

Woodward 46 Specific Plan

Month 2024

SP22-0005

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Specific Plan Summary

1 SUMMARY

1.1 INTRODUCTION

The Woodward 46 Specific Plan hereafter also noted as “Specific Plan,” “Plan,” or SPA has been written with the intent to provide regulations for the development of an attractive, multi-family residential community on the east side of Woodward Street, approximately 235 feet north of Mission Road, in the City of San Marcos, California. The following chapters will explain the vision for this community and the proposed development standards, design guidelines, utilities, infrastructure, and public services necessary to implement that vision and support future development.

1.2 SPECIFIC PLAN SUMMARY

The Woodward 46 Specific Plan provides the City of San Marcos a comprehensive planning tool to help guide the orderly development of a new multi-land use development. Located on Woodward Street just north of Mission Road, the 8.57-acre Specific Plan Area is situated in north/northeast San Marcos close to the San Marcos Civic Center and multiple freeway access points and major San Marcos thoroughfares. The site is central to nearby educational/institutional uses, office, and other Specific Plan Areas which contain similar multi-family uses. The Specific Plan includes a high-quality multi-family residential community and supports that quality-of-life development by including high-quality private patio/yard space for each unit as well as recreational open space amenities. The Plan Area includes up to two distinct land uses: multi-family residential land use and an open space land use. The residential aspect of this Specific Plan Area proposes up to 46 dwelling units. Residential dwelling units will feature a maximum of 3 stories and include 3 bedrooms and 3.5 bathrooms. In total the maximum permitted density for the Specific Plan Area equates to approximately 5.37 dwelling units per gross acre. New dwelling units may range in size from a minimum of approximately 1,500 square feet to up to 2,000 square feet and include three bedrooms per unit. Each dwelling unit will include private open space in the form of a balcony/deck and private patio/yard space. The Specific Plan Area will be comprised of one lot (Lot ‘1’). Common recreational spaces within the residential land use consists of approximately 6.01-acres of open space, will be designed with urban-style amenities such as picnic stations, turf play area, a tot lot, and a sensory garden. The Woodward 46 Specific Plan will meld contemporary and modern architectural and landscape styles to reflect the urban setting. The result is a convenient, safe, and efficient development which contributes to the enhancement of the quality of life within the City of San Marcos.

1.3 SPECIFIC PLAN PREPARATION STATEMENT

The preparation of this Specific Plan began with a comprehensive analysis of onsite biological constraints and included input and discussions with City of San Marcos’ Staff as well as representatives from the United States Fish and Wildlife Service and California Department of Fish and Wildlife. A biological vegetation map was prepared from that analysis and was the underlying document used to prepare site plans, infrastructure plans, circulation plans, and overall development of this Specific Plan.

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Chapter 2 – Introduction

2 INTRODUCTION

2.1 SPECIFIC PLAN PURPOSE AND SCOPE

The Woodward 46 Specific Plan is a comprehensive plan designed to ensure the efficient development of a new residential community. The Specific Plan serves as both a policy document and a regulatory document for the systematic implementation of the policies and goals of the General Plan. As a policy document, the Specific Plan embodies the broad policy directives of the General Plan and applies those policies and goals to the establishment of objectives for the planning area. As a regulatory document, the Specific Plan provides direction for the assignment of land uses, development intensities, development regulation, architectural and landscape design guidelines, grading, infrastructure design and capacity standards, development phasing, and financing, which must be met to successfully implement the proposed development. The planning and review process established by the Specific Plan emphasizes the direct and comprehensive correlation between land use, transportation, public services, and infrastructure necessary to support the efficient development of the Specific Plan Area. When implemented, these elements of the Specific Plan will form a cohesive and rational development that complements and enhances the unique characteristics of this area of the city. All subsequent development shall be consistent with the policies and regulations contained herein.

2.2 SPECIFIC PLAN OBJECTIVES

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

1. Provide multi-family housing opportunities close to major transit, education facilities, shopping opportunities, employment uses, and trails to optimize alternative mode of transportation, reduce reliance on automobiles, and potentially reduce greenhouse gas emissions.
2. To the extent possible given site constraints, maximize the opportunity to provide housing for the City of San Marcos in the 4.1-8.0 dwelling unit density range which is comparable to low-density housing developments in the City of San Marcos.
3. Design a vehicular circulation system that adequately accommodates traffic and minimizes traffic impacts in and around each planning area.
4. Develop high-quality attainable housing which meets the housing needs of the City of San Marcos and the region.
5. Create a development that promotes a high-quality-of-life by providing each dwelling units its own private patio/yard space and by providing a common recreational open space gathering area.
6. Establish development standards and design guidelines that ensure distinctive architecture, landscaping and recreational amenities that complements and enhances the existing surrounding

neighborhood while providing a desirable living environment for residents within the Specific Plan Area.

7. Institute a program for the long-term maintenance of the community to ensure all facilities are adequately maintained to City standards.
8. Finance or contribute a fair share of funding to all community services and infrastructure needed to support development proposed by the Specific Plan to promote economic stability.

2.3 CONTENTS OF THE SPECIFIC PLAN

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

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

To comply with these requirements, the Woodward 46 Specific Plan includes the following information:

- A summary of the Specific Plan and an introduction that includes the planning objectives for the Specific Plan which encompasses the goals of, and is consistent with, the General Plan regarding land use, circulation, resource management, community design, as well as public services and utilities (Chapter 1 and 2).
- Written descriptions and graphic illustrations of proposed land uses within the Specific Plan Area, including clearly identified specific development patterns and design standards (Chapter 3).
- Written descriptions and graphic depictions of architectural, landscape, and open space designs (Chapter 4).
- Written descriptions and graphic illustrations of proposed vehicular, pedestrian circulation systems for the Specific Plan Area and the connections to adjacent public and private circulation networks (Chapter 5).
- A grading, utility, and infrastructure plan that includes the location and extent of utility services necessary to serve the Specific Plan Area (Chapter 6).
- A public services and facility plan that identifies the specific agencies and extent of public services and facilities necessary to serve the Specific Plan Area (Chapter 7).

- A public facility financing and phasing plan that provides the general outline for the financing mechanisms proposed and the phasing of public improvements to the Specific Plan Area (Chapter 8).
- An implementation and amendment program that provides the mechanisms available for project review procedures and regulations for specific development within the Specific Plan Area and any future amendments to the Specific Plan (Chapter 9).

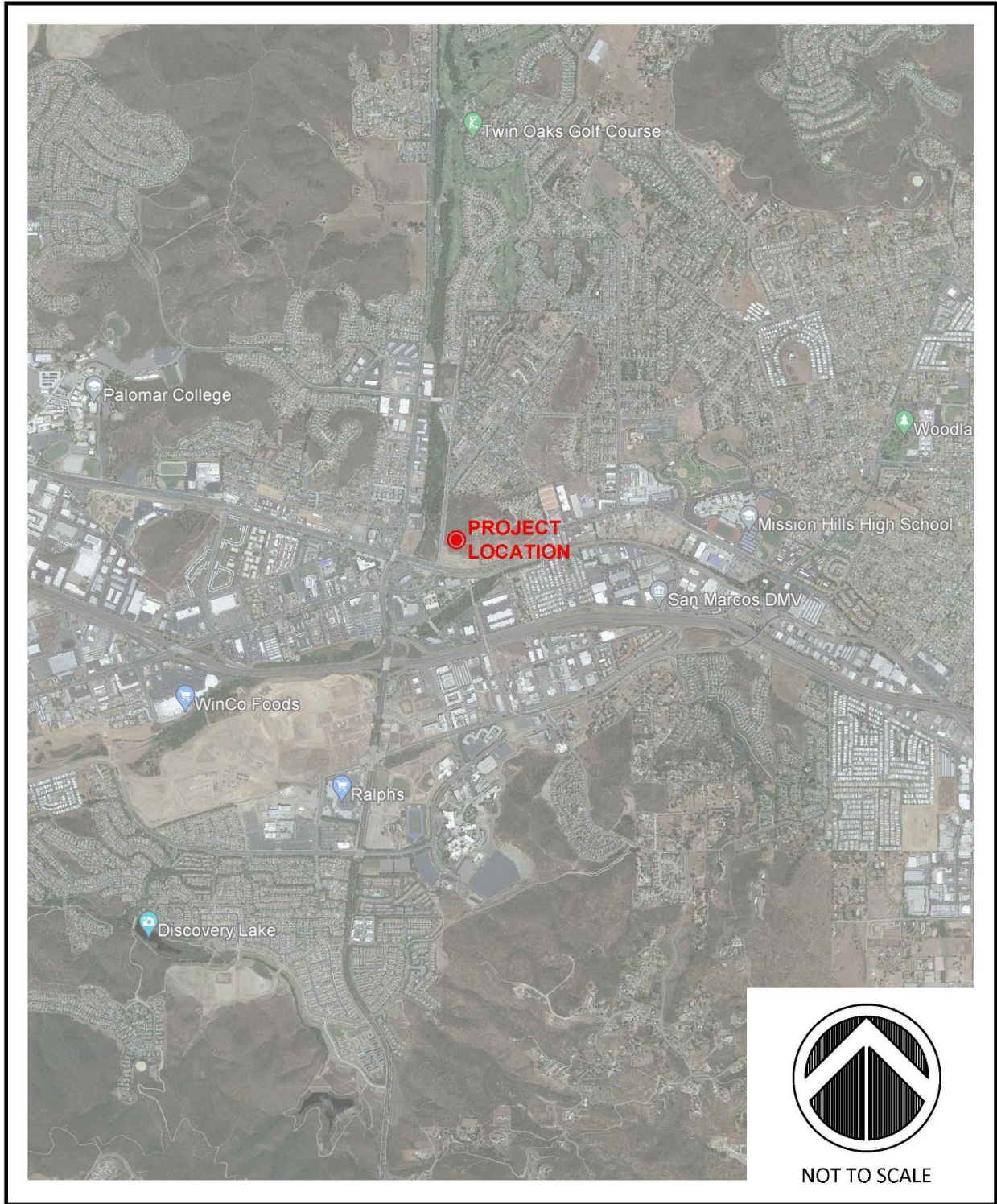
2.4 PLANNING AREA DESCRIPTION

The Woodward 46 Specific Plan Area is generally located in north San Diego County in north-northeast San Marcos within the Richland Neighborhood. The Plan area is undeveloped and is populated with a mix of shrubs, sub-shrubs, non-native grassland, and fire clearing areas from neighboring developments. Within the existing vegetation the site contains several habitat types and species of interest to the City of San Marcos, the United States Fish and Wildlife Service and the California Department of Fish and Wildlife. The area surrounding the Specific Plan is predominantly developed with multi-family and single-family residential land uses.

2.4.1 Regional and local Setting

The Woodward 46 Specific Plan Area encompasses approximately 8.57 gross acres. As illustrated in **Figure 1, Regional Map** and **Figure 2, Vicinity Map**, the SPA is situated in the north-northeast portion of the City of San Marcos, in an area defined as the Richland neighborhood by the City's General Plan. Regionally, the Specific Plan Area is located approximately a half mile north of Highway 78 and approximately 3.5 miles from Interstate 15. The Civic Center SPRINTER rail station is located approximately 0.1-mile from the Specific Plan Area at the intersection of Mission Road and San Marcos Boulevard. The Civic Center Transit station is operated by the North County Transit District (NCTD) and provides a Breeze bus depot and a rail station on the south side of Mission Road that serves the SPRINTER hybrid rail train. Rail service and bus transit service offered at the Transit station provide local and regional connections to schools, employment, shopping, and entertainment options within the City of San Marcos, as well as San Diego and Riverside Counties. The Inland Rail Trail, a 21-mile Class I bikeway, runs along the south side of West Mission Road and connects the Cities of Oceanside, Vista, San Marcos and Escondido as well as areas of unincorporated San Diego County.

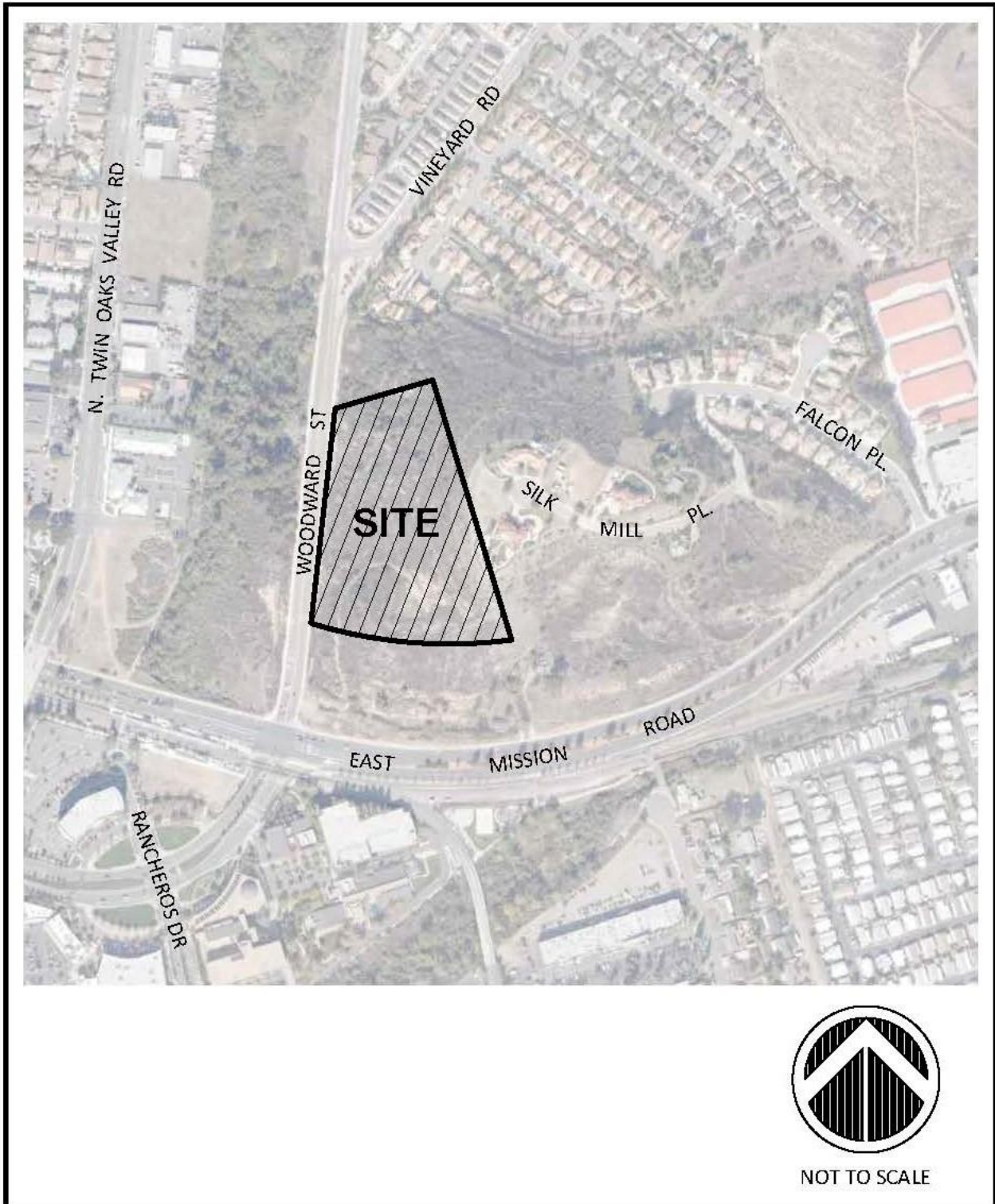
Other uses near the Specific Plan Area include single-family residential neighborhoods to the north and east, multi-family residential developments to the south, and undeveloped land to the west. The City of San Marcos Civic Center is located south of the project site and contains a mix of institutional, office, and medical office uses as well as adjacent commercial land uses which offer a variety of retail space, restaurants, service uses, and shopping.



