing Public Transportation



4.0 PUBLIC SERVICES AND FACILITIES PLAN

4.1. OVERVIEW OF PUBLIC SERVICES AND FACILITIES PLAN

The Davia Village-MARC Public Services and Facilities Plan addresses the public facilities and services necessary to provide the Plan area with a full range of public services while minimizing the impact on existing service providers and resources. Options for the financing, phasing and maintenance of public services and facilities are addressed in Section 6.0. **Figure 3-3** depicts the location of public facilities in the vicinity of the Plan area. The San Diego Association of Governments (SANDAG) publishes information on the average number of people per household in various areas of San Diego County. The City of San Marcos had an average of 3.08 persons per household. With up to 416 residential units proposed in the Plan area, this translates to a population increase of 1,282 residents or approximately 1.5% of the total existing population of San Marcos.

4.2. SCHOOLS

The Plan area is served by the San Marcos Unified School District (SMUSD) for K-12 education. SMUSD serves approximately 19,500 students across 11 elementary schools, 3 middle schools, 2 comprehensive high schools, 1 continuation high school, 1 independent study high school, and 1 charter school.

. The following schools would service the Davia Village-MARC Specific Plan:

- Alvin Dunn Elementary, 3697 La Mirada, (Grades K-5)
- San Marcos Middle School, 650 W. Mission Road. (Grades 6-8)
- San Marcos High School, 1615 W. San Marcos Blvd.(Grades 9-12)

The current enrollment and planned capacity of each of these schools is presented below.

Table 4-1. School Coverage Table

School	Enrollment	Permanent Capacity
Alvin Dunn	613	1,100
San Marcos Middle School	1,353	1,450
San Marcos High School	2,355	2,775 ⁽¹⁾

(1) Capacity upon completion of reconstruction project, to be finished in 2014

Based upon correspondence from SMUSD, a student generation rate of 0.3433 students/unit is appropriate for the type of residential development proposed by

the project. Applying this generation rate to 416 multi-family residential units, development of the Specific Plan area will generate approximately 143 students (K-12).

There is current capacity for these students in the schools that would serve the Specific Plan Area. Additionally, school mitigation fees will be paid by future developer(s) pursuant to California Education Code Section 17620 and Government Code Section 65995 to assist in funding the SMUSD's long-range plans. Please see the Davia Village-MARC Mitigated Negative Declaration for more detailed information regarding current enrollment and planned capacity for each of the referenced schools.

4.3. COMMUNITY FACILITIES

4.3.1. PARKS AND RECREATION SPACE

The Davia Village-MARC Specific Plan incorporates parks and recreation space as an overall land use concept. A public Park is proposed on the Northerly and Westerly corner of the Plan area. The public park encompasses 1.157 acres and offers a variety of active recreational facilities as well as passive park space. These amenities include a dog park, picnic area, tot lot, pickle ball court, plaza area for retail shops and passive green spaces. Additionally, private amenity space consisting of swimming pool, lounge area, BBQ area, and tot lot are proposed for each of the building quads.

Existing park and recreation facilities in the vicinity of the Plan area include the Mission Sports Complex, located at 931 Bailey Court. Additionally, the Plan area is located near the Palomar Community College Fitness Center, a joint venture between the City of San Marcos, Palomar-Pomerado Health System and Palomar Community College.

4.3.2. LIBRARY SERVICES

The Plan area is served by the San Diego County Library system. The closest facility is the San Marcos branch, located at 2 Civic Center Drive, approximately two miles east of the Plan area. Additional library resources are available to the community through two colleges located in San Marcos. A community member may purchase an annual Community Borrower card for \$30.00 to obtain borrowing privileges at the California State University San Marcos campus library. Palomar Community College offers free access to materials by using a valid picture ID and proof of current mailing address.

