



RESOLUTION 2025-9514 EXHIBIT B

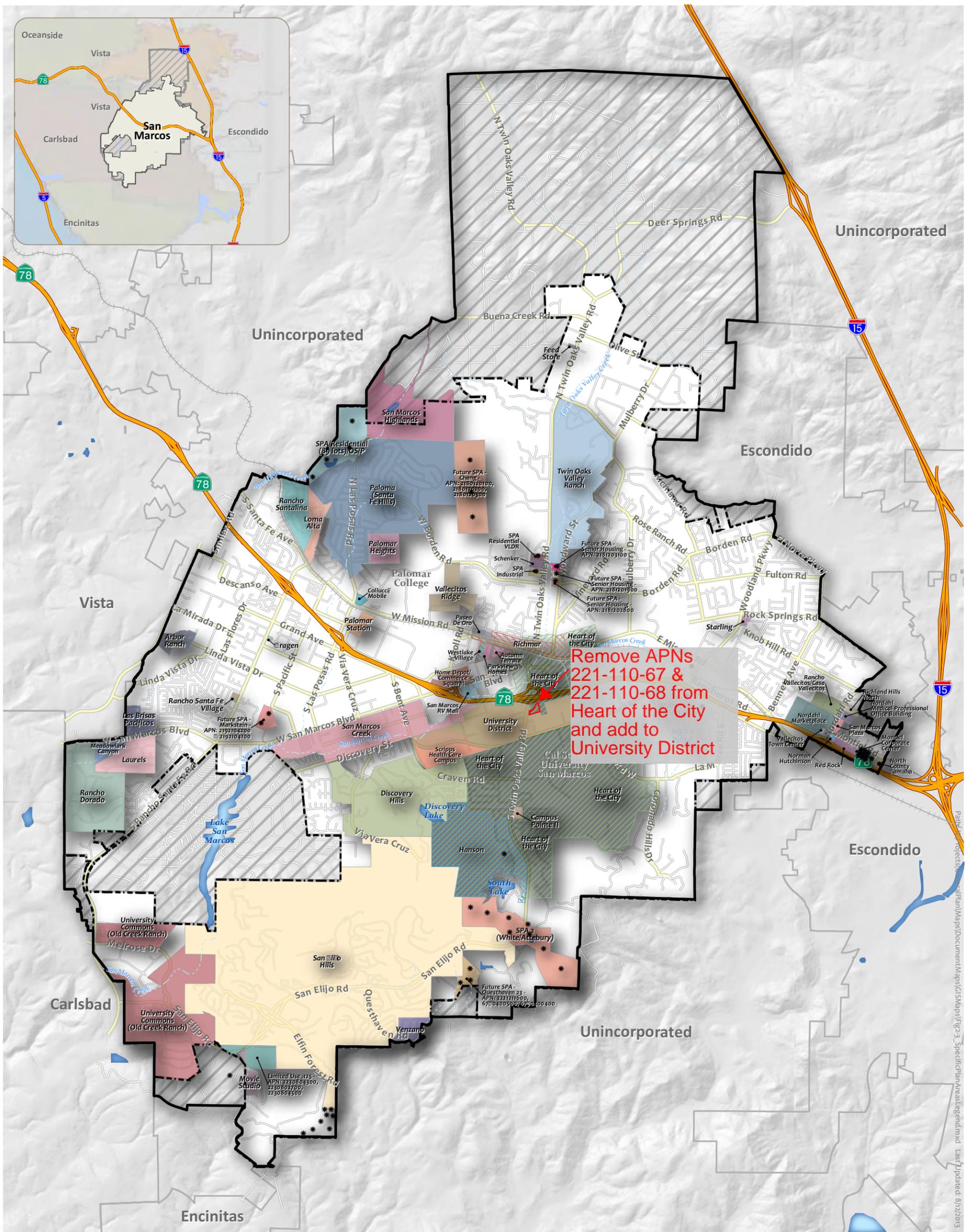
**PROPOSED STRIKEOUT & REDLINE
GENERAL PLAN SHEETS**



City of San Marcos General Plan

*Adopted by City Council Resolution
February 14, 2012*





Remove APNs
221-110-67 &
221-110-68 from
Heart of the City
and add to
University District