REGIONAL MAP

FIGURE 1

WOODWARD 46 SPECIFIC PLAN



VICINITY MAP

FIGURE 2

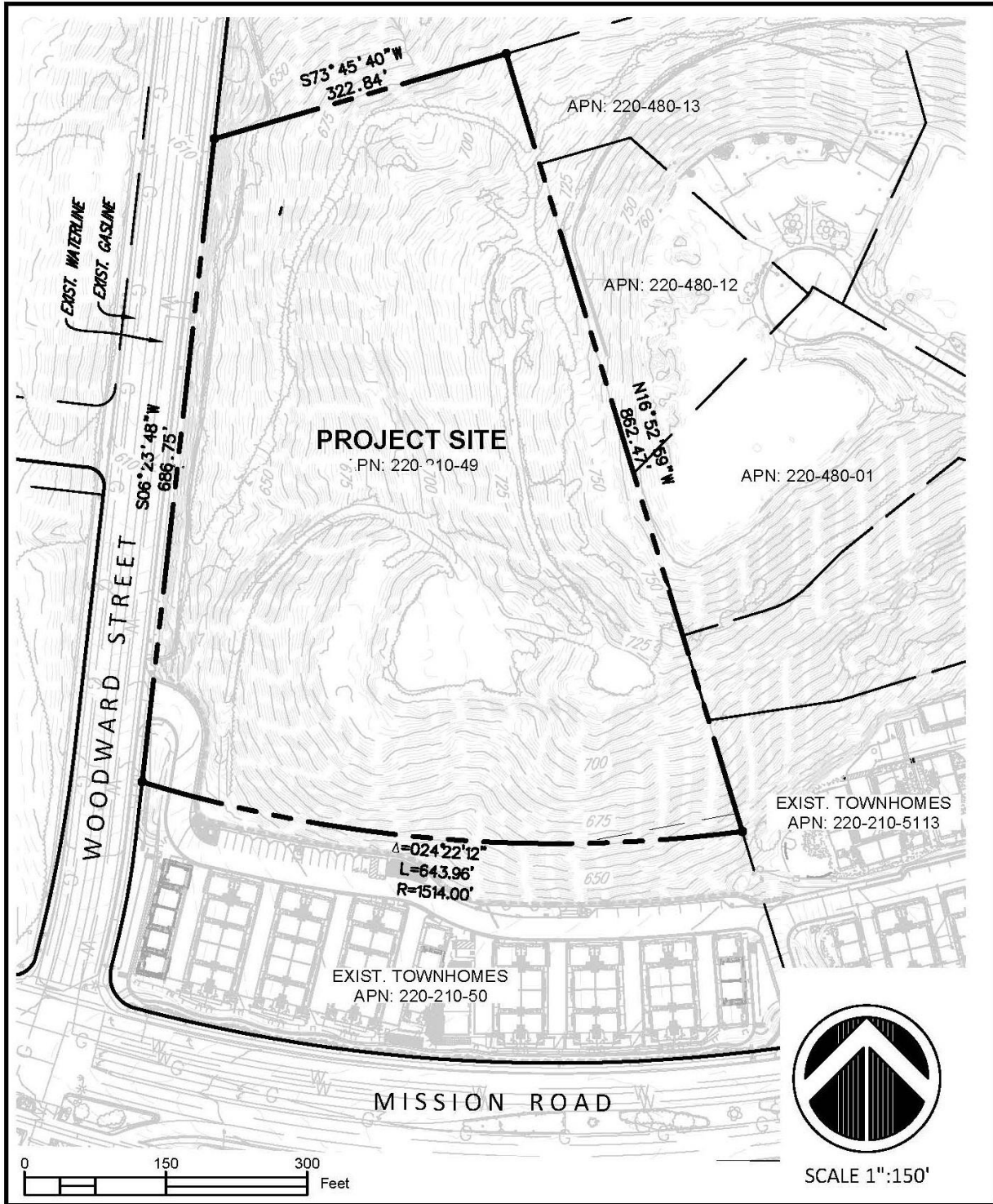
WOODWARD 46 SPECIFIC PLAN

2.4.2 Site Characteristics

As shown on **Figure 3**, the site is currently undeveloped. The Specific Plan Area includes one parcel (Assessor Parcel Number 220-210-49-00) located on Woodward Street. The site contains steep slopes along the western and southern property line and contains a mix of shrubs, sub-shrubs, non-native grasses, and fire clearing areas from neighboring developments. The southern portion of the site contains an easement to the Mission 316 Specific Plan Area for fire clearing and a wall constructed to stabilize the adjacent southern slope within the Mission 316 Specific Plan Area. The eastern portion of the parcel contains an easement for fire clearing to the adjacent single-family residential dwelling unit. Total elevation change across the site is approximately 100 feet with surface drainage directed toward the southwest. The topography of the site consists of high points located toward the northeast and northwest portions of the property. These slope areas can be as steep as 1:1 (horizontal to vertical) in gradient and show exposed bedrock in areas throughout the property.

The project site is mostly undisturbed native vegetation with some areas to the east and south partially disturbed for fire clearing from neighboring properties as well as an existing driveway at the southwest corner of the Specific Plan Area that allows access to the Mission 316 Specific Plan Area. Vegetation onsite is dominated by native shrubs, trees, and non-native grasses.

The majority of development proposed for the site is focused on the center of the parcel. Access to the site will be taken via a driveway located on Woodward Street at the westerly portion of the parcel. The driveway steeply inclines toward the north portion of the parcel where it turns south. Multi-family dwelling units begin where the driveway turns south.



EXISTING CONDITIONS

FIGURE 3

WOODWARD 46 SPECIFIC PLAN

2.4.3 Regulatory Setting and Site History

The subject property is located within the Heart of the City Specific Plan Area (HOC-SPA). Prior to the adoption of this Specific Plan, the HOC-SPA and General Plan designated the subject property, as well as other properties to the west along Mission Road, as Richmar Specific Plan which is a sub-plan of the HOC-SPA. Development criteria for the Richmar Specific Plan have not been adopted by the City; therefore, properties requesting development within this sub-plan area are required to establish individual specific plans which will be included in the appendices of the Heart of the City Specific Plan. Concurrent with this Specific Plan, amendments of the Heart of the City Specific Plan and General Plan were processed to remove the subject property from the Richmar Specific Plan Area and create the “Woodard 46 Specific Plan Area”, thereby allowing for the development of the multi-family community proposed herein.

The multi-family residential development proposed by this Specific Plan implements AB 32, Strategy 3 of the San Marcos Climate Action Plan (CAP), SB 743, numerous General Plan Goals, and various other state regulations related to reducing greenhouse gas emissions. In accordance with AB 32, the Global Warming Solution Act, the State adopted SB 97, which revised the California Environmental Quality Act (CEQA) Guidelines to require an analysis of greenhouse gas emissions as part of the CEQA process and established standards for the content and approval process of plans to reduce GHG. To comply with these requirements, the City of San Marcos adopted the Climate Action Plan (CAP) in 2013. A CAP is a long-range planning document that identified strategies to reduce greenhouse gas emissions. Since then, the State and CARB have established stricter targets for reducing greenhouse gas emissions. In response, the City of San Marcos update the CAP in 2020 to reflect these new requirements. The State also adopted SB 743 to change the way CEQA evaluates traffic. Vehicle Miles Traveled (VMT) became the new metric to promote development that is walkable, has access to transit and bicycle facilities, and/or implements other mitigation measures that discourage the use of single occupancy vehicles. To implement SB 743 and Strategy 3 of the San Marcos CAP, the City of San Marcos adopted the Transportation Impact Analysis Guidelines in 2020. These Guidelines identify High Quality Transit Areas, where VMT is considered low due to the availability of transit. The intent is to encourage high-density housing and other appropriate uses within these High-Quality Transit Areas that encourage transit use and potentially reduce GHG. The SPRINTERSpecific Plan Area is within a half-mile to the Civic Center SPRINTER Station. That proximity, as well as the site’s proximity to retail and employment coupled with an increased demand for housing in California and achieving compliance with the City and State’s Climate goals Specific Plan Areaafford a prime opportunity for a multi-family development.

The site has been recognized to contain biological resources which are governed by local, state, and federal laws under the regulatory jurisdiction of several resource agencies. Locally, the City of San Marcos is the lead agency tasked with overseeing the biological and environmental analysis under the California Environmental Quality Act (CEQA). Within that analysis, biological reports, surveys, analysis, and findings have been prepared reviewed and accepted by the city. Those methods must conform with the rules and regulations set forth by the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife (USFW), and the Army Corps of Engineers (USACOE) all of which are entrusted with ensuring compliance with CEQA and the Endangered Species Act (ESA),

and the United States Clean Water Act of 1972. Implementation of this Specific Plan will mitigate any habitat which was removed for development and fire clearing.

2.5 RELATIONSHIP TO THE SAN MARCOS GENERAL PLAN

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

2.5.1 Specific Plan Land Use

Chapter 20.250 of the San Marcos Zoning Ordinance establishes specific standards to regulate development by authority from the General Plan, describes specific plans as tools for the systematic implementation of the San Marcos General Plan. As a planning tool, the specific plan derives its authority from state and local law to provide a more precise framework for the distribution of land uses, infrastructure, development standards, resource conservation, and implementation measures necessary to carry out the goals of the General Plan. The Woodward 46 Specific Plan accounts for the unique physical characteristics, constraints, and resources of the Specific Plan Area to provide specific development guidelines for projects within the planning areas. According to California Government Code Section 65454, a specific plan must be consistent with the adopted General Plan. The Woodward 46 Specific Plan's consistency with the General Plan is described in more detail below.

2.5.2 Land Use and Community Design Element

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

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

The Specific Plan achieves this as follows:

- Development proposed by the Specific Plan proposes to utilize the property to its highest and best use. Current market demands and the demand for new housing make the property suited for housing. Residential land uses may be clustered which allow for preservation onsite open space. The site close to bus and rail service, trails, and is near to a shopping and entertainment center and employment uses which affords an opportunity for higher densities to maximize the efficient use of the property.
- The proposed residential uses include for-sale, workforce housing that will support local businesses by providing financially attainable housing opportunities for employees. Proximity to transit will also benefit the economic strength of the entire City and Region by providing connection between this workforce housing and employment centers.
- New housing proposed by this Specific Plan will be designed to current Building Codes and Standards that include some of the most stringent requirements in the United States for water, material, and energy efficiency; improved air quality; and more. The specific plan implements the strategies of the City's Climate Action Plan to reduce greenhouse gases by including elements that support transit use, active modes of transposition, and the use of electric vehicles. Proximity to transit and trails within the community have the potential to significantly reduce vehicle miles traveled (VMT) and contribute to improved air quality.
- The Specific Plan provides a detailed set of architectural and landscape design guidelines to ensure a distinctive built environment with unique and memorable amenities and spaces.
- Infrastructure and service plans provided within this specific plan have been developed to ensure that adequate provisions for urban services are available. Financing for both the construction and long-term maintenance of necessary infrastructure and services has also been identified in the final chapter of this Specific Plan.

The Specific Plan is located in the Richland Neighborhood. The General Plan describes the Richland Neighborhood as having a diverse range of uses from rural residential uses including single family homes and mobile home communities in the western half of the district, and commercial and light industrial uses in the east.

2.5.3 Mobility Element

As stated in the introduction, the purpose of the Mobility Element is to strategically enhance and manage the mobility network as a critical component in continuing the city's vibrant commercial and industrial areas, its thriving residential neighborhoods, its diverse job and employment uses, and its unique student population. The Mobility Element focuses on maximizing the quality, comfort, safety, walkability, livability, and bikeability of the City's streets, sidewalks, trails, and multi-modal transportation system while incorporating key ingredients of sustainability.

The Mobility Element identifies Woodward Street as a four-lane collector street with existing Class II Bicycle Facilities. Woodward Street has been built-out to its ultimate right-of-way, including Class II bike lanes, as part of previous development along the roadway. The Specific Plan further implements the mobility element as follows:

- Implementing development near transit opportunities, shopping centers, and employment centers to encourage residents to utilize alternative modes of transportation thereby relieving stress on local and regional roadways.
- Including design guidelines that promote facilities and improvements which maintain or promote alternative modes of transportation.
- Installing EV charging and bicycle parking to support the use of electric vehicles and active modes of transportation.

2.5.4 Conservation and Open Space Element

As stated by the General Plan, the purpose of the Conservation and Open Space Element is to identify natural, cultural, historic, and open space resources. The City of San Marcos General Plan Conservation and Open Space Element, Figure 4-1 Vegetation Communities, identifies the site as Diegan Coastal Sage Scrub.

The main area of development will occur within the center of the parcel. This specific placement was considered because slopes on the property constrain where development may occur. The Conservation and Open Space Element of the City of San Marcos General Plan identifies the site as containing Diegan Coastal Sage Scrub habitat. Development within the Specific Plan Area shall mitigate for all impacts to any identified biological or cultural resource. The zoning for the property adjacent to the Specific Plan's northern property line is shown as Open Space (OS) in the General Plan.

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

2.5.5 Parks, Recreation, and Community Health Element

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

The Specific Plan includes an open space plan and an amenity package designed to address the recreational needs of the anticipated community demographics. Standards for both private open space and common recreational open space are provided to ensure an adequate amount of space is provided to support a high quality of life. Selected amenities cater to an urban lifestyle and consider not only families, but young singles and couples who are likely to be purchasing their first home within this community. Consideration for landscape design and architecture promotes

pedestrian scaled development. New development is also required to pay public facility fees which fund its fair share of public park and recreational facilities within the City. The Civic Center Park is located directly adjacent to the San Marcos Civic Center and is approximately 755 feet from the Specific Plan Area. Connors Park is just over a half mile to the west of the Specific Plan Area and Hollandia Park is located slightly under a mile east from the Specific Plan Area.

2.5.6 Safety Element

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

Hazards associated with the development proposed by the Specific Plan were evaluated as part of the CEQA process and no significant hazards were identified. Homes and landscaping will be designed, built, and installed to current safety codes and standards. Additionally, the specific plan includes development and design standards that incorporate Crime Prevention Through Environmental Design (CPTED) strategies. CPTED strategies consider design standards that deter criminal activity and build a sense of community between neighbors so that residents are encouraged to take ownership of their neighborhood, watch for and discourage crime, and protect one another.

2.5.7 Noise

The Noise Element identifies potential problems and noise sources threatening community safety and comfort with the intent of limiting the community's exposure to excessive noise levels. Noise impacts to new residents as well as noise impacts generated by the development of the Specific Plan were evaluated as part of the CEQA process. Mitigation to reduce those impacts to a less than significant level has been incorporated into the specific plan. Additionally, any development proposed within the specific plan is subject to the City's noise standards.

2.5.8 Housing

As required by State law, the City of San Marcos Housing Element identifies the housing needs of both the existing and projected population and ensures that the land use plan provides adequate capacity to provide safe, suitable, and affordable housing for City residents. The Housing Element is coordinated with each element to ensure comprehensive policies and goals throughout the General Plan. These policies and goals form a framework that the Woodward 46 Specific Plan will follow to systematically implement a comprehensive housing development plan that is consistent with these goals and policies. The residential development proposed by the Woodward 46 Specific Plan will encompass approximately 8.57-acres and will include a maximum of 46 multi-family residential dwelling units for an approximate total density of 5.37 dwelling units per acre (du/acre). This residential density is equivalent to a Low Density Residential (LDR) General Plan land use classification, which allows for 4.1-8.0 du/ac. Homes proposed by the Woodward 46 Specific Plan are designed as attainable housing with a range of unit sizes and price points, creating opportunities for home ownership that will be attractive to varying income levels. The dwelling units proposed also offer a style of home that is not widely available in this area of the city and provide a residential density near employment, schools, retail centers, as well as transportation. Therefore, the Woodward 46 Specific Plan is consistent with the goals provided within the Housing Element of the General Plan.

2.6 CEQA COMPLIANCE

An Environmental Impact Report (EIR) was prepared for the Woodward 46 Specific Plan in accordance with the California Environmental Quality Act (CEQA) and serves as a comprehensive environmental document for subsequent development within the Specific Plan Area. The EIR examines the relationship the Specific Plan implementation may have on potential environmental impacts to the Specific Plan Area and makes determinations for mitigation measures to reduce impacts to below levels of significance. The EIR was certified concurrently with the Specific Plan by the decision-making body.

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

Subsequent development proposals within the Woodward 46 Specific Plan, if found by the City of San Marcos to be consistent with this Plan and the impact analysis and mitigation measures found in the certified EIR, may be approved, and implemented without further public environmental review according to California Government Code Section 65457. Prior to amendment to this Specific Plan and/or a Multi-Family Site Development Plan the City of San Marcos shall determine if further environmental review and analysis is required to satisfy CEQA requirements.

2.7 PROJECT'S REQUIRING CONSISTENCY WITH THE SPECIFIC PLAN

Discretionary actions and projects proposed within the Specific Plan Area are required to demonstrate consistency with this Specific Plan. The actions processed under this Specific Plan which require consistency prior to approval, and/or adoption by the San Marcos City Council are the Amendments of the Heart of the City Specific Plan and General Plan to remove the parcel from the Richmar Specific Plan and adopt the Woodward 46 Specific Plan, a Tentative Subdivision Map (TSM), and a Multi-family Site Development Plan (MFSDP). Subsequent projects proposed within the Specific Plan Area must demonstrate compliance with the Specific Plan's policies, rules, regulations, and design standards. More discussion on what is considered a project under this Plan can be found in the Implementation Chapter.

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Chapter 3 – Land Use and Development Standards

3 LAND USE AND DEVELOPMENT STANDARDS

Overview

This chapter regulates the distribution and intensity of land uses and establishes development standards that will govern all future development within the Woodward 46 Specific Plan. These standards and guidelines provide a foundation for the community's character and sense of place that will ultimately result in an attractive and functional community.

3.1 LAND USE AND DEVELOPMENT OBJECTIVES

Woodward 46 Specific Plan provides the community with an appealing residential development founded on solid design principals. The Plan Area's natural features provide an opportunity to create a distinct pocket neighborhood while respecting the natural topography and the character of its surrounding neighborhoods.

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

- Create a sustainable development through careful balancing of land use and proximity to transportation options, and open space opportunities.
- Design a series of roadways that safely link the development to the larger community.
- Create a series of built features, using architecture design and landscape design that provide a distinct built environment which is pleasing to residents and neighbors alike.
- Maintain the feel of the community through use of building materials that complement and enhance the surrounding environment and neighborhoods.
- Create a distinct recreational environment though the careful placement of open space features that blend with natural landforms.