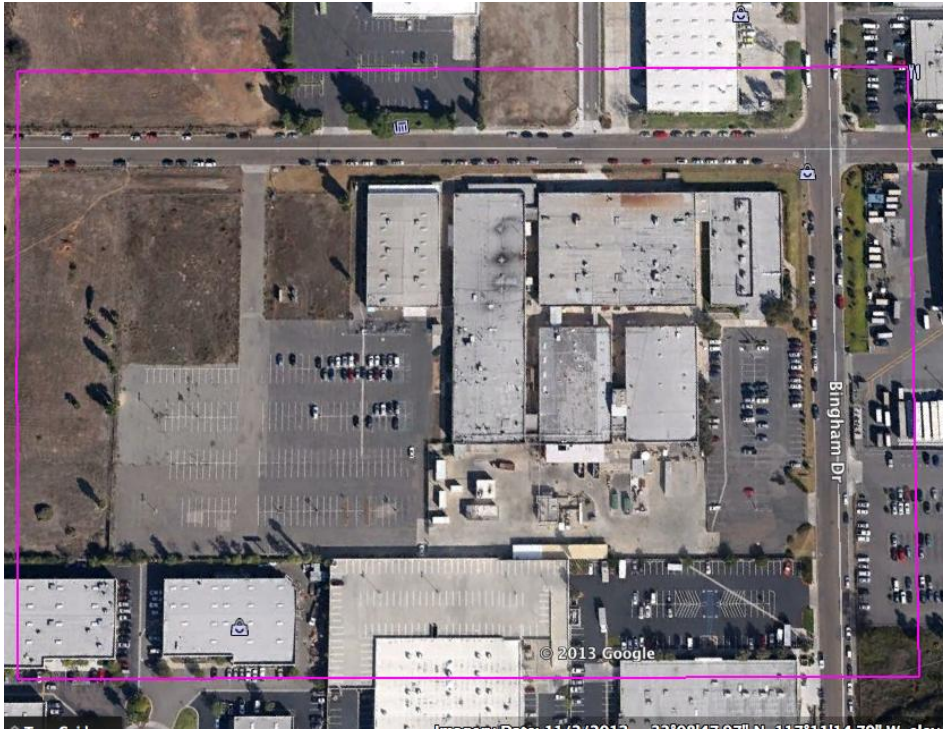
4.4. FIRE PROTECTION

The Davia Village-MARC Specific Plan is within the San Marcos City Fire Department. The Plan area is closest to Station 1 and Station 2. Fire Station 1 is located at 180 West Mission and is staffed with one paramedic Engine Company (3 personnel), one paramedic truck company (3 personnel) and one paramedic ambulance (2 personnel). Fire Station 2 is located at 1250 South Rancho Santa Fe Road and is staffed with one paramedic Engine Company (3 personnel) and one paramedic ambulance (2 personnel). Average response times to the Specific Plan area from either Station 1 or 2 are approximately four minutes. The Specific Plan Area currently is developed and was the previous site for the Armorlite manufacturing plant. The development and surrounding developed lands preclude the necessity of a fire buffer. **Figure 4-1** shows the City of San Marcos standard 150 foot fire buffer, and provides proof the site has adequate fire protection by including existing development, therefore there is no wild land fire danger.

A comprehensive approach to fire safety is proposed for the Plan area. The following design features will be incorporated within the development, per fire department requirements:

- Roadways serving the Specific Plan will have a minimum improved paved width of 24 feet with an additional 8 feet to each side for parking. Any other roadway features such as gates will meet the design criteria of the San Marcos Fire Department.
- Any automatic gates are required to have a Knox rapid entry system and emergency vehicle strobe detector.
- Fire hydrants with an adequate water supply must be installed at locations approved by the San Marcos Fire Department. Hydrant spacing will be 300 feet apart for multi-family areas. For single-family areas, hydrants will be spaced 600 feet apart.
- Residential structures will have incorporate fire sprinklers per California Building Code 2010 edition and City ordinance.