FIGURE 2-3

City of San Marcos

Specific Plan Areas



SOURCES OF DATA:
City of San Marcos 12/12 and AECOM, 12/11

- San Marcos City Limits
 - Sphere of Influence
 - Planning Area
 - Major Hydrologic Features
 - Creeks
 - Railroad
 - Freeway
 - Highway
 - Major Road
 - Minor Road
- Existing Specific Plan Area (SPA)
- Arbor Ranch
 - Autumn Terrace
 - Campus Pointe II
 - Collucci/Mobile
 - Discovery Hills
 - Feed Store
 - Hanson
 - Heart of the City
 - Home Depot/Commerce Square
 - Kragen
 - Las Brisas Pacificos
 - Laurels
 - Limited Use .125 - APN: 2230804300, 2230802700, 2230804500
 - Loma Alta
 - Meadowlark Canyon
 - Montiel Corporate Center
 - Movie Studio
 - Nordahl Marketplace
 - Nordahl Medical-Professional Office Building
 - Norman Hutchinson
 - North County Yamaha
 - Paloma (Santa Fe Hills)
 - Palomar Heights
 - Palomar Station
 - Parkview Homes
 - Paseo De Oro
 - Rancho Dorado
 - Rancho Santa Fe Village
 - Rancho Santalina
 - Rancho Vallecitos/Casa Vallecitos
 - Red Rock
 - Richland Hills North
 - Richmar
 - SPA 2 (White/Attebury)
 - SPA Industrial
 - SPA Residential VLDR
 - SPA/Residential (89 lots)/OS/P
 - San Elijo Hills
 - San Marcos Creek
 - San Marcos Highlands
 - San Marcos Plaza
 - San Marcos RV Mall
 - Schenker
 - Scripps Health Care Campus
 - Starling
 - Twin Oaks Valley Ranch
 - University Commons (Old Creek Ranch)
 - University District
 - Vallecitos Ridge
 - Vallecitos Town Center
 - Venzano
 - Walnut Hills II
 - Westlake Village
- Future Specific Plan Area (SPA)
- Future SPA - Chang - APN: 2180120100, 2180120200, 2180120300
 - Future SPA - Markstein - APN: 2192104200 & 2192104100
 - Future SPA - Questhaven 23 - APN: 2221211600, 6790400500, 6790400400
 - Future SPA - Senior Housing - APN: 2181201900
 - Future SPA - Senior Housing - APN: 2181202800
 - Future SPA - Senior Housing - APN: 2181203100
- * Identifies Land Use Special Conditions areas as it applies to specific parcels, refer to Appendix D, Table D-2 for details on those special conditions
- Note 1: Colors represent Individual Specific Plan Areas
Note 2: Refer to Appendix D-4, Table D-3 for more details relating to Specific Plan Areas

Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website.