3.2 DISTRIBUTION OF LAND USES

The 8.57-acre Specific Plan Area is comprised of two primary land uses: 46 multi-Family residential dwelling units for a maximum density of 5.37 dwelling units per acre; and open space land uses total approximately 6.5-acres. The overall site density is equivalent to the Low Density Residential (LDR) General Plan land use classification, which allows for 4.1-8.0 du/ac. Land use permit requirements, regulations, and development standards of this section shall be applicable to all existing and new uses, structures, modifications, additions, and activities within the Specific Plan Area.

Table 1, Distribution of Development, provides a summary of the amount of area dedicated to roadways, buildings, conceptual open space, and various types of allowable uses proposed within the planning area.

Table 1 Distribution of Development

Residential Land Use	Total Gross Area (in acres)	Target Density (DU/acre)	Proposed DU's	Project Density
Multi-Family Residential	0.88	4.1-8.0	46	5.37
Driveways/Alleys/Parking/loading	1.03	X	X	X
Common Open Space area w/ grades 10% or greater	5.18	X	X	X
Common Open Space area w/ grades less than 10%	0.86	X	X	X
Private Open Space	0.52	X	X	X
Bio-Retention Areas	0.13	X	X	X
Open Space Subtotal ¹	6.04	-	-	-
Site Total	8.57 ²	4.1-8.0 du/ac	46	5.37 du/ac

¹Open Space subtotal does not include private open space areas.

²Site Total includes Multi-Family Residential (MFR). MFR includes all roadways, common & private open space, & bio retention area.

3.2.1 Allowable Uses

Table 2, Allowable Land Uses identifies the permits required to establish uses allowed within the planning area, consistent with this Specific Plan. Allowed uses shall be for the express purpose of establishing and protecting the residential living environment and open space envisioned by this Specific Plan. Residential and open space uses are intended to be the primary permitted uses. All other uses are intended to support residential, or open space uses. When indicated, please also refer to the sections identified under the "Additional Use Regulations" column for additional operational standards and regulations applicable to the use. When a use is not specifically listed, that use is not permitted; however, in accordance with Section 9.7 through 9.10 of Chapter 9 of this document, the Planning Director shall have the authority to determine whether the proposed use shall be permitted or conditionally permitted based on a finding of substantial conformance if the proposed use is similar to a use already listed in **Table 2**.

Table 2 Allowable Land Uses

Use	Permit Required	Additional Use Regulations
Residential Land Uses		
Apartments	MFSDP	
Condominiums	MFSDP	
Guest Parking	MFSDP	Refer to Section 3.
Recreational Amenities	MFSDP	Refer to Section 3.
Townhomes	MFSDP	
Open Space Land Uses		
Common Area Open Space	P	Refer to Section 3.
Preserved Open Space	P	Refer to Section 3.
Private Open Space	P	Refer to Section 3.
Accessory Uses		
Non-Public Antenna or Communications Facility	CUP	SMMC
Alternative Energy Systems	P	SMMC; Title 24 California Building Standards Code. Includes Photovoltaic Systems and Solar Water Heaters.
Signs	P	SMMC

Symbol:

P = Permitted use subject to compliance with all applicable provisions of the Woodward 46 Specific Plan.

CUP = Conditional Use Permit.

SMMC = San Marcos Municipal Code.

MFSDP = Multi-family Site Development Plan

3.3 DEVELOPMENT STANDARDS

Table 3, Development Standards, provides a list of development standards applicable to all new development within the Woodward 46 Specific Plan Area. These standards include building setbacks, height limitations, open space requirements, and more. **Figure 4** provides a visual representation of the Conceptual Site Plan including planning areas which may be included in the Specific Plan. Development standards apply to the residential planning areas.



SCALE 1":120'



CONCEPTUAL SITE PLAN

FIGURE 4

WOODWARD 46 SPECIFIC PLAN

Table 3 Development Standards

Use	Standards	Additional Standards/Notes
Density and Intensity		
Maximum Density	5.37	Shall not exceed 46 dwelling units
Maximum Developable Lot Coverage	15%	Building footprint only.
Minimum FAR	0.75	
Maximum Building Height	45 feet or 3 stories	Whichever is less, as measured from the adjacent grade to the top of the tallest roof or architectural feature. If included, a mezzanine shall not count as a story.
Development Setbacks		
Woodward St.	15'	Measured from ROW to buildings.
Property Line	10'	Measured from external boundary of project site.
Private Driveway	5 feet minimum	Measured from back of walk or from face of curb when no sidewalk is present.
Garage Driveway	3 feet min.	Measured from the face of garage door. Refer to Section 3.2.2 for parking restrictions.
Building Separation	10 feet minimum	
Parking (parking space dimensions shall comply with current standards of SMMC 20.340.)		
Garage	2-car min. (20' x 20')	
Guest	Min. 1 space per 3 units	Refer to Section 3.3.2
Bicycle	Garage space available for bicycle parking. 1 visitor bicycle parking rack.	Refer to Section 3.3.2
Post office Parking	A dedicated area shall be striped for post office parking adjacent to mailbox location	
Open Space		
Private Open Space	Min. 250 sf patio/yards for units with main living area on the ground floor/50 sf balcony/deck for 2 nd story units and above	Refer to Section 3.3.3
Common Open Space	Area equal to 30% of livable ground floor area of all units	Refer to Section 3.3.3
Other Standards		
Walls and Fencing		Refer to Section 3.3.4
Landscaping		Refer to Section 3.4
Signage		Refer to Section 3.4.2

3.3.1 Density and Intensity

The principal land uses within the Specific Plan include multi-family residential land uses and their respective private and common recreational open space. The Specific Plan Area is approximately 8.57-acres and includes 46 multi-family dwelling units for a total maximum density of 5.37 du/acre. Total developed area equates to approximately 3.42 acres or 40% of the total site. The remaining acreage is fire clearing area which shall be thinned and maintained and natural vegetation to remain untouched onsite.

3.3.2 Parking

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

A. General Requirements

1. Parking shall only be permitted in designated parking spaces and inside garages. No parking shall be permitted in Private Drives, Private Drive Aisles, or driveways. No parking shall be permitted on Cul-de-sac driveways and will be regulated by the Homeowners Association (HOA).
2. All circulation, ingress and egress, and off-street parking areas shall be surfaced with an asphalt or cement concrete paving, designed to withstand repeated vehicular traffic. Other paving material may be used, such as pervious surfaces, subject to the approval of the Planning Director and/or City Engineer.
3. All storm water runoff shall be conveyed into an appropriately designated drainage facility on-site. Drainage facilities shall be provided in accordance with the specifications of the City Engineer. Storm water runoff shall be treated per the requirements of the latest National Pollution Discharge Elimination System (NPDES) permit for the San Diego Region, Municipal Separate Storm Sewer System (MS4) permit, and City of San Marcos BMP Design Manual prior to entering the city's separate storm drain sewer system.
4. All guest parking spaces, Private Drives, Private Drive Aisles, pedestrian crossings, driveways, and fire lanes shall be striped or otherwise designated to provide safe access and circulation. Pavement markings, signage, and other distinctions shall be maintained in a visible and legible manner.
5. Parking for mail delivery will be coordinated with United States Postal Service at final engineering and will identify an area dedicated for mail truck parking, delivery vehicles, and mail-box locations.

B. Garages/Covered Parking

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

1. Condominium Garages shall provide a minimum of two (2) parking spaces.
2. Each interior garage parking space for units shall maintain an unobstructed dimension of 20 feet long and 10 feet wide with a minimal vertical clearance of seven (7) feet, except the front three (3) feet of a parking space located at

the front of the garage may have a vertical clearance of four (4) feet.

3. Garages shall be designed to provide adequate storage for three (3) waste carts. Waste cart storage space shall not encroach into the required parking space area.
4. Bicycle parking shall be allowed within garages.
5. Garage spaces shall be used for parking and not storage, which shall be enforced through the Community's Covenants, Conditions, & Restrictions (CC&Rs).

C. Guest Parking

The following standards shall apply to all guest parking within the Specific Plan Area.

1. A minimum of 1 guest spaces per 3 units shall be required. Calculations for the required number of spaces of 0.5 or greater shall be rounded up to the nearest whole number.
2. Parking Space dimensions shall be provided as follows:
 - a. Perpendicular guest parking spaces shall have a minimum dimension of nine (9) feet wide by 18 feet long. Bumper guards or wheel stops shall be provided in such a manner as to ensure that no portion of any parked vehicle shall touch any wall, fence, building or project beyond any lot lines bounding a parking area facility. In lieu of bumper guards or wheel stops, the paved parking space length may be decreased by up to two (2) feet by providing an equivalent vehicle overhang into landscape areas or paved walkways. Such overhang area shall not be considered as part of any open space requirement. In no case shall such overhang be considered part of a required walkway or sidewalk width.
 - b. Parallel guest spaces shall provide a minimum dimension of nine (9) feet wide by 22 feet long.
 - c. Guest parking spaces between buildings shall incorporate enhanced landscaping including elements such as creeping vines on adjacent walls, a trellis feature that creates an 'entry' to the units so as to draw the eye away from the parking space. See **Figure 5**.
3. Guest parking spaces shall be evenly distributed throughout the Specific Plan Area and designed to occur along private driveways where possible.
4. To provide shade and reduce heat island effect, rows of new parking shall be broken up with tree planters provided at a minimum of one (1) tree for every five (5) parking spaces. Tree planters shall have a minimum interior dimension of five (5) feet. Trees shall be a minimum 24-inch box size and shall be designed to achieve a goal of fifty percent (50%) shade requirement within fifteen (15) years of planting. Landscape irrigation shall be provided per the requirements of the City of San Marcos Water Efficient Landscape Standards (WELO).
5. Guest parking spaces shall be solely used for parking, not for storage; display for sale or lease; or repair of vehicles, trailers, recreation vehicles, boats, or similar.

6. In addition to required guest spaces, at least one (1) space shall be reserved for United States Postal Service and other delivery trucks per residential lot. This delivery space shall be located in convenient proximity to grouped mailboxes.
7. Designated parking spaces for the disabled shall be provided in compliance with state law (Title 24) and the California Vehicle Code (Section 22507.8), including required number of parking spaces and design requirements.

D. Bicycle Parking

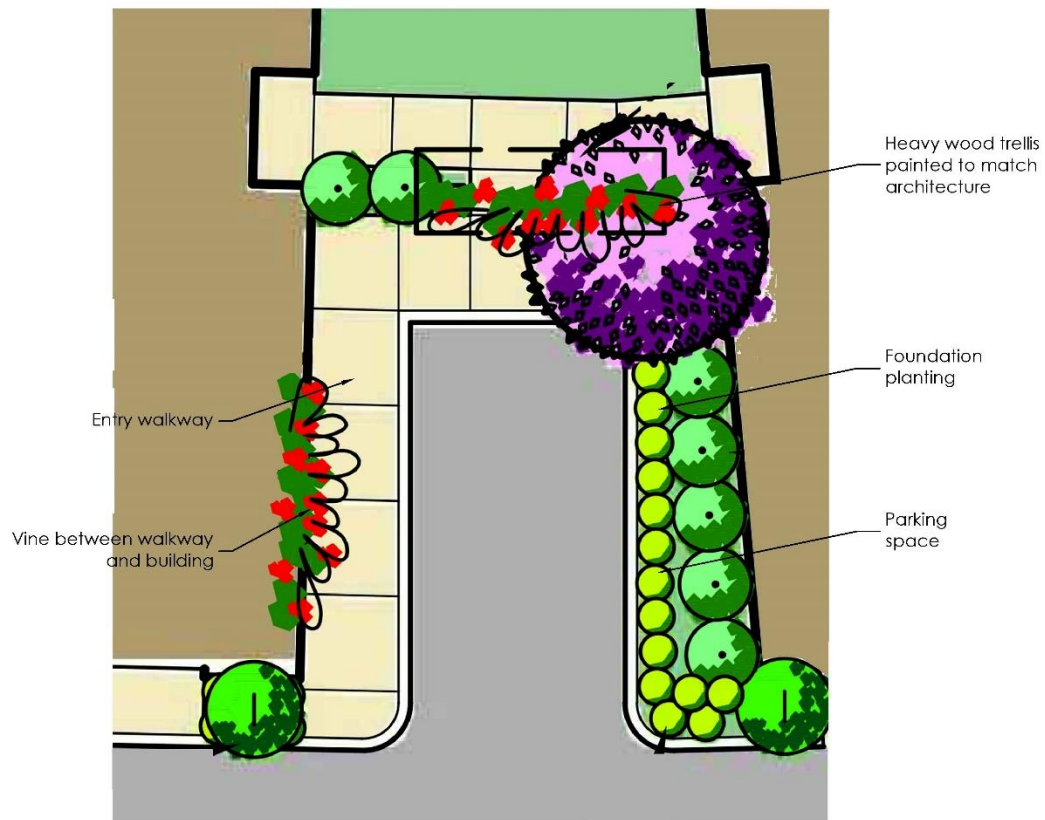
The following standards promote the use of bicycles as an alternative to single occupancy vehicle use in accordance with Specific Plan Objectives #3 and #4:

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

E. Electric Vehicle Parking and Charging

The following standards implement Specific Plan Objectives #3 and #4 and Measure T-2 of the Climate Action Plan to support and promote the use of electric vehicles:

1. The project shall comply with Title 24 CalGreen EV charging station requirements, EV ready spaces, and EV capable spaces.
2. Garages shall be equipped with electric vehicle charging infrastructure in accordance with CalGreen.
3. Charging stations/spaces shall not interfere with on-site parking or pedestrian circulation.
4. Charging stations/spaces shall be maintained in functioning order in all respects.
5. Final EV stall locations will be determined at submittal of building plans.
6. EV charging station calculations shall apply to both garage/covered parking as well as uncovered and/or guest parking.



Entry Court Design at
Parking Condition Between Buildings

Cornerstone Communities
Woodward 46

8/23/2023
HOWARD
ASSOCIATES
landscape architecture

Typ. GUEST PARKING SPACE BETWEEN BLDG. FIGURE 5
WOODWARD 46 SPECIFIC PLAN

3.3.3 Open Space

In accordance with SMMC, new multi-family residential developments are required to provide both private and common open space.

A. Private Open Space

Private open space is defined as open space areas intended for the private use of individual dwelling units. Each unit shall provide a minimum of 250 square feet of patio or patio/yard space and a minimum of 50 square feet of balcony/deck space. Private open space areas shall be subject to the following requirements:

1. Private open space shall be directly accessible from the interior living space of the unit it is intended to serve.
2. Private open space shall not be used for storage.
3. Any storm water and irrigation runoff generated in the private open space cannot be directed down the adjacent slopes and must be collected via planting areas and on-site area drains directed to the Private Drive Aisles.

B. Common Open Space

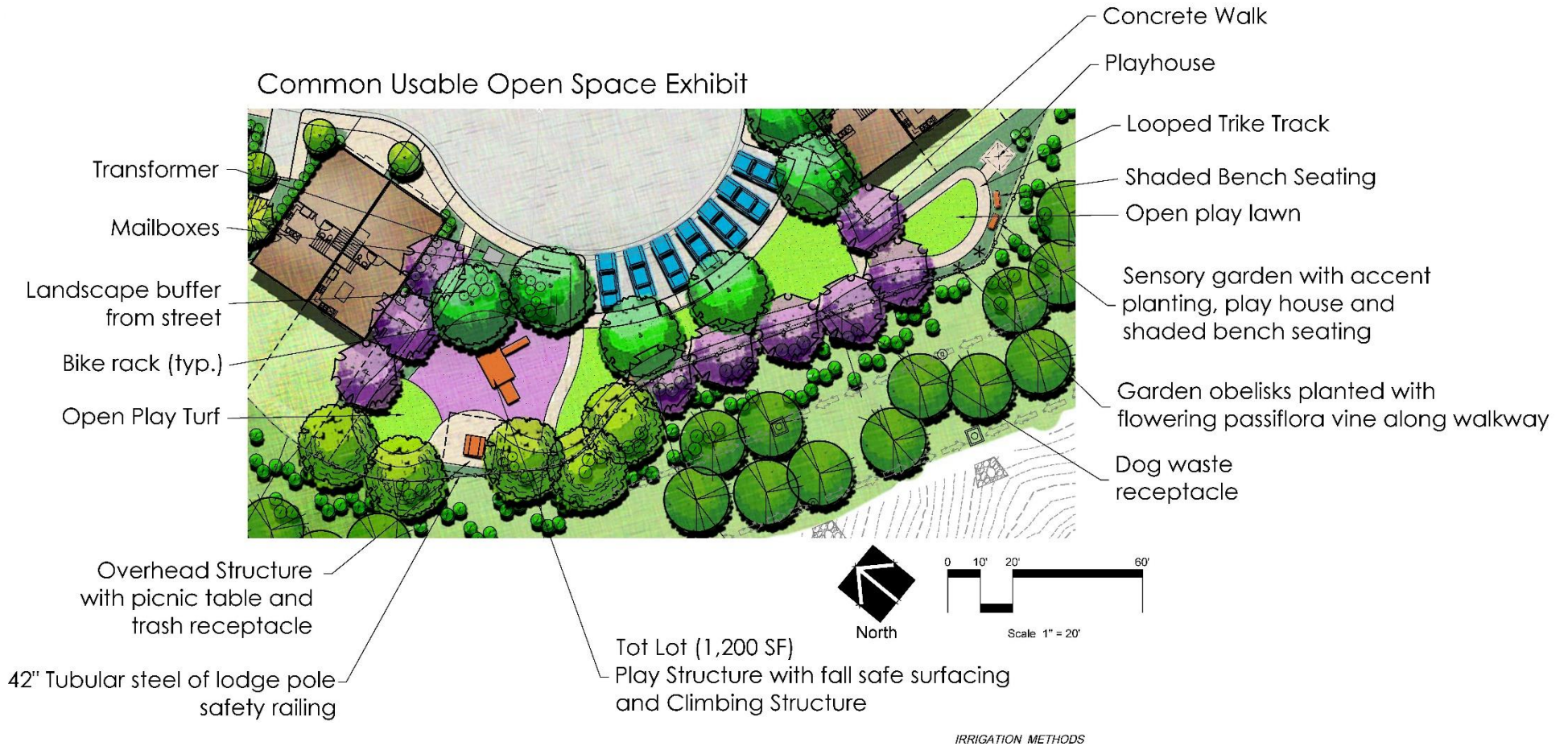
Common area open spaces are provided for the benefit of residents and their guests. Common area open space includes landscaping and recreation areas and amenities.