Figure 4-1. Fire Buffer exhibit



4.5. POLICE PROTECTION

Police protection services for the Dava Specific Plan area will be provided through the San Diego County Sheriff's Department, under contract with the City of San Marcos. Specifically, the existing San Marcos Sheriff's Station located at 182 Santar Place, approximately 1.5 miles northwest of the Plan area, will serve the project.

Services are available 24 hours a day, seven days a week and include general patrol, traffic enforcement, criminal investigation, crime prevention, juvenile services, communication and dispatch and various management support services. Law enforcement services include Community Oriented Police and Problem Solving (COPPS) Teams, traffic enforcement, criminal investigation, canine handlers, juvenile diversion, narcotics and gang investigations and crime prevention.

4.6. SOLID WASTE DISPOSAL

Waste collection and recycling services in the vicinity of the Plan area are currently provided under contract by EDCO Waste & Recycling Services. Waste collected by EDCO is hauled to the Escondido Resources Recovery Transfer Station, which accepts mixed municipal waste, green materials and construction/demolition materials. After the transfer station, waste is then transported to the Sycamore Sanitary Landfill in Santee.

Prior to the issuance of building permits, each development project within the Plan area will be required to provide adequate areas for collecting and loading of recyclable materials, as well as solid waste storage. Community drop off locations are available for proper disposal of universal waste and household hazardous waste.

5.0 UTILITIES PLAN

5.1. OVERVIEW OF UTILITIES PLAN

This section of the Davia Village-MARC Specific Plan addresses the utility systems required to serve the Plan area. Each component of the utility system is designed to ensure adequate infrastructure capacity to serve demand from all land uses at buildout of the Davia Village-MARC Specific Plan. All utilities are to be located within utility closets next to parking areas, within the buildings, or out of public view. The following Plan area utilities are discussed in detail below: water, wastewater, stormwater drainage and detention, electricity and natural gas. **Table 5-1** identifies the utility providers for the Plan area.

Table 5-1 Utility Providers

Utility	Provider
Water	Vallecitos Water District
Sewer	Vallecitos Water District
Storm Drainage	Project Owner
Natural Gas	San Diego Gas & Electric
Electricity	San Diego Gas & Electric

5.2. WATER SUPPLY

Water service for fire protection and residential use will be provided by Vallecitos Water District. The property is currently served by public water lines located within Amorlite Drive and Bingham Drive. According to the Vallecitos Water District (VWD, Davia Village-MARC water and sewer study, Davia Village-MARC will increase the density of the use, therefore triggering mitigation measures. The developer will be responsible for the increase in density, therefore requiring mitigation to satisfy VWD's need for increased storage capacity.

5.3. WASTEWATER

Sewer service for the Specific Plan development will be provided by Vallecitos Water District. The property is currently served by public sewer lines located within Amorlite Drive and Bingham Drive. According to the Vallecitos Water District, Davia Village-MARC Water and Sewer Study Davia Village-MARC construction will create areas that will require mitigation to satisfy VWD. The

increased densification will create wastewater flows requiring the upsizing approximately 1,195 feet of 8-inch wastewater collection pipe in Armorlite Drive and Bingham Drive to 10-inch diameter pipe and 652 feet of 8-inch wastewater collection pipe in Bingham Drive to 12-inch diameter pipe. The development of Davia Village-MARC will create an increase of 52,668 gpd in the parallel land outfall's capacity. Davia Village-MARC will be financially responsible to pay their fair share for its portion of the parallel land outfall capacity that it utilizes. Additionally Davia Village-MARC will be responsible for their impacts of an additional 52,668 gpd in solids handling, liquid handling and ocean disposal capacity at the Encina Water Pollution Control Facility.