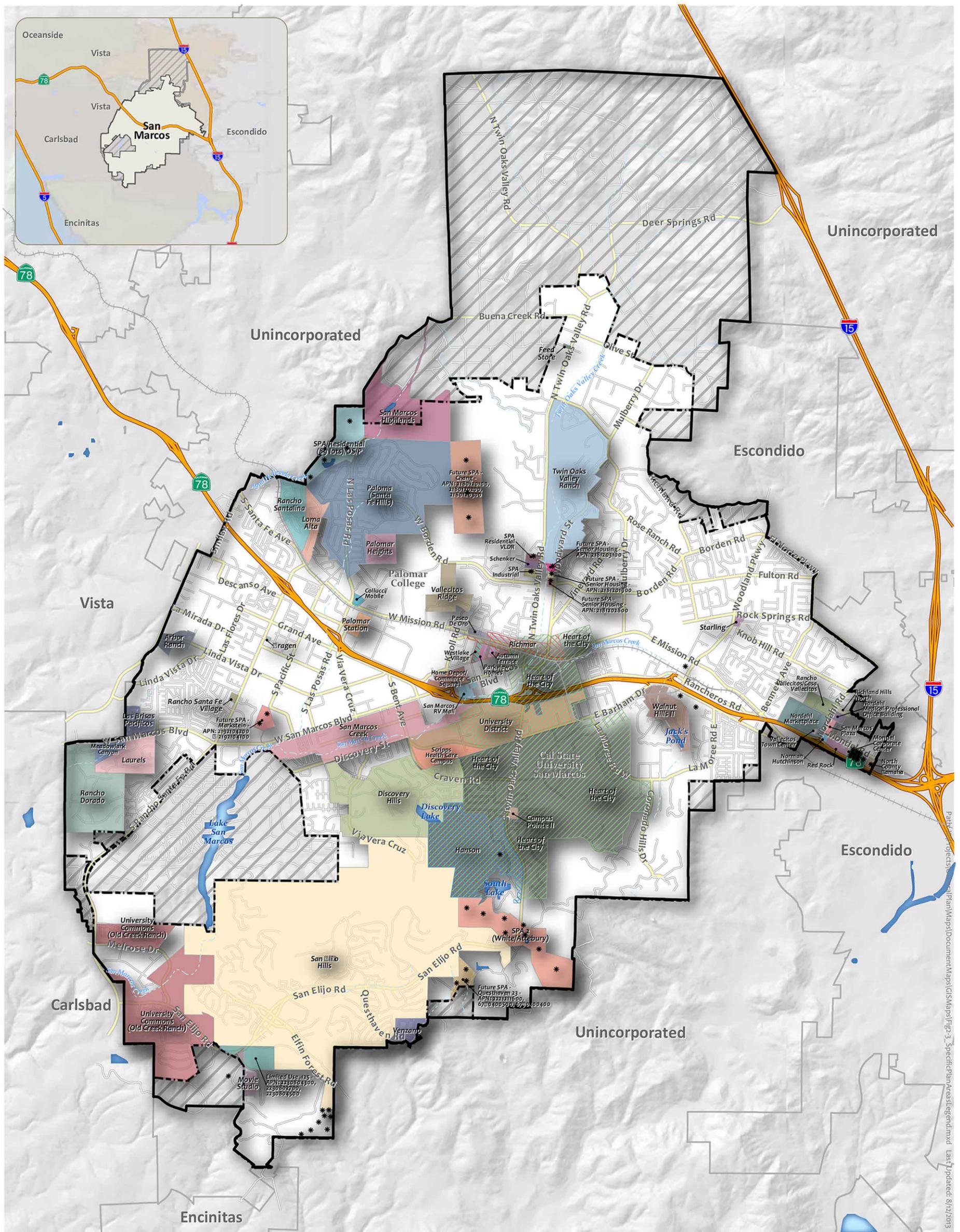


FIGURE 2-3

City of San Marcos

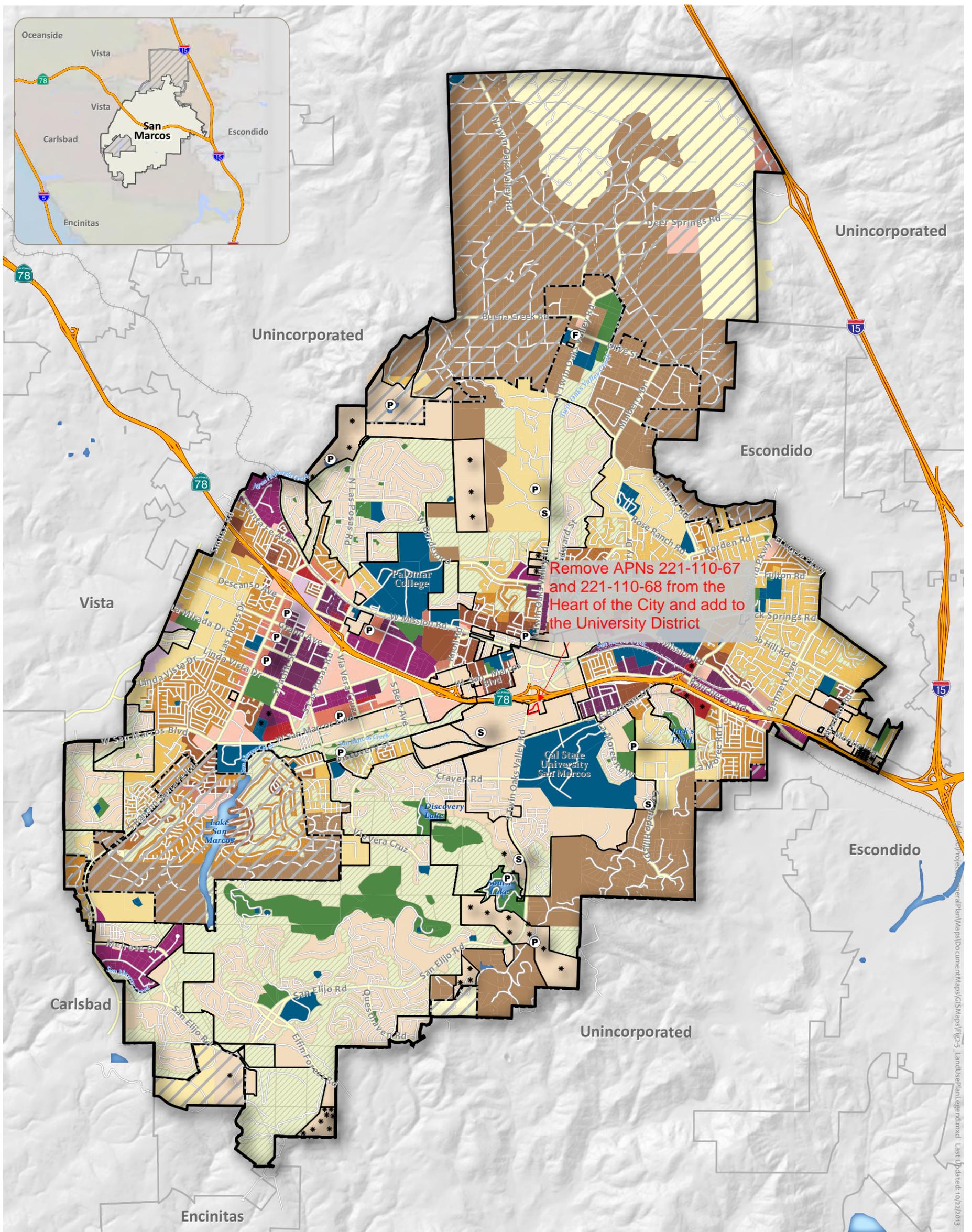
Specific Plan Areas



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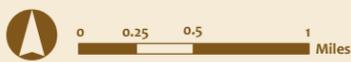
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2 LAND USE AND COMMUNITY DESIGN ELEMENT