1. An area equal to 30% of the total livable ground floor area of all units shall be provided as usable common open space.
2. Common open space exceeding ten percent (10%) in slope shall not be considered usable open space.
3. Walkways and bike paths shall be used in the calculation of usable open space.
4. Children's play structures, including tot lots and playground equipment should be strategically within the planning area to maximize usage.
 - a. A minimum of 400 square feet of tot lot area for every 25 dwelling units shall be provided.
 - b. Children's play areas shall be a minimum of 400 square feet of usable area.
 - c. Children's play areas shall be effectively buffered/fenced from adjacent street and parking areas.
 - d. Play equipment should include multiple elements such as sandboxes, climbing equipment, slides, swings, seesaws, or other appropriate play equipment as approved by the Planning Director.
 - e. Tot lot square footage may be combined with playground square footage to provide a larger enhanced play experience or larger tot lot areas.
5. At least three (3) major recreational amenities shall be provided and may include similar amenities to the following:

- a. Tot lot.
- b. Garden, community, sensory/meditation, or similar.
- c. Open turf play areas.
- d. Picnic space(s) with trellis or shade structure.

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

- 6. Amenities shall be strategically placed within the site to maximize usability and should be selected to cater to a diverse range of interests and lifestyles including pet owners, young families, singles and more. Spaces should be provided that offer opportunities to play, socialize, and relax.



CONCEPTUAL RECREATION AREA DESIGN
WOODWARD 46 SPECIFIC PLAN

FIGURE 6

3.3.4 Wall and Fence Regulations

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

1. Walls, fences, and monuments may be used to create partitions between private open space, screen the development from roadways, reduce noise from roadways, retain soil and material, and enhance the site design.
2. Development within the planning areas shall be designed to minimize walls and fences where possible to support an open community.
3. Walls, fences, and architectural screening elements shall be compatible with the architectural treatments of the site buildings.
4. Walls and/or fences should be incorporated for usable open space areas where fall hazards exist.
5. No wall, fence, or landscape element shall interfere with intersection visibility, line of sight, or other safety issues.
 - a. Decorative vinyl fencing shall incorporate pilasters.
 - b. Approved materials include wood, vinyl, stone, masonry, brick, block, stucco, and tubular steel. Comparable materials are permitted subject to approval by the Planning Director.
 - c. Prohibited materials include barbed wire, razor wire, concertina, corrugated metal and plastic, tarps, and electrified wire of any kind or configuration.
 - d. All retaining walls are subject to the City of San Marcos Municipal Code and Engineering Standards.

3.4 LANDSCAPING REGULATIONS

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

1. Only plants listed in Appendix E.20 of the BMP Design Manual shall be planted within a biofiltration BMP unless otherwise approved by the City Engineer.

3.4.1 Lighting Regulations

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

1. Parking areas shall be illuminated to levels that achieve a uniform ratio of three to one (3:1) (average to minimum) and maintain an average of one (1) foot candle, with a minimum of one-half (1/2) foot candle.

2. Perimeter lighting, not affiliated with the lighting of parking lots, shall not exceed one-half (1/2) foot candle at any point along the property line of the subject or adjacent parcel.
3. No light shall spill over into any offsite adjacent open space land use.
4. All lighting shall be shielded and directed downward.

3.4.2 Signs

Signs are permitted within the Specific Plan Area and shall be subject to the City of San Marcos sign code. Up to one (1) Monument Sign is permitted at the residential planning area entry. Monument signs shall be subject to the following requirements:

1. Monument sign shall not exceed six (6) feet in height, and a maximum 20 square feet of sign area. Any accent pilaster(s) may exceed the maximum height by up to one (1) foot.
2. Monument sign shall be set back a minimum of five (5) feet from any right-of-way, subject to City Engineer approval.
3. Monument sign shall not interfere with intersection visibility, line of sight or other safety issue.

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Chapter 4 – Design Standards

4 DESIGN STANDARDS

Overview

The architectural design guidelines contained herein are meant to supplement the development standards outlined in Chapter 3. The design standards and regulations will help ensure a high-quality Specific Plan Area designed to complement and enhance the neighborhood. To create successful communities, architectural design must embody methods which are flexible enough to meet the changing needs of the consumer market yet, must also be visually pleasing products complementary to the surrounding community. For those reasons, the proposed architectural style has been presented for inclusion in the Woodward 46 Specific Plan Area and was chosen based on its historic popularity with homeowners in California.

The following overview offers a brief description of the look and feel for the Woodward 46 Specific Plan architectural style, which could be offered within the Plan area.

4.1 ARCHITECTURAL STYLE

The Woodward 46 Specific Plan community consists of a minimum of two building types. This variation in building types provides diversity between buildings within the Specific Plan Area. Building types include an A and B elevation. Each type provided is a variation of contemporary/modern style architecture. A description of this style is provided below:

- The architecture incorporated with the Woodward 46 Specific Plan Area takes inspiration from contemporary/modern style architecture. Elements and materials traditionally used for this style include angular pitched roofs using concrete roof tiles, simple forms with stucco or stone veneer walls, metal railings, and awnings. The architecture was chosen to complement existing architecture adjacent to the Specific Plan Area.

The architectural style will be complemented with a color scheme which incorporates creams, tans, blues, as well as other earth tones to complement the project with nearby development within the area.

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

4.1.1 Floor Plan Summary

Two floor plans were chosen for the Specific Plan Area to simplify the variety given the limited building pad area and the desire to provide each unit with private patio/yard space. Floor plans include up to three (3) bedroom units and may include an additional bonus room.

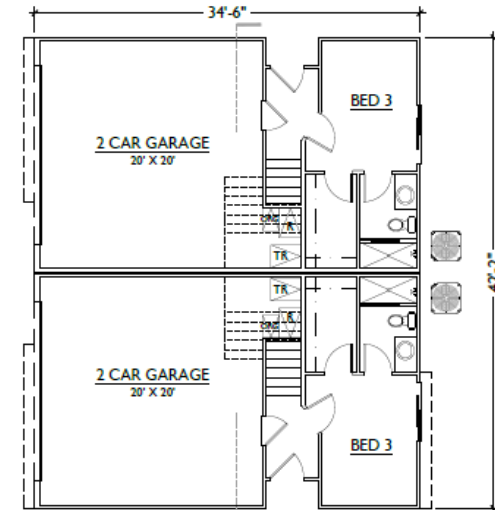
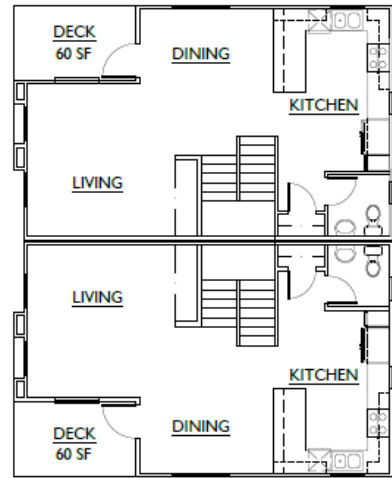
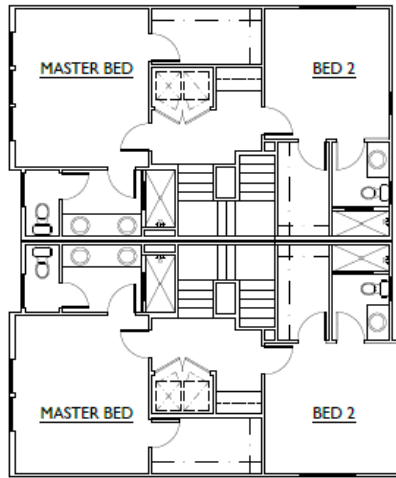
Residential units should be grouped in a manner which promotes architectural variation of the building exterior. Apartment units may be clustered into a minimum of two (2) buildings to facilitate a break in massing. Architectural features include angular pitched roofs using concrete tile, wood facias, simple forms with stucco or stone veneer walls, metal railings, and awnings.

4.1.2 Massing and Scale

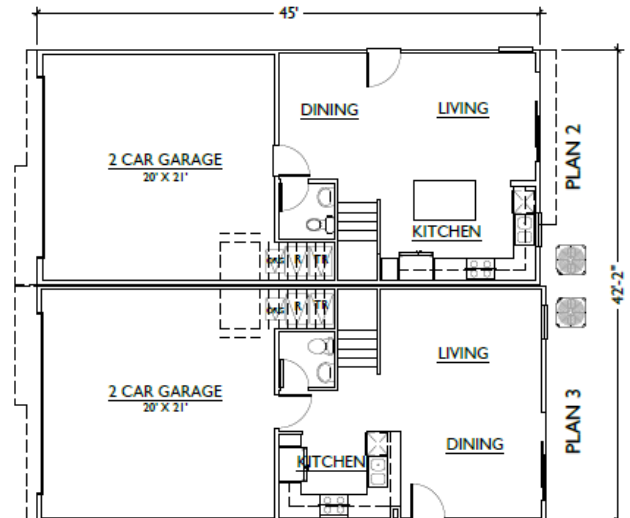
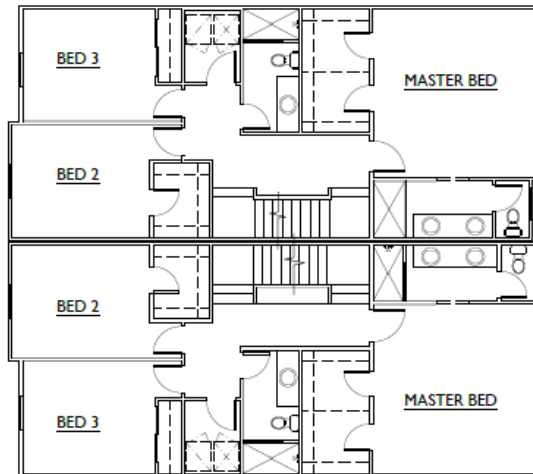
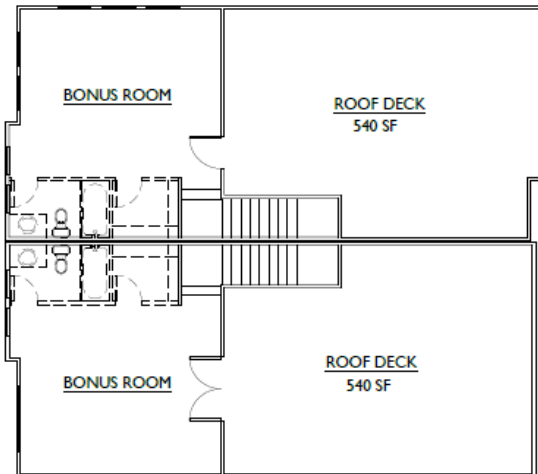
Massing and scale provide the visual identity between residential dwelling units and the environment. Those qualities help dictate the placement, size, and form for multi-family residential buildings within the planning area. Building type and placement should be sited and grouped to achieve the best possible groupings thereby enhancing the visual character of the neighborhood. Incorporation of the following design concepts should be considered for the architecture within the Specific Plan Area:

- Utilize building-form elements such as place breaks, roof forms, and changes in materials to define individual units.
- Vertically and horizontally articulate building design for both front and rear elevations.
- Avoid long unbroken surfaces on front and rear elevations by providing a change in plane at least every 25 feet.

BUILDING A
PLAN 1 - 1,585 SF



BUILDING B
PLAN 2&3 - 1,900 SF



SAN MARCOS, CA

CORNERSTONE COMMUNITIES
1241 CAVE STREET, STE. 200 | LA JOLLA, CA 92037
858.458.9700 EXT. 120

WOODWARD STREET

JUNE 9, 2023

SCALE: 0 2 4 8 12

CONCEPTUAL FLOOR PLANS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com

TYPICAL FLOOR PLANS

WOODWARD 46 SPECIFIC PLAN

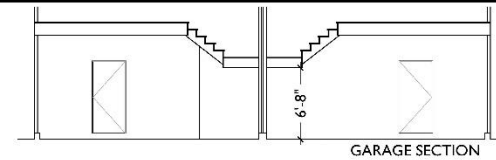
FIGURE 7



LEFT



FRONT



GARAGE SECTION

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



RIGHT



REAR

SAN MARCOS, CA

WOODWARD STREET

BUILDING A ELEVATIONS

CORNERSTONE COMMUNITIES
1241 CAVE STREET, STE. 200 | LA JOLLA, CA 92037
858.458.9700 EXT. 120

JUNE 9, 2023
SCALE: 0 2 4 8 12



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summach.com

CONCEPTUAL BUILDING A ELEVATIONS

WOODWARD 46 SPECIFIC PLAN

FIGURE 8



LEFT



FRONT

MATERIAL SCHEDULE

- 1 ROOF - CONCRETE TILE
- 2 2X WOOD FASCIA
- 3 WALL - STUCCO
- 4 WALL - STONE VENEER
- 5 TRIM - 2X STUCCO OVER
- 6 RAILING - METAL
- 7 RAILING - STUCCO
- 8 AWNING



RIGHT



REAR

SAN MARCOS, CA

CORNERSTONE COMMUNITIES
1241 CAVE STREET, STE. 200 | LA JOLLA, CA 92037
858.458.9700 EXT. 120

WOODWARD STREET

JUNE 9, 2023

SCALE: 0 2 4 8 12

BUILDING B ELEVATIONS



5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198 summarch.com

CONCEPTUAL BUILDING B ELEVATIONS

WOODWARD 46 SPECIFIC PLAN

FIGURE 9



BUILDING B - YARD



BUILDING B - STREET



BUILDING A - YARD



BUILDING A - STREET

SAN MARCOS, CA

PACIFIC GROUP
REZA SHERA
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WOODWARD STREET

JUNE 9, 2023

SITE PERSPECTIVE



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CONCEPTUAL BUILDING RENDERINGS

WOODWARD 46 SPECIFIC PLAN

FIGURE 10

4.1.3 Building Materials, Accents, and Colors

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

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

4.2 OPEN SPACE DESIGN

Overview

Open space is a critical component of the Specific Plan and is provided in several forms to improve the quality of the Specific Plan Area. The open space component of this Plan provides recreational opportunities and a landscape theme to enhance the living experience for residents and visitors. Inclusion of these guidelines will contribute to a well-balanced Specific Plan and ensure open space is designed and implemented in an orderly manner.

4.2.1 Open Space Categories

Figure 9, Conceptual Open Space Plan identifies the categories of open space provided within the Specific Plan Area as well as their locations and the extent of each open space area. Open space within the Woodward 46 Specific Plan Area has been divided into three (3) categories of open space to help identify the rules regulating implementation of each type of open space: Private open space, common open space with grades of 10% and greater, and common open space with grades less

than 10%. Recreational open space is sub-categorized under the common open space with grades less than 10%.