5.4. STORMWATER MANAGEMENT

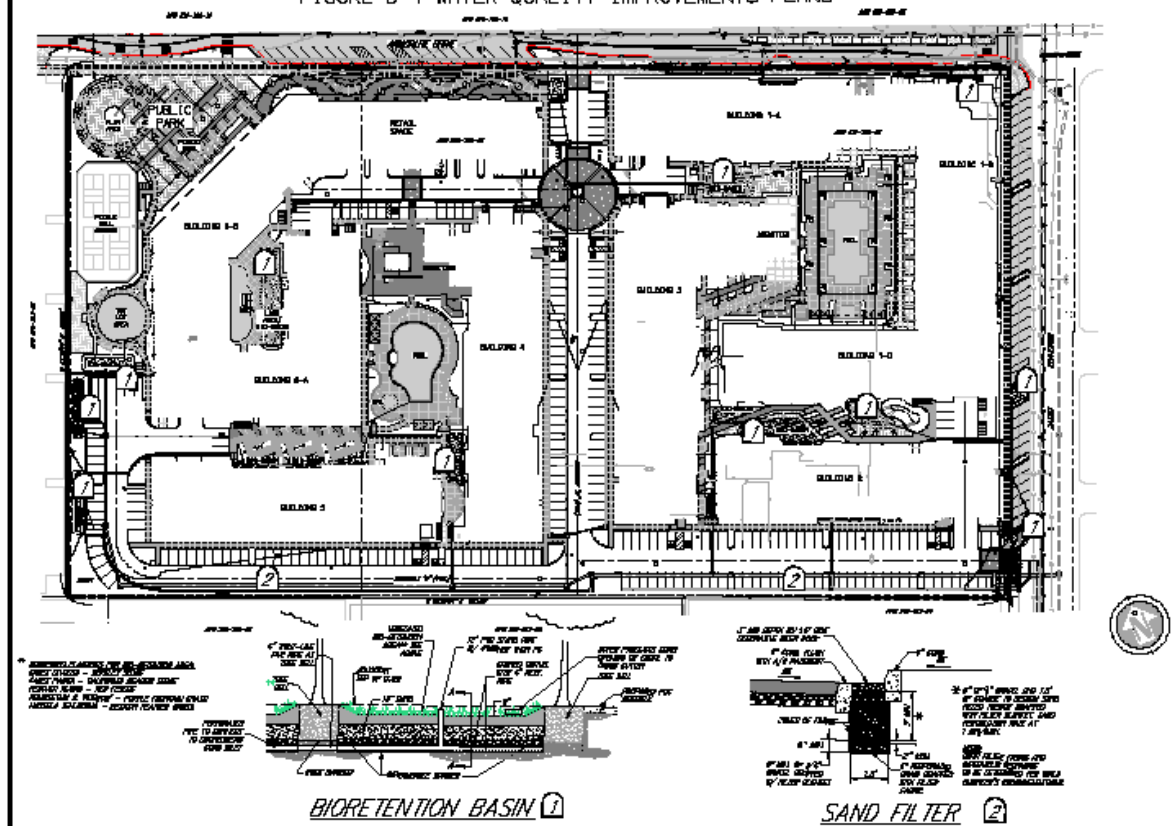
The Specific Plan area is currently developed with industrial buildings with asphalt parking areas and a paved storage or outdoor work area. Stormwater runoff drains to the street by private storm drain or overland to a public storm drain system located in both public streets. Stormwater runoff drains south under Bingham Drive into a soft bottom channel east of Bingham Drive and just north of Furniture Road. Runoff drains south then southwest under I-78 to San Marcos Creek and into Lake San Marcos. Lake San Marcos drains south and west to Batiquitos Lagoon.