FIGURE 2-5

City of San Marcos
Land Use Plan

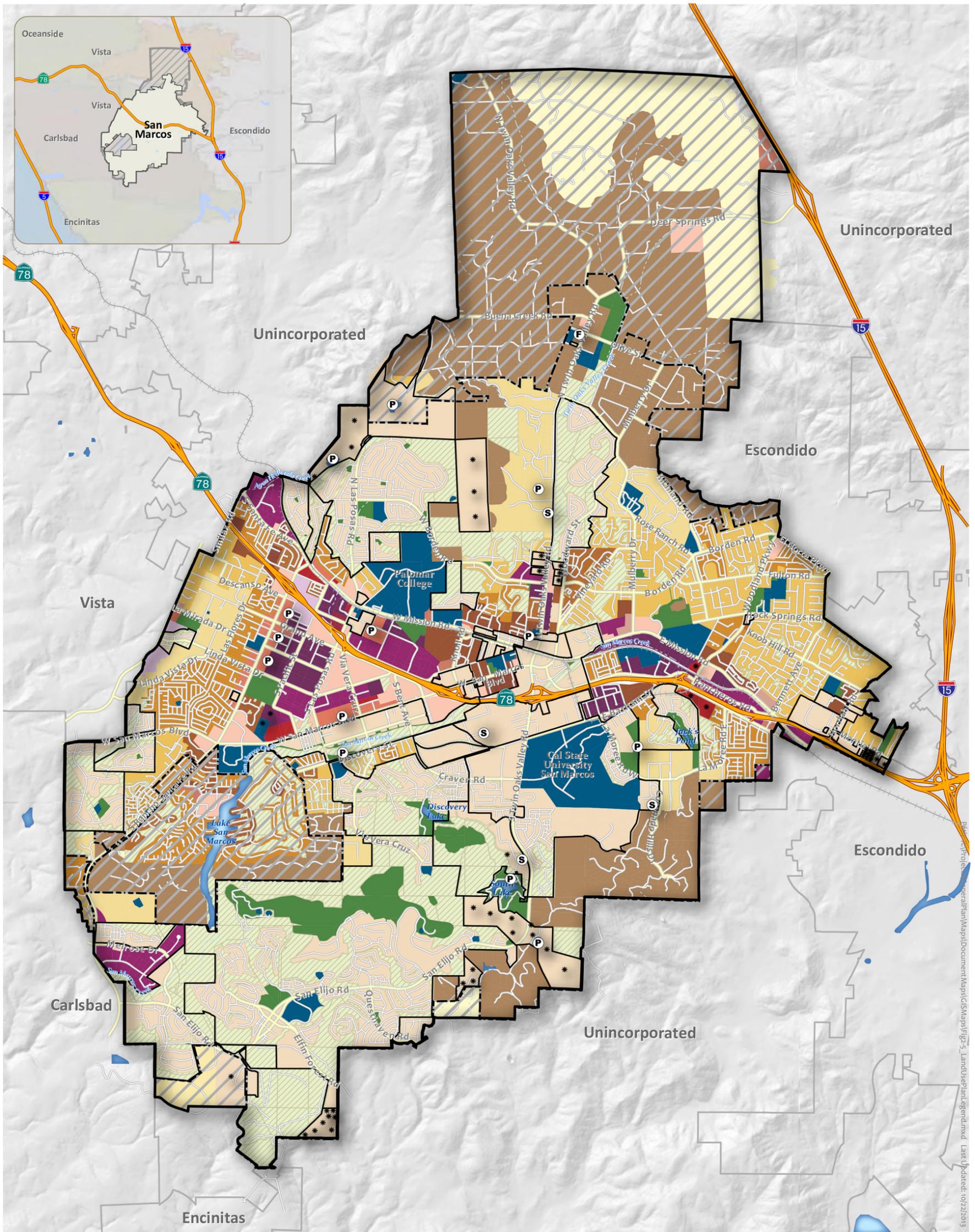


SOURCES OF DATA:
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|--|--|--|---|
| <ul style="list-style-type: none"> San Marcos City Limits Sphere of Influence Planning Area Major Hydrologic Features Creeks Railroad Freeway Highway Major Road Minor Road Future Fire Station Future School Future Park Future Floating Hotel Specific Plan Area (SPA) | <p>General Plan Planned Land Use Types</p> <p>Agricultural/Residential</p> <ul style="list-style-type: none"> Agricultural/Residential, AG (0.125 - 1 du/ac) <p>Residential</p> <ul style="list-style-type: none"> County Rural Residential, COUNTY RR Hillside Residential 1, HR1 (0.05 - 0.25 du/ac) Hillside Residential 2, HR2 (0.25 - 0.5 du/ac) Rural Residential, RR (1 - 2 du/ac) Very Low Density Residential, VLDR (2.1 - 4.0 du/ac) Low Density Residential, LDR (4.1 - 8.0 du/ac) Low Medium Density Residential, LMDR (8.1 - 12.0 du/ac) Medium Density Residential 1, MDR1 (12.1 - 15.0 du/ac) Medium Density Residential 2, MDR2 (15.1 - 20.0 du/ac) | <ul style="list-style-type: none"> Medium High Density Residential, MHDR (20.1 - 30.0 du/ac) High Density Residential, HDR (30.1 - 45.0 du/ac) <p>Mixed Use</p> <ul style="list-style-type: none"> Mixed Use 1, MU1 (20.1 - 30.0 du/ac) Mixed Use 2, MU2 (30.1 - 45 du/ac) Mixed Use 3, MU3 Mixed Use 4, MU4 <p>Commercial</p> <ul style="list-style-type: none"> Commercial, C Neighborhood Commercial, NC Office Professional, OP <p>Industrial</p> <ul style="list-style-type: none"> Business Park, BP Light Industrial, LI Industrial, I | <ul style="list-style-type: none"> Public/Institutional Public/Institutional, PI <p>Recreation</p> <ul style="list-style-type: none"> Parks, P Open Space, OS <p>Specific Plan Area (SPA)</p> <ul style="list-style-type: none"> Specific Plan Area, SPA (For more information regarding specific plans, refer to Figure 2-3 and Appendix D, Table D-3 in General Plan * Identifies Land Use Special Conditions areas as it applies to specific parcels, refer to Appendix D, Table D-2 for details on those special conditions |
|--|--|--|---|

Note 1: Contact the County of San Diego Land Use & Planning Department to verify the "County Land Use Designations" for all properties that fall within the San Marco Sphere of Influence.