Table 4 Open Space Summary

Type of Open Space	Total Provided (Acres or SF)
Common Open Space with Grades of 10% and Greater	5.18 Acres
Common Open Space with Grades Less than 10%	0.86 Acres
Private Open Space ¹	38,375 SF
Recreation Area ²	0.2 Acres
Total	6.04 Acres

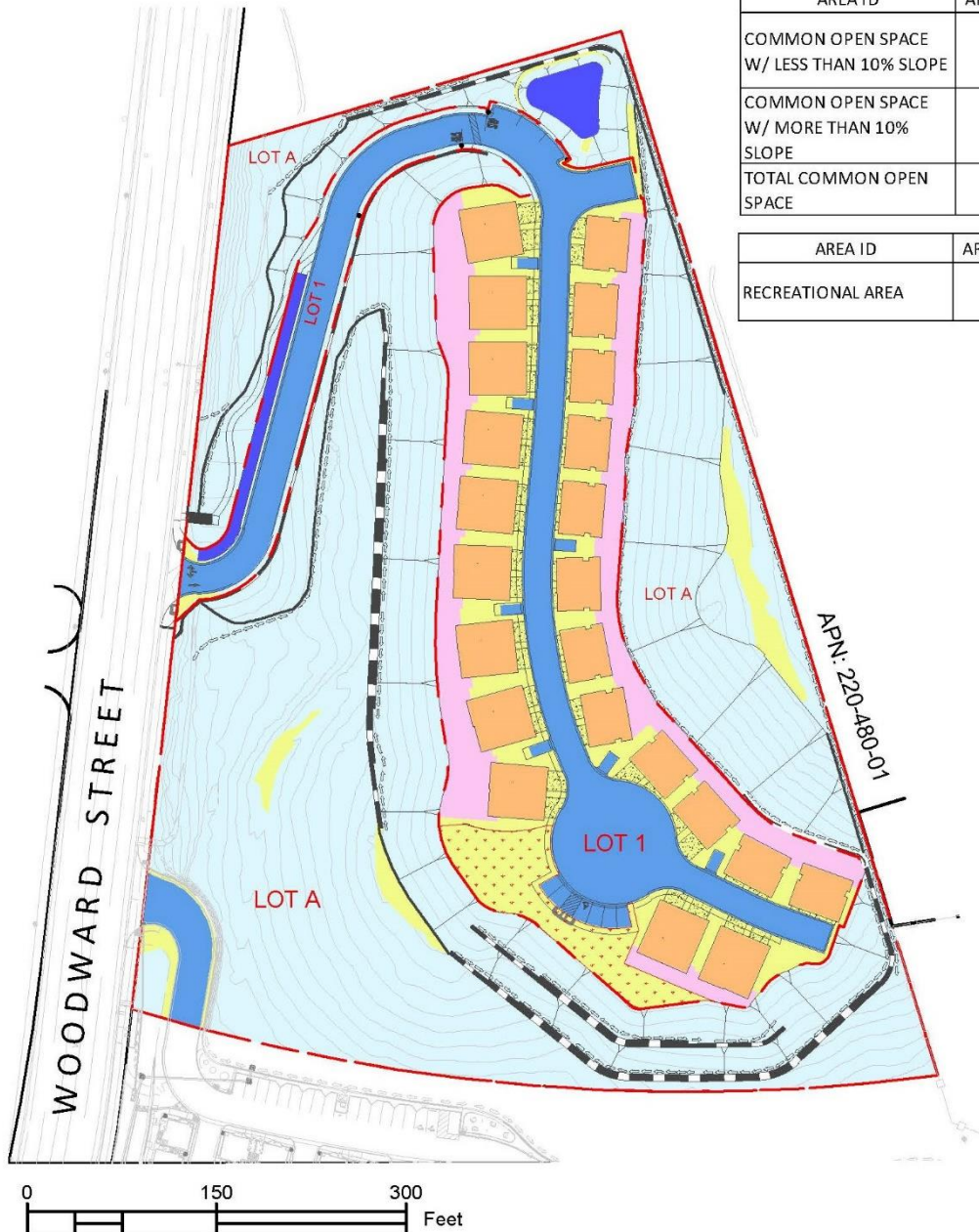
¹Private open space square footages are not included in the total.

²Recreation area calculation included within the Common Open Space with Grades Less than 10%.

PROVIDED OPEN SPACE TABLE		
AREA ID	AREA PROVIDED (AC)	LEGEND
COMMON OPEN SPACE	6.041	
COMMON DRIVEWAY	1.028	
PRIVATE OPEN SPACE	0.518	
WATER QUALITY OPEN SPACE	0.104	
BLDG FOOTPRINT	0.876	
TOTAL AREA (ACRES)	8.566	

COMMON OPEN SPACE SLOPE BREAKDOWN		
AREA ID	AREA PROVIDED (AC)	LEGEND
COMMON OPEN SPACE W/ LESS THAN 10% SLOPE	0.858	
COMMON OPEN SPACE W/ MORE THAN 10% SLOPE	5.184	
TOTAL COMMON OPEN SPACE	6.041	

AREA ID	AREA PROVIDED (AC)	LEGEND
RECREATIONAL AREA	0.201	



SCALE 1":150'

CONCEPTUAL OPEN SPACE MAP
WOODWARD 46 SPECIFIC PLAN

FIGURE 11

4.2.1.1 *Private Open Space*

Each dwelling unit included within the Specific Plan Area will be provided with private open space. Each unit shall include a minimum of 250 square feet of private open space shall be provided in the form of private rear patio/yard area. For units located on the second story and above a minimum of 50 square feet of private open space shall be provided.

4.2.1.2 *Open Space with Grades of 10% or greater*

Open space with grades of 10% or above typically constitute landscape slope areas that are not “usable” open space. The project site contains steep slopes on the south, west, east, and north, however inclusion of strategically placed walls around the site produced a level area where residential development occurs. Graded areas of development containing slopes over 10% shall be landscaped to prevent erosion of slopes. Landscaping and storm water quality basins may fall into this category of open space supporting the functionality of drainage systems as well as enhancing and beautifying the Specific Plan Area. Area’s not conducive to building pad placement or construction, streets, or landscaping, due to grades or other factors such as fire buffer, preservation of open space, and slopes will be placed in a lettered lot. Retaining walls, infrastructure necessary to support the project, and other not usable construction, may encroach into lettered lots.

4.2.1.3 *Common Open Space with Grades Less than 10%*

This category of open space is within the developed footprint of the residential land use within the Specific Plan. As mentioned in the section above, the site is relatively flat and presents an opportunity to utilize larger swathes of land for recreation and usable landscaped areas. Recreation areas within the Specific Plan shall provide at least three major amenities for each residential planning area. A list of comparable recreation amenities can be found in Section 3.3.3. Landscaping and water quality basins may fall into this category of open space supporting the functionality of drainage systems as well as enhancing and beautifying the Specific Plan Area. Area’s not conducive to building pad placement or construction, streets, or landscaping, due to grades or other factors such as fire buffer, preservation of open space, and slopes will be placed in a lettered lot. Retaining walls, infrastructure necessary to support the project, and other not usable construction, may encroach into lettered lots.

4.2.2 *Landscaping*

Along with architecture, landscaping helps form an identity and theme for development. Landscaping must be carefully considered to meld architecture with the landscape to form an attractive neighborhood, which is both functional and water efficient. To assure development of an attractive and cohesive community the following landscape guidelines have been provided. A landscape concept for the project can be seen in **Figure 10, Conceptual Landscape Plan**. Developers and/or builders will use the following information on the design, materials, lighting, and themes, which shall be incorporated into the Woodward 46 Specific Plan Area. Although provided, the following information should be considered conceptual in nature. Minor changes may be necessary due to changing material guidelines, design theme modifications, or changes to State or local regulations. Final landscape design shall be approved by City of San Marcos Development Services Department.

Irrigation within the Specific Plan Area shall utilize the following:

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



CONCEPTUAL LANDSCAPE PLAN
WOODWARD 46 SPECIFIC PLAN

FIGURE 12

4.2.3 Plant Material Guidelines

The Plant Material Guideline provided below in **Table 5** is intended to provide developers and/or builders of the Woodward 46 Specific Plan Area with guidelines for landscape plantings of locations such as entries, streetscapes, biofiltration basins, and common open space areas. Plant materials selected for the project area should be chosen based on a multitude of factors and should strengthen the overall character of the community.

The plant material has been selected to provide textural and flowering interest, while remaining sensitive to California's ongoing water shortages. The palette ties in with the architecture and provides a welcoming setting as residents arrive home, visit with neighbors, walk through the neighborhood, or use the open space facilities. These plants will conform to the City of San Marcos' requirement to utilize draught tolerant and California native plant palettes when designing and implementing landscaping on all projects in the City of San Marcos. In addition, plants selected for stormwater quality basins will need to comply with the City of San Marcos BMP Design Manual. Landscaping within the Plan area has been designed to blend in with the surrounding native vegetation and ornamental landscaping. These plants and the applicable planting areas are defined in **Table 5**.

All plants and trees included on the Woodward 46 Specific Plan Plant Material Guidelines have been chosen for their appropriateness to the Specific Plan Area theme, local climate tolerance, soil conditions, and level of maintenance intensity. The selected plants are well suited to the local soils and have proven to flourish within the project area's climate and are consistent with AB 1881 requirements and the City of San Marcos Water Efficient Landscape Ordinance (WELO) and Municipal Code, Title 20. When significant bedrock is discovered in areas to be planted the rock should be broken up in the planting holes to allow for plants to become established. The following guidelines should be applied to all plant materials selected for residential land use planting within the planning area:

- The plant materials selected should be tolerant of a wide range of temperatures and require very little water consumption.
- No plant species shall be used that fall within the Cal-IPC High or Moderate invasiveness rating.
- All street trees planted within 10' of public improvements shall have root barriers.
- Subject to SMFD approvals, landscape vegetation adjacent to preserved vegetation or native vegetation shall be non-invasive species. The planting palette in these areas shall be compatible with native vegetation for a seamless visual transition.

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

Table 5 Conceptual Plant Material Guidelines

Entry Accent Trees	
Magnolia 'Little Gem' / Little Gem Magnolia	Quercus Virginiana / Southern live Oak
Entry Drive Trees	
Ulmus P. 'Sempervirens' / Evergreen Elm	
Open Space Trees	
Arbutus 'Marina' / Marina Strawberry Tree	Lagerstroemia 'Tuscarora' / Tuscarora Crape Myrtle
Chitalpa T. 'Pink Dawn' / Chitalpa Pink Dawn	Pistacia chinensis / Chinese Pistache
Geijera parviflora / Australian Willow	Rhus lancea / African Sumac
Small Access Trees	
Cercis 'Canadensis' / Eastern Redbud	Lagerstroemia 'Tuscarora' / Tuscarora Crape Myrtle
Eriobotrya deflexa / Bronze Loquat	Podocarpus M. 'Maki' / Shrubby Yew Podocarpus
Hymenosporum flavum / Sweetshade	
Slope Trees	
Pinus torreyana / Torrey Pine	Rhus lancea / African Sumac
Quercus agrifolia / Coast Live Oak	Tristania conferta / Brisbane Box
Tall Screening Shrubs	
Callistemon citrinus / Crimson Bottlebrush	Westringia fruticosa / Coastal Rosemary
Salvia 'Winnifred Gilman' / Winnifred Gilman Blue Sage	Dodonea viscosa / Hop bush
Massing Shrubs	
Callistemon 'Little John' / Dwarf Callistemon	Pennisetum Rubrum / Purple Fountain Grass
Dietes bicolor / Fortnight Lily	Rosmarinus 'Roman Beauty' / Roman Beauty Rosemary
Hesperaloe parviflora / Red Yucca	Salvia G. 'Furman's Red' / Furman's Red Autumn Sage
Foundation Shrubs	
Buxus 'Uptight' / Uptight Boxwood	Raphiolepis spp. / India Hawthorn
Dianella 'Little Rev' / Little Rev Flax Lily	Trachelospermum jasminoides / Star Jasmine
Ligustrum 'Texanum' / Texas Privet	Nandina 'obsession' / Obsession heavenly bamboo
Screening Vines	
Distictis buccinatoria / Blood Red Trumpet Vine	Trachelospermum jasminoides / Star Jasmine
Macfadyena unguis – cati / Cat's claw	
Spreading Ground Covers	
Baccharis 'Pigeon Point' / Dwarf Coyote Bush	Rosmarinus 'Prostratus' / Prostrate Rosemary
Play Area Turf	
Dwarf Marathon Fescue	
Slope Shrubs	
Acacia 'Desert Carpet' / Desert Carpet Acacia	Heteromeles arbutifolia / Toyon
Bougainvillea 'San Diego Red' / Bougainvillea	Lantana 'New Gold' / New Gold Lantana
Encelia californica / Coast Sunflower	Verbena L. 'De La Mina' / De La Mina Verbena
Slope Ground Cover	
Baccharis 'Pigeon Point' / Dwarf Coyote Bush	Myoporum P. 'Putah Creek' / Putah Creek Myoporum
Biofiltration System Basins	
Carex praegracilis / California field Sedge	Leymus condensatus 'Canyon prince' / Wild rye
Juncus patens / Spreading Rush	
Sensory Garden Shrubs and Vines	
Achillea Millefolium / Yarrow	Rosa iceberg / Iceberg rose
Anigozanthos Spp. / Kangaroo paw	Salvia leucantha / Mexican bush sage
Lavandula Spp. / Lavender	Stachys byzantine / Lamb's ear
Passiflora 'Scarlet flame' / Passion vine	Tulbaghia violacea / Society garlic

4.2.4 Walls and Fences

Generally, walls and fences within the planning areas are designed to function in five (5) ways; they shall act as aesthetic boundaries for open space, sound attenuation, retaining barriers along roadways or lots, safety fencing around recreational areas, and privacy fencing between private open space for multi-family dwelling units. Fence and wall types allowed within the Specific Plan Area may include geogrid retaining walls, soil nail retaining walls, tan block retaining wall, tubular steel fencing, tubular steel on retaining wall, and vinyl privacy fencing. Wall and fencing materials may be substituted with other wall and fence types and materials upon review and approval by the Development Services Department. The following guidelines should be applied to any walls or fencing within the Specific Plan Area:

- Walls and fencing should also be designed in such a way as to become a visual amenity.
- Walls and fencing should be compatible with the surrounding natural landscape, colors, and materials.
- Geogrid and CMU block walls should have a similar appearance in color and texture.
- Soil nail walls should be similar in appearance to soil nail walls included in the Mission 316 Specific Plan Area.
- Soil nail retaining walls, geogrid retaining walls, standard masonry walls, and masonry retention walls are suitable as retaining walls in areas where engineering requires more stability and strength. Other wall types shall be allowed with approval from the City Engineer.
- Retaining walls may incorporate fencing along the top of the wall.

Table 6 Allowable Walls and Fencing Types

Wall and Fence Type	Application
Tubular Steel	Perimeter; adjacent to open space areas and Recreational Open Space fencing. Can be combined with retaining walls.
Masonry Block	Sound attenuation, Retaining
Geogrid Retaining Wall	Retaining
Soil Nail Wall	Retaining
Vinyl	Private open space areas



CORNERSTONE
COMMUNITIES
"Building The American Dream"

HOWARD
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LANDSCAPE ARCHITECTS

CONCEPTUAL WALL AND FENCE PLAN
WOODWARD 46 SPECIFIC PLAN

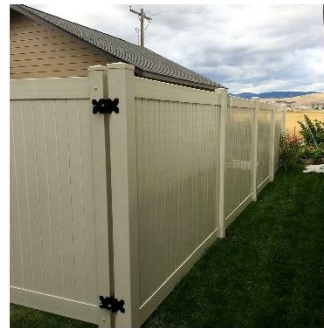
FIGURE 13

Woodward 46

Cornerstone Communities



— Entry Monument Wall



— Tan Vinyl Fence



— Tubular Steel Fence with Slump block pilasters per plan



— Tan Slump Block Retaining Wall



— Soil Nail Retaining Wall to match wall on adjacent Mission 316 project, in color and finish



— Tan Geogrid Retaining Wall



— 42" Ht. Lodge Pole Safety Railing



CONCEPTUAL WALL AND FENCE EXAMPLES

WOODWARD 46 SPECIFIC PLAN

FIGURE 14

4.2.5 Signs and Entry Monuments

Non-illuminated monuments may be included within the Specific Plan Area and if included shall accent the overall landscape design and provide focal points within the development as well as the entrance to the Plan Area. The following design guidelines shall be adhered to when designing monuments. A conceptual design is provided in **Figure 13**.

- The entry to the Planning Area may incorporate a monument sign.
- The monument within the Plan Area shall incorporate materials compatible with the surrounding natural landscape features and the landscape design.
- A variety of materials may be used to design the monument. Some of these materials may include tile, stucco, stone veneer plaster, metalwork, draught tolerant shrubs and trees, or other draught tolerant vegetation.
- The monument may include accent lighting.
- The entry monument shall be limited to a maximum of six (6) feet in height and setback a minimum of five (5) feet from any property line and should not conflict with line-of-sight for vehicular turn motions. A maximum of 20 square feet of sign area allowed. Any accent pilaster(s) may exceed the six (6) foot height by up to one (1) foot.
- Signage identifying the site/development name may be included on site retaining walls near the project entry in-lieu of free-standing monumentation.
- If signage is included in-lieu of the monument, signage will comply with the City of San Marcos sign requirements. A maximum of 20 square feet of sign area shall be allowed.
- Precise details for entry monuments shall be provided with plans submitted for the construction of the monument.

4.2.6 Lighting

Lighting within the Specific Plan Area shall be used to accent landscaping and provide safety and accent lighting for multi-family building clusters. The following guidelines shall be incorporated into all lighting plans:

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

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

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

Conceptual lighting types and locations are illustrated in **Figure 14**. During the construction drawing phase, the builders will submit drawing details providing light fixtures (cut sheets) to the City of San Marcos for conformance with the lighting ordinance and standards.