Development of the Specific Plan with mixed use development and recreational areas will yield less impervious area than the existing land use and is therefore exempt from hydro-modification, in accordance with HMP Applicability Determination of the County of San Diego SUSMP. Because of proposed land use and impairments in receiving waters, storm water treatment is proposed to treat approximately 100% of the developed area to the Maximum Extent Practical (MEP). The project also proposes to widen Armorlite Drive and Bingham Drive to accommodate additional parking. BMPS will treat the additional impervious public portion of this project. For preliminary design purposes, sand filters and bio-retention basins are sized to treat 4% of the proposed impervious area, in accordance with Table 4-6 of the county SUSMP. The preliminary hydrology study for Davia Village-MARC, dated March 15, 2012, indicates a proposed impervious area comprising 71.3% of the site or 36,615 square feet. The amount of filter area proposed is 14,645 square feet. A comprehensive design will be completed with construction documents.

Water Quality Improvement Plans (WQIP) have been prepared as part of the Preliminary Grading Plan set **Figure 5-1**. The plans show size and location proposed drainage and water quality facilities.

DAVIA VILLAGE

FIGURE 5-1 WATER QUALITY IMPROVEMENTS PLANS



5.5 DRY UTILITIES

Existing electric, gas, telephone, and cable TV are available for use by the Specific Plan development within Armorlite Drive or Bingham Drive. All existing utilities are currently underground. Telephone services will be provided Pacific Bell. Cable TV will be provided by Cox Cable.

Final plans showing service points, transformers, and any relocation will be prepared with construction documents. Service letters will be obtained from service providers prior to project approval.

5.5.1. ELECTRICITY

San Diego Gas and Electric, SDG&E, will provide electric service. Easements, in favor of SDG&E, will be provided onsite to allow for the installation and maintenance for all electric facilities.

5.5.2. GAS

San Diego Gas and Electric, SDG&E, will provide gas service. Easements, in favor of SDG&E, will be provided onsite to allow for the installation and maintenance for all gas facilities.

6.0 PUBLIC FACILITY AND FINANCING PLAN

6.1. OVERVIEW

This section of the Davia Village-MARC Specific Plan provides the general framework for the financing and phasing of public improvements in the Plan area including: the proposed mechanisms for financing the cost of construction together with the operation and maintenance of those facilities; and the phasing of construction.

6.2. FINANCING OF PUBLIC IMPROVEMENTS

Public improvements shall be financed using a variety of methods including Community Facility District Fee's (CFD's), CALTRANS grants, and SANDAG grants within the Davia Village-MARC Specific Plan area as well as the Armorlite Drive Complete Street Plan Area. The developer will finance, at their own expense, the construction of the private project and public infrastructure to develop the site.

Davia Village-MARC will contribute to the future CFD, in combination with a CALTRANS grant to pay for their portion of the construction of the pedestrian bridge.

A SANDAG grant will contribute to the construction of public improvements to the Armorlite Drive. The SANDAG grant, in conjunction with private funds from Davia Village-MARC and contributed to the City of San Marcos, will be used by the City of San Marcos to complete the construction of the Armorlite Drive Complete Street Plan.

6.3. PHASING

Davia Village-MARC will be constructed as a single-phase development. The public park space and buildings shall be constructed concurrently therefore meeting the definition of single phase construction.

6.4. OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

Davia Village-MARC development owners will pay for all impacts and infrastructure necessary for the project to be developed, including the maintenance of private interior driveways, Public Parks, landscaping and common areas within the project area. Davia Village-MARC's public maintenance responsibilities include annual payment of the future Community Facility District (CFD) for the construction and maintenance of the pedestrian bridge, and Public Park. Annual contributions to CFD's 98-01-1A1, CFD 98-02,

CFD-2011-01, CFD 2001-01 will help fund city maintenance and public services to the project area and other City facilities.

7.0 IMPLEMENTATION

7.1. OVERVIEW

This section of the Davia Village-MARC Specific Plan describes the mechanisms for implementing the Plan and is to be consulted whenever there is a question concerning the Plan implementation in relation to the subsequent projects that may be developed within the Plan area boundaries. As the City of San Marcos is the public agency responsible for the administration of the Davia Village-MARC Specific Plan, the tools and procedures described in this section are to be implemented consistent with all City rules, regulations and policies.