CONCEPTUAL LIGHTING PLAN
WOODWARD 46 SPECIFIC PLAN

FIGURE 15

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Chapter 5 – Circulation Plan

5 CIRCULATION PLAN

Overview

The Circulation Plan is an integrated component of the Specific Plan and facilitates an interconnected mobility system for bicycles, pedestrians, and vehicles. The Circulation Plan provides developers with the blueprint for designing safe and efficient movement within the Specific Plan Area, emergency vehicle access, connections to existing roadways within the vicinity of the Plan area, and access to regional arterial and highway networks. A minimum 24-foot width curb to curb private internal driveway provides connections to all private driveways shall be provided within the Specific Plan Area. One entry is proposed for the Specific Plan Area and will be located at the southwestern portion of the Plan area on Woodward Dr. **Figure 17** and section 5.2 describe details of roadway design.

5.1 EXTERNAL ROADWAYS AND ENTRIES

One external roadway abuts the Specific Plan Area. Woodward Street is located along the western boundary of the Specific Plan Area.

Woodward Street

The Mobility Element of the City of San Marcos General Plan identifies Woodward Street as a Major Road including four (4) lanes with Class II bicycle lanes and six (6) foot wide sidewalks on the east and west side of the roadway. Woodward Street is constructed to its ultimate width and will require some minor improvements such as striping to accommodate entry and exit into the Specific Plan Area. Improvement plans shall be submitted to the City's Engineering Division to construct the driveway entrance to the site at the center of the parcel. Those plans shall be reviewed and approved by the City of San Marcos. No street improvements to Woodward Street are proposed as part of this Specific Plan.

5.2 INTERNAL CIRCULATION

The internal circulation system for the Woodward 46 Specific Plan Area consists of a combination of private internal driveways designed to safely accommodate the level of vehicular, bicycle, and pedestrian traffic generated by the residential land use included within the Plan Area. The Conceptual Circulation Plan exhibit identifies the locations of the internal sidewalk and driveway systems designed for the Specific Plan Area. The following exhibits and sections provide details and standards for any proposed roadway systems.

The Specific Plan boundary has one (1) internal circulation system. The driveway in the Specific Plan Area will provide a minimum of 24 feet of paved driving surface measured curb to curb. Where provided, a minimum four (4) foot concrete sidewalk should accommodate safe pedestrian travel through each area to Woodward Street. Units requiring ADA accessibility are located on the western side of the driveway where a 4 ½ -foot sidewalk runs the length of the development and connects units to the common recreation area. A six (6) inch curb and gutter will be constructed to either side of the driveway and each travel lane shall be a minimum of 12 feet from center line.

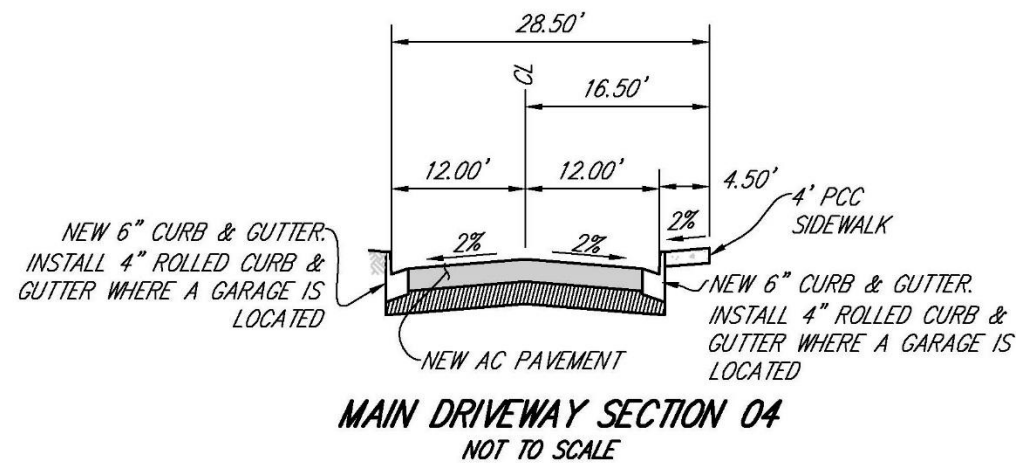
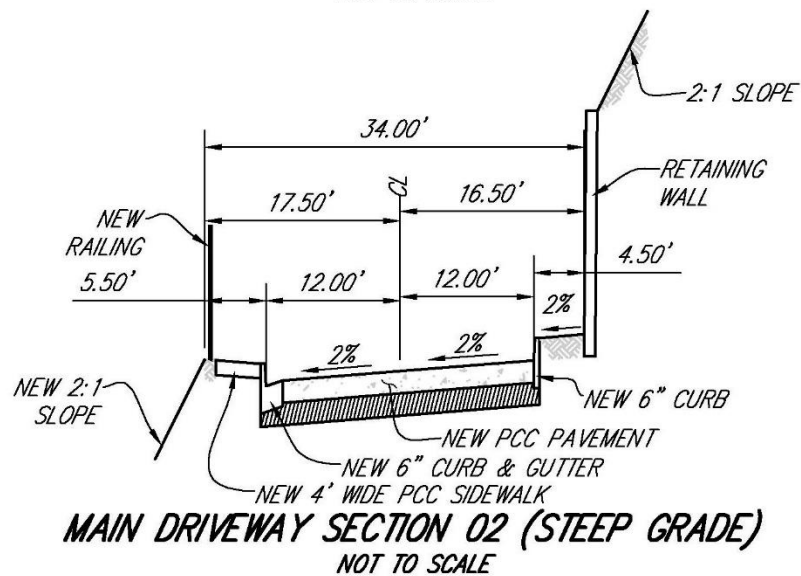
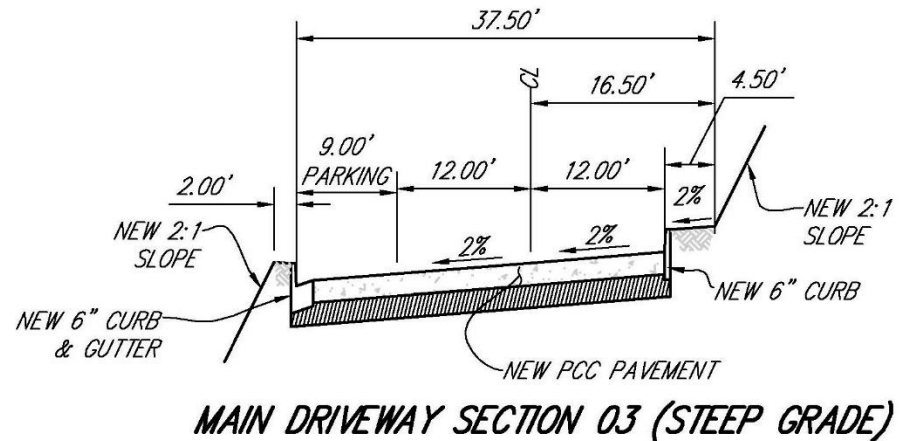
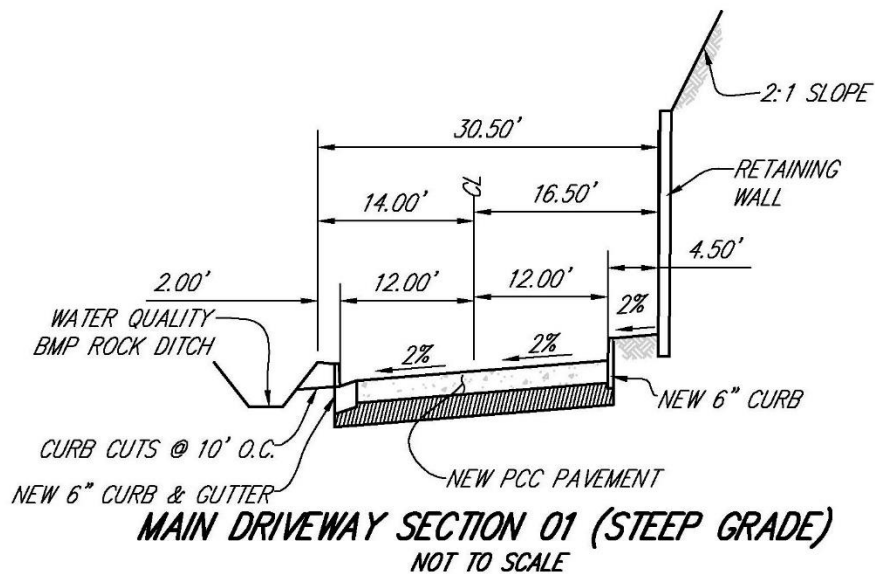
5.3 EMERGENCY VEHICLE ACCESS

The Specific Plan Area shall accommodate the Pierce Pumper truck, which is an emergency vehicle in operation with the City of San Marcos Fire Department. A 24-foot minimum curb to curb driveway shall be constructed to maintain a minimum road width and any portion of the driveway with grades 12% and steeper require concrete pavement surface with a broom finish suitable for emergency vehicles per City of San Marcos fire Department requirements. In addition, the Specific Plan Area will also provide a 30-foot-wide emergency vehicle turnaround at the northeast corner of the Specific Plan Area. The cul-de-sac at the southern end of the site features a 50-foot radius, which allows for the E-One Cyclone II truck to make a safe and efficient turn at the southern portion of the Specific Plan Area.

Table 7 Internal Driveway Dimensions

Roadway Type	Street Section Width (feet) ¹	Pavement Width (feet) ²	Vehicle Lanes	Parking	Minimum Pedestrian Component
Project Driveway	28.5' – 37.5'	24'	2	Varies	4.5' concrete walk on one side of the driveway to Woodward Street

¹Driveway width varies. Most of the driveway includes a maximum 28.5' width without parallel parking. Sections that include steep slopes or parallel parking increase to a maximum of 37.5' in width.



Internal Driveway Cross Sections
Woodward 46 Specific Plan

Figure 16

5.4 LOCAL AND REGIONAL CONNECTIVITY

As noted in Chapter 2, the Woodward 46 Specific Plan Area is regionally connected to San Diego County and north to Riverside County through Interstate 15 via Highway 78. An existing system of expressways, arterial highways, and local roads such as the previously mentioned Woodward Street link the Specific Plan Area to the City of San Marcos' circulation system and ultimately to Highway 78. As noted in Chapter 2, residents will be able to access Highway 78 westbound and eastbound via on-ramps located approximately a half-mile south of the Specific Plan Area. From the 78 east on-ramp it's approximately an additional 4-miles to Interstate 15. These connections allow for convenient and rapid access to and from the Specific Plan Area to other communities, shopping centers, and employment centers thereby relieving some stress residents would otherwise feel with limited transportation route options.

5.5 PEDESTRIAN, BICYCLE, AND PUBLIC TRANSIT OPTIONS

Alternate forms of transportation help alleviate many modern congestion problems for municipalities while also reducing strain on environmental resources such as greenhouse gas emissions, thereby improving air quality. The City of San Marcos General Plan includes policies and goals for new development to meet so they are in conformance with local and state climate and transportation goals. The Woodward 46 Specific Plan Area encompasses the intent of San Diego Association of Government's (SANDAG) Transit Oriented Development (TOD).

This Specific Plan Area design and location reflects SANDAG's long-term transit development strategy. The Specific Plan Area's density, product type, and most importantly the project's location, are consistent with several strategies outlined in SANDAG's Regional Transit Oriented Development Strategy as well as SANDAG's transit-oriented development growth models for 2035 and 2050, which encourage denser development along future expanded transit corridors.

The project meets the intent of the following SANDAG TOD Strategies:

- Strategy #1 strives to produce diverse and interconnected land use design within core TOD's. The Specific Plan Area meets the intent of this measure. The Specific Plan's location near institutional, commercial, and retail land uses and centered near the Civic Center transit station which includes a Breeze bus stop and SPRINTER rail station on Mission Road. Bicycle connections can be made from the Specific Plan Area to the closets transit station.
- Strategy #3 promotes walking and biking to transit stations, connecting people to jobs in transit-oriented districts. The Woodward 46 Specific Plan is close to the civic center and as well as shopping centers and commercial employment areas. The Civic Center Transit Station is less than a half-mile from the Specific Plan Area facilitating quick access to the SPRINTER rail line as well as bus routes that connect to the wider county. This centralized Specific Plan Area enables residents to bike to shop or work thereby lessening environmental impacts on the region.
- Strategy #4 seeks to manage the first and last mile gap to transit facilities to encourage ride share options as well as biking. Class II bike lanes exist along Woodward Street and will help make the first-last mile connection for residents of the Specific Plan Area to the Civic Center Transit Station.

BREEZE bus service is provided by North County Transit District and includes 30 routes between Oceanside and La Jolla, as far east as Escondido. The Civic Center transit station on Mission Road serves Breeze route 305. This route connects to other transit centers within the system, offering connectivity to all major destinations and other transit systems within North County, connections to South County transit systems, and the greyhound bus station in Escondido.

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

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Chapter 6 – Infrastructure Plan

6 INFRASTRUCTURE PLAN

Grading, Utilities, and Infrastructure Overview

The Grading and Utilities Plan provides the description of the infrastructure necessary to support each proposed land use within the Woodward 46 Specific Plan Area. This section will discuss in detail the distribution, capacity, size, and extent of grading, utilities, and other infrastructure which must be constructed and installed to facilitate a safe and efficient residential community. Information will be provided for grading and the following utilities: water, wastewater, stormwater drainage and detention, electricity and natural gas, and telephone and cable services. **Table 13** identifies the utility providers anticipated for the Specific Plan Area.

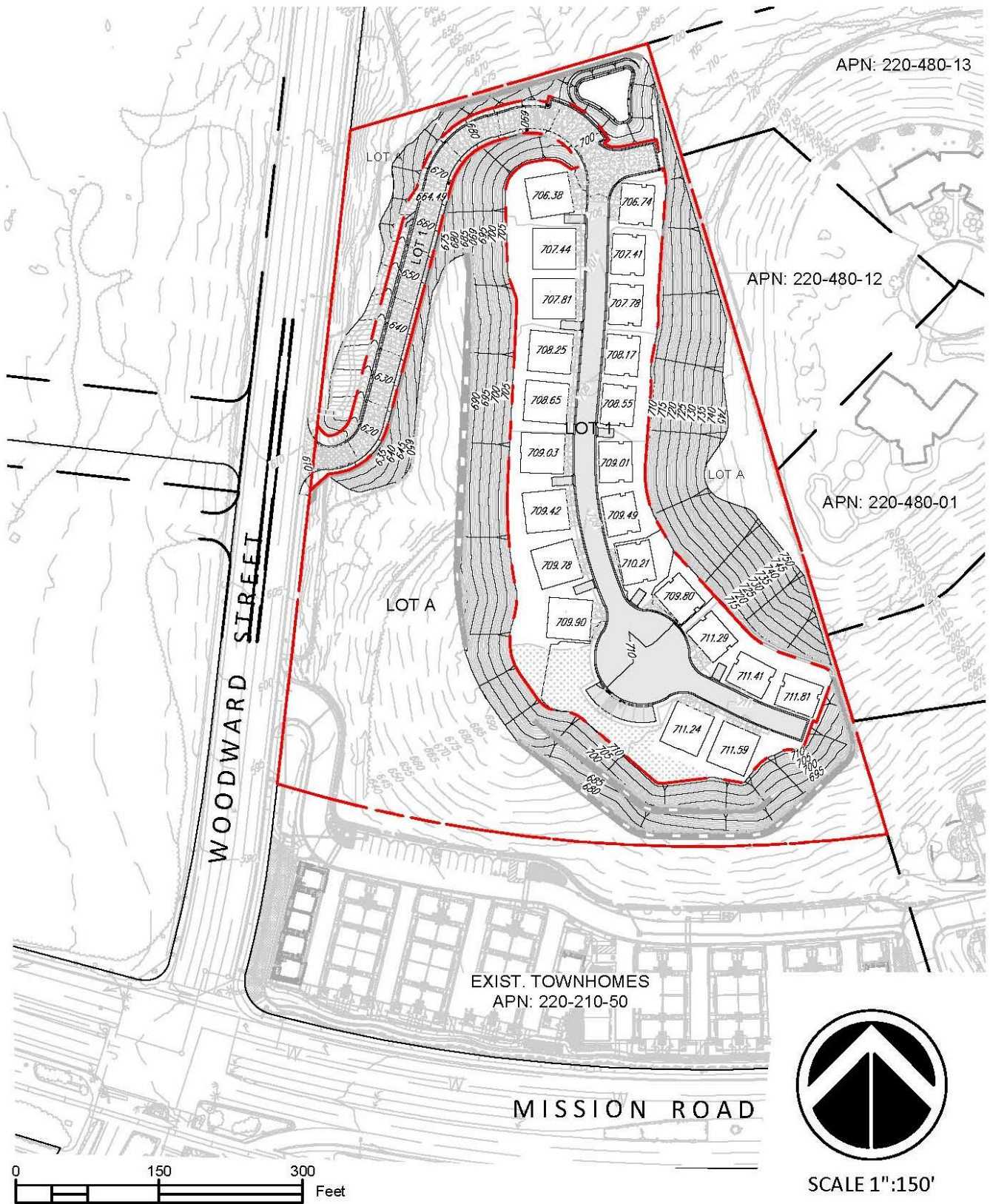
Table 8 Utility Providers

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

The design, distribution, capacity, size and extent of utility infrastructure, facilities, and service improvements is dependent upon the increased population resulting from development of new housing within the Specific Plan Area. According to the 2020 Census, the estimated average number of persons per household is approximately 3.17. This means the 46 dwelling units proposed within this Specific Plan will result in approximately 146 new residents for the City of San Marcos. The following chapter explains how the Specific Plan will accommodate these additional residents through the provision of additional utilities, services, and facilities.