7.2. PROJECT REVIEW PROCEDURES AND FUTURE ENTITLEMENTS

All development proposals within Davia Village-MARC shall be subject to the development and design review process outlined herein. The intent of the development and design review process is to ensure that development proposals within Davia Village-MARC are consistent with the provisions of the Davia Village-MARC Specific Plan and to ensure compatibility with adjacent land uses. The development and design review process may include but is not limited to the review of subdivision maps, plot/site plans, architectural building plans, landscape plans, and materials boards.

Permitted by right - Prior to the issuance of grading and/or building permits, land uses designated of this specific plan shall require the approval of a Site Development Plan by the City of San Marcos. The applicant shall pay any and all applicable City development fees adopted at the time of submittal of a development plan. The development plan shall require an administrative-level review by the Director of Development Services. Director of Development Services or his/her designee. The Director of Development Services shall have the authority to approve, amend or deny development plans within the intent of the Davia Village-MARC Specific Plan. The Director of Development Services shall have the authority to refer development plans to the Planning Commission in lieu of making a decision. In the event that the applicant is not satisfied with the action of the Director of Development Services, upon posting the City's fee for appeals adopted at the time of the appeal, appeal in writing to the Planning Commission. The Planning Commission, upon receiving said appeal shall affirm, reverse or modify the decision of the Director of Development Services. The Planning Commission decision may be appealed to the City Council following the same procedure for appeal to the Planning Commission. The decision of the City Council in the case of any such appeal shall be final. (City of San Marcos Ordinance No. 80-525, Sec 1, 81-2-80)

Use Permit - Prior to the issuance of grading and/or building permits, land uses designated as requiring a use permit shall be processed in accordance with the use permit procedures outlined in Chapter 20.520 of the San Marcos Zoning Ordinance. Development proposals approved through the Use Permit process shall meet the intent and be consistent with the provisions of the Davia Village-MARC Specific Plan. In the event that the applicant is not satisfied with the action of the Planning Commission, upon posting the City's fee for appeals adopted at the time of the appeal, appeal in writing to the City Council. The City Council, upon receiving said appeal shall affirm, reverse or modify the decision of the Planning Commission. The decision of the City Council in the case of any such appeal shall be final. (City of San Marcos Ordinance No. 80-525, Sec 1, 81-2-80).

7.3. PROJECT PROCESSING

Individual development projects within the Plan area are subject to review and may require subsequent permits from the City of San Marcos. Application, fee and processing requirements shall be in accordance with the City's regulations, unless modified by this Plan. The City of San Marcos Planning & Development Services Division will conduct an initial review of a subsequent application for completeness and consistency with the adopted Plan. Applicants will be advised by City staff of any application deficiencies that must be rectified in order for the application to be deemed complete.

Project applications will be reviewed for consistency with all pertinent development standards, design standards, mitigation measures identified during the environmental review process, and other applicable conditions of approval adopted as part of the Plan. Application will be reviewed by the Planning & Development Services Department using established procedures. All subsequent development projects, public improvements and other activities shall be consistent with this Plan. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonably necessary to ensure the project is in compliance with the Plan and all application plans/regulations. If the applicant or City staff believes that an amendment to the Plan is warranted, an amendment to the Davia Village-MARC Specific Plan may be prepared. Amendment procedures are detailed in Section 7.4, below.

The project processing requirements described within this Plan apply to all development proposed within the Plan area. The following items will need to be processed with the City of San Marcos to complete the development of the Davia Village-MARC Specific Plan area. This description addresses only entitlements that the City of San Marcos has authority to grant, such as:

- Tentative Maps
- Final Maps
- Grading Permits
- Building Permits
- Multi-family Site Development Plans
- General Plan Amendments
- Rezones
- Specific Plans

Permits from other governmental agencies may be required prior to project implementation and the City assumes no responsibility for identifying or pursuing these permits on behalf of any applicant. As appropriate, State, federal and other local agency approvals are required prior to any development activity within the Plan area.