6.1 GRADING

The site is currently characterized as having steep rocky slopes and covered by natural habitat and has been relatively undisturbed in the central and western portion of the site. The residential pad area, infrastructure locations, slopes, and entry driveway to be developed will be cleared and grubbed of vegetation. Following that operation, the site will be mass graded with an approximate total of 42,000 cubic yards of cut and 50,000 cubic yards of fill. It is anticipated as much as 8,281 cubic yards of import or export of materials may be required depending on soils type identified in the project's geotechnical report as well as onsite observations of the geotechnical engineer. Spoils from foundations and trenching will be handled separately from the cut and fill material described in this section. Final and precise grading will include taking private driveways and drive aisles, lots, and landscape areas to finish grades with final surface, hardscape, and planting installations and preparation of the ground for any foundations for proposed residential buildings.



CONCEPTUAL GRADING PLAN
WOODWARD 46 SPECIFIC PLAN

FIGURE 18

6.2 STORMWATER DRAINAGE AND TREATMENT

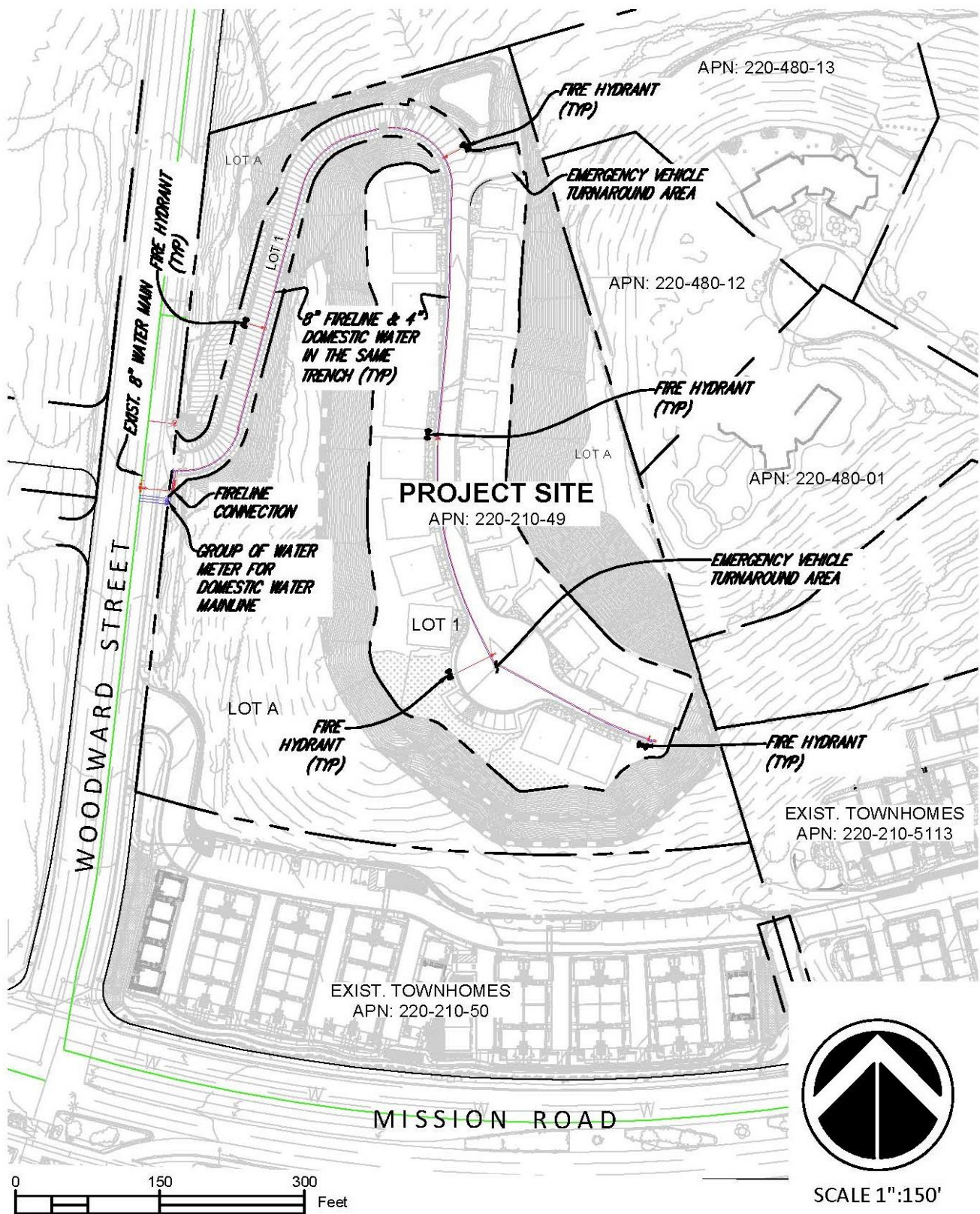
Statewide rules and regulations require stormwater runoff to be appropriately captured and conveyed into treatment systems, so that water runoff does not increase water flows onto adjacent properties or properties downstream, which could potentially cause pollutants entering into receiving waters, erosion, flooding, and damage. The Specific Plan Area has carefully considered stormwater flows and designed the grading plan to direct all surface runoff to stormwater vaults and catchbasins in private Drive and Drive Aisles. Once captured, portions of the runoff stormwater is conveyed through a series of pipes to a large water quality basin located in the northeast corner of the development area. From there water is treated and directed via a pipe to outlet through a storm drain headwall with velocity dissipation and intercepted into a brow ditch. The runoff then returns to its existing flow condition. The runoff along the main driveway not directed and treated by the water quality basin is directed to a “planted rock garden” biofiltration BMP compliant with current City’s BMP Design Manual as a storm water quality treatment facility. This treated runoff discharges into a ribbon gutter where water is conveyed into Woodward Street gutter via sidewalk underdrains. From there stormwater runoff flows into the existing public storm drain system in Woodward Street.

6.3 WATER SUPPLY

Water service for potable residential use and fire service to the planning areas will be provided by Vallecitos Water District (VWD). The Specific Plan Area will connect to the existing eight (8) inch water line in Woodward Street at the main entry to the Specific Plan Area. Water connections to dwelling units will be provided via a four (4) inch line teeing off the Woodward connection and flowing the length of the project driveway. Each dwelling unit will connect to the four (4) inch line. An eight (8) inch fire main will parallel the potable water line for fire service to the site.

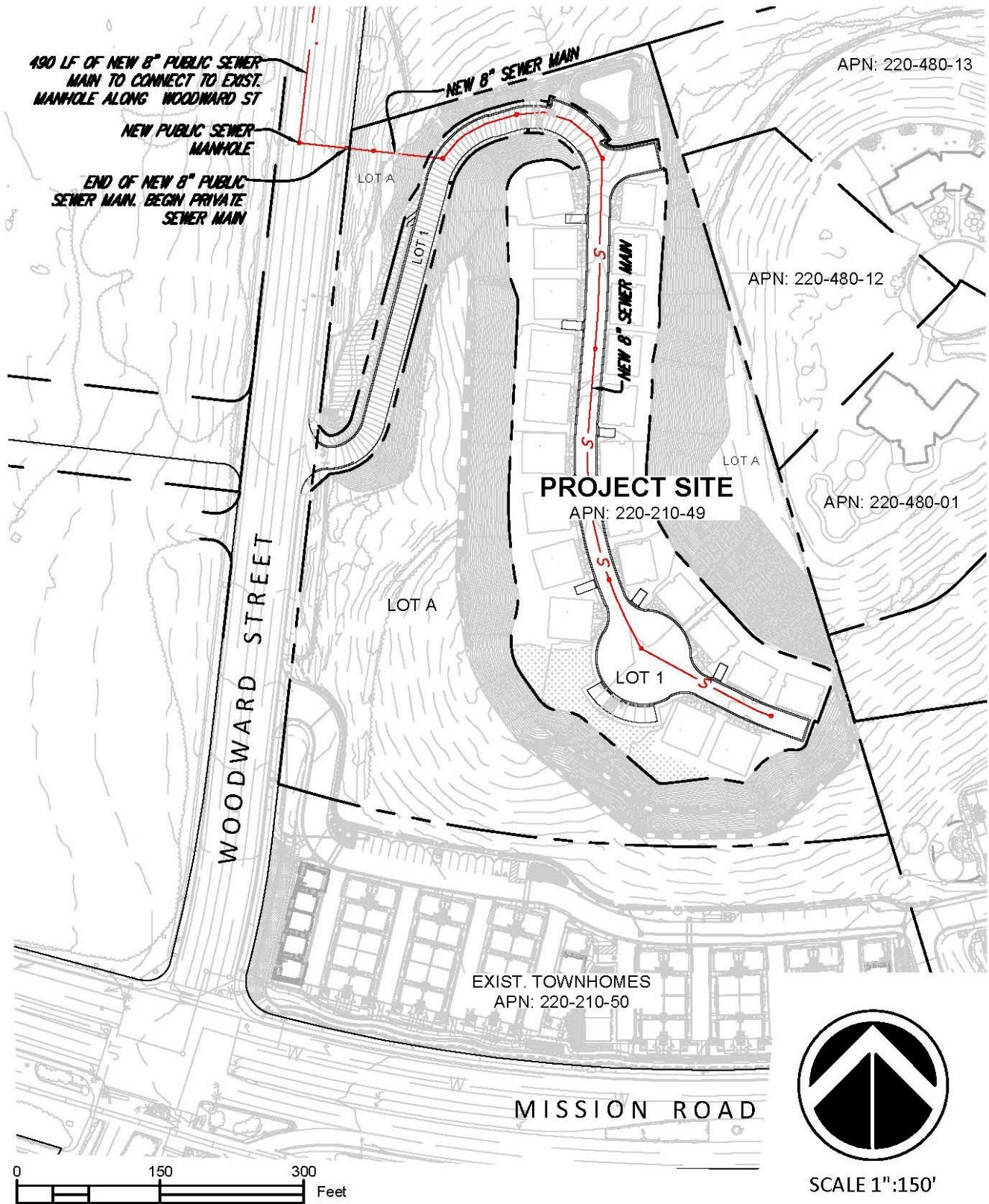
6.4 WASTEWATER

Wastewater service for residential uses will be provided by VWD. An eight (8) inch gravity sewer main is located approximately 490 linear feet north of the site in Woodward Street. That eight (8) inch sewer line will be extended south in Woodward toward where it will connect with the northern edge of the Specific Plan Area. A public manhole is proposed on the west side of Woodward Street and a private manhole is proposed on the east side of Woodward Drive. The portions of the sewer line east of the private manhole and located within the Specific Plan Area shall be privately maintained. Dwelling units will connect to sewer within the Specific Plan Area via a new eight (8) inch sewer main line that will run the length of the main driveway starting at the southern end of the developed area. Sewer will gravity drain to the north following the driveway gradually turning west where the line is cut down slope to the private manhole connection in Woodward Street.



CONCEPTUAL WATER DISTRIBUTION
WOODWARD 46 SPECIFIC PLAN

FIGURE 19



CONCEPTUAL SEWER DISTRIBUTION
WOODWARD 46 SPECIFIC PLAN

FIGURE 20

6.5 DRY UTILITIES

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

6.5.1 Electricity

Electrical service distribution systems proposed for the Woodward 46 Specific Plan Area shall be provided by San Diego Gas and Electric (SDG&E). Developers of the Woodward 46 Specific Plan Area will be required to hire a contractor to provide all trenching, backfill, substructures, conduits, and transformer pads necessary for electrical utility installation work. Should SDG&E find installation of extra facilities is required for system reliability, it shall be the responsibility of the developer to perform the related work mentioned in this section. SDG&E shall be responsible for the installation of necessary cables, connectors, and pad-mounted equipment as required. Any proposed above-ground transformers and electrical facilities that solely service the Specific Plan Area will be placed on-site and not within the City's right-of-way. Final utility equipment design will be coordinated with a utility consultant, the city, and SDG&E.

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

6.5.2 Gas

SDG&E maintains a gas distribution system within Woodward Street. If the project utilizes gas utilities, the gas lines will be extended to the developable area within the Specific Plan Area through the same joint trench alignment as electric, cable, and telephone facilities. It is likely that either a three (3) inch or four (4) inch pipeline will be utilized to deliver gas to the project site.

6.5.3 Telecommunications

Cable and telephone service will be provided through Cox Communications, AT&T or another telecommunications provider with infrastructure in the area. Cable connections will be stubbed for the property at the time of construction for dry utilities. All existing aboveground telecommunications facilities shall be undergrounded during construction. Residents will be able to choose to connect to cable and telephone via several packages offered through the telecommunications provider.

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Chapter 7 – Public Services and Facilities Plan

7 PUBLIC SERVICES AND FACILITIES PLAN

7.1 INTRODUCTION TO PUBLIC SERVICES AND FACILITIES

The Woodward 46 Specific Plan Public Services and Facilities Plan focuses on those services and facilities related to the Specific Plan Area, which are required to provide a safe, healthy, and well-rounded community. This section will provide details on the scope of services and facilities needed to provide a comprehensive development while minimizing impacts to existing service providers and infrastructure including districts and schools for children of the Plan Area, community facilities, police and fire protection, and finally solid waste disposal. Details on the financing and maintenance of public services and facilities the developer must provide can be read in Chapter 8.

The US Census Bureau has compiled information related to the average number of people per household. Based on the 2020 census, the average population of households within San Marcos equates to approximately 3.17 persons. The 46 units proposed in the Plan area would accommodate approximately 146 residents within the City of San Marcos. The impacts and contributions those additional residents have on public services and facilities are explained in more detail below.

7.1.1 Schools

This section of the Woodward 46 Specific Plan will identify the school districts and individual schools which school age children residing within the Plan area will attend. The San Marcos Unified School District will provide educational instruction for children residing within the Specific Plan Area. The following institutions have been identified as the primary education providers to the Plan area. Elementary and middle school students residing in the Woodward 46 Specific Plan will attend Richland Elementary School located at 910 E. Borden Road. Richland Elementary School is located approximately 1.25 miles northeast of the Specific Plan Area. Middle school age children will attend Woodland Park Middle School which is located at 1270 Rock Springs Road approximately 1.75 miles east of the Specific Plan Area. High school age students will attend Mission Hills High School located at 1 Mission Hills Court and is approximately 0.75-mile from the Specific Plan Area.

Table 9 Schools

School	Address
Richland Elementary School	910 E. Borden Rd. San Marcos, CA 92069
Woodland Park Middle School	1270 Rock Springs Rd. San Marcos, CA 92069
Mission Hills High School	1 Mission Hills Ct. San Marcos, CA 92069

The developer, and/or builder for the Woodward 46 Specific Plan will offset its expected increase in students through monetary contributions in the form of school district development fees paid to the San Marcos Unified School District.

7.1.2 Parks, Recreation, and Open Space

The Woodward 46 Specific Plan incorporates private park and recreation space, and open space as a component of the land use concept. Approximately 6.5-acres of open space is distributed throughout the Specific Plan Area and includes private patio/yard space for each dwelling unit. Per the City's Municipal Code, which is consistent with the Quimby Act, a total of 5 acres of public park space is required for every 1000 residents generated by a proposed project or the developer can opt to pay in-lieu fees. The applicant/developer has the option to pay the in-lieu fee as opposed to the development or dedication of new public park space to the City of San Marcos. Those fees are used by the city to construct new public park space and recreation facilities or to maintain existing public park and recreation facilities. Several parks are located near to the Specific Plan Area. The Civic Center Park is located directly adjacent to the San Marcos Civic Center and is approximately 755 feet from the Specific Plan Area. Connors Park is just over a half mile to the west to the west of the Specific Plan Area and Hollandia Park is located slightly under a mile east from the Specific Plan Area.

7.1.3 Library Services

The Woodward 46 Specific Plan is served by the San Diego County Library System. The San Marcos branch is located at 2 Civic Center Drive and less than a quarter mile from the Plan area. The San Marcos branch offers a variety of services to the public including book and music rentals, computer access, as well as literary programs and other programs beneficial to the community. Additional library resources are provided to the public through the two colleges located in San Marcos. Palomar Community College located at 1140 West Mission Road provides free access to materials with valid picture identification and proof of current mailing address. A Community Borrower Card can be purchased from California State University San Marcos (CSUSM) for \$30.00 which allows the public access to privileges at CSUSM.