7.4. MODIFICATIONS AND SPECIFIC PLAN AMENDMENTS

Approval of this specific plan indicates acceptance by the City of San Marcos of a framework for community development within Davia Village-MARC. Part of that framework establishes specific development standards that constitute the zoning regulations for the Davia Village-MARC Specific Plan. It is anticipated that certain modifications to the specific plan text, exhibits, and or project may be necessary during the development of the project. Any modifications to this specific plan shall occur in accordance with the amendment process described herein. These amendments, should they occur, are divided into two categories. The first category, "Minor Modifications," is defined in further detail below. All other proposed changes are considered specific plan amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases, amendments must be found to be in substantial conformance with the objectives and development standards of the Davia Village-MARC Specific Plan. Amendments may be requested at any time pursuant to Section 65453(a) of the California Government Code. If the amendment is deemed major by the Director of Development Services, it will be processed in the same manner as the original specific plan. Proposed amendments deemed to be minor modifications by the Director of Development Services, as defined herein, will be processed administratively in accordance with the City's administrative review process. Depending upon the nature of a proposed specific plan amendment, a supplemental environmental analysis may be required, pursuant to Section 15162 of the California Environmental Quality Act (CEQA).

Minor Modifications

Upon determination by the Director of Development Services, certain modifications to the specific plan text, graphics, and/or project design may not require specific plan amendments (e.g., review and approval through a public hearing). The following minor modifications to the specific plan do not require a specific plan amendment, and subject to review and approval by the Director of Development Services, are considered to be in substantial conformance with the intent of the provisions of this specific plan. The Director of Development Services, however, shall have the discretion to refer any such request for modification to the Planning Commission.

- Expansions or reductions of the net acreage covered by any given planning area by 15 percent or less.
- Any decrease in project density.
- Any modifications or realignment of any street serving the project, if also reviewed and approved by the City Engineer.
- Any modifications or realignment of any lot lines, easement locations, or any grading adjustments, if also reviewed and approved by the City Engineer.
- Any collector or public road alignment revisions, when reviewed and approved by the City Engineer.
- Any changes made to any utility facilities or the location of any utility facilities such as water, sewer, storm drainage improvements, gas, electricity, cable television or any other utilities required to serve the project when requested or directed by the applicable serving agency.
- Any changes made by any utility provider or public agency providing any utility services to the project.
- Any modifications or changes to any design criteria such as paving treatments, architectural details, landscape treatments, sidewalks, fencing, lighting, entry treatments, or any other changes in any design criteria prescribed in the specific plan, determined to be in substantial conformance with the Davia Village-MARC Specific Plan by the Director of Development Services.
- Modifications to any landscape, wall material, wall designs, wall

alignment, or streetscape designs, as determined by the Director of Development Services.

- Any changes to recreational facilities or ancillary recreational amenities so long as the Director of Development Services determines they are consistent with the intent of the specific plan.
- Modifications to any of the architectural design guidelines such as variations of material within the particular architectural style and any variations in colors, as determined by the Director of Development Services.
- Any revisions to the specific plan graphics that would be consistent with the overall intent of the specific plan, as determined by the Director of Development Services.
- Any modifications to architecture, plotting, or unit size determined consistent with the overall intent of the specific plan by the Director of Development Services.
- Any other modifications, name changes to the Specific Plan, or requested changes to any part of the specific plan or any design details of the specific plan that are deemed minor by the Director of Development Services.

SPECIFIC PLAN AMENDMENTS

All specific plan modifications that do not meet the criteria of a minor modification as defined above or as determined by the Director of Development Services, shall be deemed major and require approval of a specific plan amendment by the Planning Commission and City Council of the City of San Marcos. In the event that the proposed specific plan amendment requires supplemental environmental analysis pursuant to Section 15162 of CEQA.