7.1.4 Fire Protection

The Woodward 46 Specific Plan is located within the San Marcos Fire Protection District boundary. The San Marcos Fire Department (SMFD) will provide fire protection for urban and wildland fires and emergency services to the entire Plan area. SMFD services San Marcos with four stations, the closest of which is Fire Station One located at 180 W. Mission Road approximately a quarter mile from the Plan Area. Fire Station One houses an engine, truck, brush engine, ambulance, and battalion chief. The Woodward 46 Specific Plan is near to existing development however, the Plan Area is located within proximity to open space areas with slopes, fuel, and fire hazards, therefore residents of the Woodward 46 Specific Plan, in accordance with the Community Wildfire Protection Plan (CWPP) and Hazard Risk Assessment (HRA) doctrines adopted by the SMFD, shall be required to comply with the rules and regulations established within the CWPP and HRA. The measures incorporated in the above text contribute to the Woodward 46 Specific Plan's comprehensive approach to fire safety.

7.1.5 Police Protection

Police protection for the Woodward 46 Specific Plan shall be provided by the County of San Diego Sheriff's Department. The County Sheriff provides contract law enforcement services to the City of San Marcos through the station located at 182 Santar Place located within city limits. The station's

location is approximately one mile from the Plan Area and provides services to San Marcos and the surrounding unincorporated areas. Community law enforcement services are provided year-round, 24-hours a day. The Sheriff's Department offers a variety of services to help keep the community safe. Deputies are responsible for general patrol services including traffic enforcement, suppression of drug activities, and response to theft and gang-related crimes. The San Marcos station has the only ASTREA (Sheriff's Aviation) landing pad in the County to provide assistance to ground units and extending the range deputies can patrol. Additional services to the community include detective units responsible for crime investigations, the Community Oriented Policing and Problem Solving (COPPS) program assigned to investigate community quality of life issues, crime prevention units, crime analysis, and senior volunteers, as well as various administrative services. Child Protective Services, Adult Protective Services, and Juvenile Probation all operate out of the San Marcos Station. Together, these services offer the Woodward 46 Specific Plan comprehensive law enforcement to help maintain community safety.

7.1.6 Solid Waste Disposal

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

Chapter 8 – Facilities Financing Plan

8 FACILITIES FINANCING PLAN

Introduction to Facilities and Financing Plan

This section describes the various options for financing of the required improvements for the Woodward 46 Specific Plan. A detailed financing plan should be prepared to ensure improvements to the Specific Plan Area are implemented in a successful manner and within an orderly timeframe. The financing plan will establish specific methods of financing to achieve the goals and policies set forth in this Chapter.

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

8.1 METHODS OF FINANCING FOR PUBLIC IMPROVEMENTS AND SERVICES

The developer or builder shall be responsible for their fair share of financing construction of any public improvements as well as the entirety of private infrastructure improvements required to support development within the Woodward 46 Specific Plan. Improvements may include, however may not be limited to, construction of internal and adjacent streets, water lines, sewer lines, storm drains, and electrical and gas power delivery systems. The developer or builder can use a combination of financing mechanisms to achieve the required construction and maintenance of facilities and improvements; however, the developer or builder shall be ultimately responsible for all fair share costs identified with implementation of development within the Woodward 46 Specific Plan, including but not limited to, costs associated with infrastructure construction, compliance with any mitigation measures identified within the EIR Conditions of Approval, or any other associated requirements which may need to be fulfilled. It is anticipated that the developer will construct any required public improvements. It is also anticipated that any long-term maintenance of public improvements or facilities will be maintained through CFD's.

8.1.1 Developer Funded Options

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

8.1.2 Special Assessment Districts

Special assessment districts may be used by the City of San Marcos to pay for improvements within a defined area so long as the property owner votes to allow the assessment to proceed. Once an approval vote has been made, the City has the authority to form the special assessment district by the authority of the Improvement Act of 1911, and the Municipal Improvement Act of 1913. The

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

8.1.3 Community Facilities Districts and Mello-Roos

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

8.1.4 Other Funding Sources

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

8.2 FINANCING OF PUBLIC IMPROVEMENTS AND SERVICES

The orderly development of the Specific Plan Area requires the procurement of sufficient funding for public facilities and services. The following summaries provide details on financing of facilities and services for the Woodward 46 Specific Plan required to be available at the time of need. The sections described below will provide information on specific financing options and implementation methods for facilities and service within the Specific Plan Area.

8.2.1 Circulation Improvements

The Woodward 46 Specific Plan includes a comprehensive circulation plan, which includes private road improvements and may be required to provide public road improvements, public utility upgrades or other infrastructure improvements. Development within the Specific Plan Area is contingent upon the financing and maintenance of both private internal streets and external public road improvements, public streetscape improvements, and any mitigation measures for traffic impacts identified in the traffic study produced for the EIR.

Internal private streets will be financed as a whole, by the developer or builder.

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

8.2.2 Fire, Paramedics & Law Enforcement Services and Facilities

Fire and Paramedic Services and Facilities

The Woodward 46 Specific Plan is within the San Marcos Fire Protection District. To offset impacts to fire, paramedic services and facilities the developer and/or builder will pay fees to the City of San Marcos. Service to the Specific Plan Area shall be provided by the San Marcos Fire Department (SMFD). The developer will pay its fair share contribution to the City of San Marcos' CFD for fire service to the Specific Plan Area. Future homeowners will be assessed annual fees for this district with increases as determined by the city.

Law Enforcement Services and Facilities

The County of San Diego Sheriff's Department, under contract with the City of San Marcos, will provide police protection services to the Woodward 46 Specific Plan. The Woodward 46 Specific Plan developer shall pay its fair share contribution to the City of San Marcos' CFD for law enforcement service. Future homeowners will be assessed annual fees for this district with increases as determined by the city.

8.2.3 Schools

The Woodward 46 Specific Plan is located within the San Marcos Unified School District (SMUSD). Impacts to SMUSD will be mitigated by a per square foot fee paid by the developer to the school district and based on total residential dwelling unit square footage.

8.2.4 Recreational Facilities, Parks, and Open Space

All categories of open space located within the Woodward 46 Specific Plan, including common-area open space, parks, water quality features, and any biological preserved areas, will be financed and constructed by the developer. Maintenance responsibilities of recreational facilities, parks, and open space are described in section 7.1.2. The developer and/or builder will pay Public Facilities Fees to offset the project's impact to City-owned parks and recreation facilities.

8.3 OPERATIONS AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

Maintenance of open space, recreational facilities, storm water quality features, private streets, public streets, water and sewer systems, and landscaping of public rights-of-way are important components to the image of Woodward 46 Specific Plan and the functionality and safety of stormwater movement. This Section will define each entity responsible for maintenance of public improvements and private facilities which will have a prolonged impact on the Specific Plan Areas appearance.

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

- Private parks and common area facilities maintenance within Woodward 46 Specific Plan shall be the responsibility of the Woodward 46 Specific Plan HOA(s).
- Maintenance of common area landscaping within the Woodward 46 Specific Plan shall be the responsibility of the Woodward 46 Specific Plan HOA(s).
- Maintenance of landscaping within individual dwelling unit private open space shall be the responsibility of the homeowner.

- Maintenance within front patio/yards of multifamily residential units shall be the responsibility of the HOA(s).
- Private streets, landscaped parkways, and entry monuments and gates shall be maintained by the Woodward 46 Specific Plan HOA(s).
- All private stormdrain systems and storm water quality facilities within the Specific Plan Area will be maintained by the HOA.
- Public water and sewer systems will be maintained by VWD and private water/sewer systems within the Woodward 46 Specific Plan will be maintained by the HOA.
- Maintenance of landscaping, lighting, and storm drain systems, in public right-of-way easements along public streets shall be the responsibility of the City of San Marcos with an assessment paid to the City of San Marcos by the property owner.
- Public street maintenance shall be the responsibility of the City of San Marcos.

Table 10 Financing and Maintenance Responsibilities

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

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Chapter 9 – Specific Plan Administration

9 SPECIFIC PLAN ADMINISTRATION

9.1 OVERVIEW

This chapter of the Woodward 46 Specific Plan is essential to establishing a thorough review process for proposed discretionary entitlements and other processes which may become necessary within the Specific Plan Area. Sections within this chapter form the procedures for review of entitlements and modifications or amendments to the Specific Plan (i.e., administration authority of the Plan, descriptions of the entitlements to be processed concurrently with this Specific Plan, compliance with CEQA, and substantial conformance and amendments to the Plan). Those rules, regulations, and processes outlined within this chapter govern the lead agency's implementation of development within the Specific Plan Area. In addition to the Woodward 46 Specific Plan implementation, several discretionary entitlements will also be processed concurrently. This section provides a detailed description of the mechanisms needed for implementation of the Specific Plan and should be the primary document consulted when questions arise concerning future development or development changes within the Specific Plan Area. As the lead agency, The City of San Marcos is responsible for the administration of the Woodward 46 Specific Plan and as such is responsible for ensuring the rules and procedures described herein are implemented in a consistent manner with all City rules, regulations, and policies.

9.2 IMPLEMENTATION

Subsequent approvals needed to implement this Specific Plan include a tentative condominium map, multi-family site development plan, final map, grading plan, improvement plans, and building permits. Once these subsequent approvals are acquired, the project may be constructed in two (2) phases or more depending on circumstances.

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

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

9.3 ADMINISTRATION

Any future development within the Specific Plan Area may be subject to further review and subsequent discretionary permits and approval from the City of San Marcos Development Services Department. Application, fee, and processing requirements shall be in accordance with the City's regulations, unless modified by this Specific Plan. Applications for subsequent development projects or public improvements and other activities will be reviewed by the Development Services Department using established procedures to determine consistency with the Woodward 46 Specific Plan and all pertinent development standards, design standards, and mitigation measures identified

during the environmental review process, as well as other applicable conditions of approval adopted as part of this Specific Plan.

Review and analysis of a subsequent project permit(s) may trigger conditions of approval that the City determines to be reasonably necessary to ensure the projects application and or plans achieve compliance with this Specific Plan. Procedures to amend the Pacific Specific are also detailed in this section, should the applicant or City staff determine changes to the project would trigger an amendment to this Specific Plan to remain compliant with the adopted Specific Plan.

9.4 SPECIFIC PLAN AUTHORITY

California Government Code §65450 in conjunction with the City of San Marcos Zoning Ordinance Chapter 20.535, authorizes the City's legislative body to prepare and adopt Specific Plans. The Woodward 46 Specific Plan is to be adopted by Ordinance by the San Marcos City Council and used as the primary guiding document for review of all subsequent discretionary entitlements within the confines of the planning. As a regulatory document, successful implementation of a development project within the Specific Plan Area is contingent upon meeting the land use and associated design, development, and infrastructure standards, and other policies outlined herein. The Woodward 46 Specific Plan establishes development design, infrastructure, and implementation parameters and incorporates those standards through reference of applicable Zoning Ordinance or other appropriate standards and provisions, or the City of San Marcos Municipal Code, to establish specific zoning standards, which govern all development within the Specific Plan Area. Any proposed development and design activities within the Woodward 46 Specific Plan Area must be consistent with the established parameters of this document. Should any requirements contained herein of the Woodward 46 Specific Plan conflict with the City of San Marcos Municipal Code, the Woodward 46 Specific Plan shall be the primary document used to resolve the conflict. If the Woodward 46 Specific Plan is silent on any issues, the City of San Marcos Municipal Code, or other applicable adopted City standard(s) shall be referred to for regulations and standards.

9.5 RESPONSIBILITY FOR ADMINISTRATION

Several entities may/shall be responsible for the administration and enforcement of the Woodward 46 Specific Plan. The City of San Marcos' Development Services Department is the primary department within the city responsible for the implementation, administration, and enforcement of the Woodward 46 Specific Plan. The homeowner's association or other comparable group established for the Woodward 46 Specific Plan shall be responsible for the enforcement of private property and open space easement requirements pursuant to standards identified herein as well as any covenants, conditions, and restrictions (CC&R's) developed separately from this Plan.

9.6 SEVERABILITY

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

9.7 AMBIGUITY

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

9.8 SUBSTANTIAL CONFORMANCE

Substantial conformance means that any proposed activity, construction and development complies with the Woodward 46 Specific Plan, adopted mitigation measures, and project conditions of approval, where no additional units (except accessory dwelling units), property, or parcels beyond that provided by the Specific Plan or approved map are involved, approved minimum lot sizes are maintained, proposed construction is consistent with the architectural guidelines provided in the Specific Plan, no grading beyond substantial conformance limits is proposed, and no new significant environmental impact is created. Additionally, uses that are not specifically listed but are similar to those already listed in **Table 1**, may be considered in substantial conformance. The Planning Director or their designees shall make a determination of substantial conformance prior to the issuance of any permits or approval of plans. No written determination is required provided plans submitted to the city for approval exhibit substantial conformance with the Woodward 46 Specific Plan. Plans found not to be in substantial conformance shall not be approved and shall be revised or a Specific Plan amendment shall be required.

9.9 MINOR DEVIATIONS

To provide flexibility in the development and permitting process, minor deviations to approved plans in conjunction with an approved permit may be authorized by the Planning Director without amending the Specific Plan. Examples of Minor Deviations include the following:

1. Modifications to the site plan, architecture, landscape treatments, wall and fence design, lighting, and signage which are generally consistent and compatible with the plans contained herein and provide an equal or superior design aesthetic and quality.
2. Changes in the location, size, or type of common area amenities.
3. Final facility sizing and alignment for water, sewer, and storm drain improvements (with concurrence from the City Engineer).
4. Removal of unnecessary utility infrastructure or design changes to utility infrastructure (with concurrence from the City Engineer).
5. Minor adjustment to the alignment, width, or grade of public or private streets within the Specific Plan Area grading that are generally consistent with the Specific Plan and the exhibits herein (with concurrence from the City Engineer and Fire Department).
6. Deviations that are of a similar magnitude to those listed above, which are deemed minor by the Director and conform to the objectives of this Specific Plan.

Minor deviations shall be limited to actions that will not:

1. Constitute a substantial change in the permit(s).
2. Adversely affect adjacent property or adjacent property owners.
3. Violate any Specific Plan Objectives or Development Standards.

Site plan deviations resulting in one (1) or more of the following shall not be authorized:

- a) Increase in dwelling units above the total prescribed herein.
- b) Increase of land/site coverage by more than ten percent (10%) by any increase in building size or number of structures.
- c) An increase or decrease of more than ten percent (10%) of the:
 - Gross area of any private or common opens space.
 - Size of any building or structure or of the total land area covered by any building or structure.
 - Building/structure height or depth.
 - Area of any slope.

9.10 SPECIFIC PLAN AMENDMENTS

Amendments to the Specific Plan may be necessary to respond to changes in housing market trends and the economy. Applications that are not in substantial conformance and do not qualify for a minor deviation will require an amendment to the Specific Plan. Amendments may be processed either administratively through the Planning Director's review or through the Planning Commission and City Council. The applicant may submit an application to the City of San Marcos' Development Services Department, which may include maps, text, and or technical studies describing the nature and intent of minor modifications. Upon submittal, the Planning Director or their designees will make a determination as to the applicability of the amendment process. No amendment shall be approved that is not consistent with the General Plan.

9.10.1 Minor Amendments

Minor Amendments include minor changes to the Specific Plan that may be reviewed and approved by the Planning Director for the City of San Marcos. Minor amendments may include the following:

1. Correction or revisions to text to resolve ambiguity pursuant to Section 9.7.
2. Additions, deletions, or modifications to Table 2: Allowable Land Uses, which are consistent with the objectives of the Specific Plan, provided the density, intensity, and traffic, are not increased.
3. Modifications to design guidelines for architectural and open space features, materials, landscape treatments, wall and fence design, lighting, and signage which are consistent and compatible with the surrounding area and neighborhood. Changes should provide an equal or superior design aesthetic and quality.
4. Revisions to the site plan that are generally consistent with the Specific Plan and the exhibits herein and do not result in any of the following:
 - (a) An increased number of units.
 - (b) Additional environmental impacts not previously addressed in the project EIR.

- (c) Conflicts with final conditions of approval in City issued permits, regulations, and approvals or as issued by other agencies with jurisdiction over the project.
 - (d) Expansion or contraction of the outer geographic boundaries of the Specific Plan.
 - (e) Deviations from Table 1: Distribution of Development of more than 20%.
5. Modifications to the Specific Plan that are of a similar magnitude to those listed above, which are deemed minor by the Planning Director and conform to the objectives of this Specific Plan.

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

9.10.2 Major Amendments

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

9.11 ENVIRONMENTAL REVIEW

The Environmental Impact Report (EIR) certified concurrently with the Woodward 46 Specific Plan shall serve as the primary environmental document for all subsequent discretionary entitlements within the Woodward 46 Specific Plan Area. Pursuant to Government Code Section 65456, any residential development project, including any subdivision, or any land use permit that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified is exempt from the requirements of CEQA. However, if after adoption of the specific plan, substantial changes are proposed to the project that would result in additional impacts not already analyzed by the EIR, the exemption does not apply unless and until a supplemental environmental impact report is prepared and certified in accordance with CEQA. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan. Subsequent determinations of the level of environmental review for discretionary approvals will be determined by the City of San Marcos on a project-by-project basis in accordance with the California Environmental Quality Act (CEQA) Guidelines.