Note 2: Refer to Appendix D, Figure D-4 regarding the color coded properties represented on an exhibit portraying a "snap shot" in time where each recognized "transitional zone" property is located. Each property shall ultimately be removed from this exhibit pending a Rezone approval matching the adopted General Plan Land Use designation as represented on Figure 2-5.



2 LAND USE AND COMMUNITY DESIGN ELEMENT

FIGURE 2-5

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Land Use Plan



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Project: GeneralPlan/Map/Document/Map/GIS/Map/Fig-5_LandUsePlan/legend.mxd Last Updated: 10/23/2013

Specific Plan Areas

Specific Plans are a planning and development tool used throughout San Marcos. Figure 2-3 identifies the 48 Specific Plan Areas (SPAs) currently recorded in the City. Table D-3 summarizes these SPAs with additional plan information.

Table D-3 Specific Plan Areas

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Adopted Specific Plans		
Arbor Ranch	57 single-family units	100%
Autumn Terrace ¹ APN: 220-130-81	103 affordable apartments 7,500 s.f. commercial retail	100%
Campus Point II	108 apartments, 12,000 s.f. retail	75%
Collucci/Mobile SP	24,796 s.f. commercial center	25%
Discovery Hills	861 single-family units 122 multi-family units 366 acres total, 983 units	100%
Hanson ² (FA9)	346 single-family units 17 acres MU4 75 acres park/open space	0%
Heart of the City	7 40 ac business park (reduced by 276,954 s.f. for MU4 business park)	50%
	66 ac town center	75%
	48 ac commercial (reduced by 268,809 s.f. for MU4 commercial)	35%
	16 ac neighborhood commercial	100%
	12 ac office professional (reduced by 268,809 s.f. for MU4 office)	100%
	9 ac commercial manufacturing	0%
	36 ac hospital complex (this is the Scripps SPA - not counted as part of HOC)	100%
	2,127 multi-family units	50%
	1,335 single-family units (reduced by 346 du)	4 units remaining
	304 ac CSUSM (P/I)	CSUSM Master Plan
Home Depot/Commerce Square SP (formerly called Sylvester Development)	23.47 ac commercial	95%
Kragen SP Rancho Santa Fe/Creek/ Pawnee APN: 219-086-03, 05, 07, 08	2.83 ac commercial	50%
Las Brisas Pacificos	169 units	100%
Laurels	167 single-family units; parks	100%
Loma Alta	94 single-family units; open space	100%

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D

Table D-3 Specific Plan Areas, Continued

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Schenker SP Windy Way/TOV APN: 218-110-24	4.42 ac Industrial	100%
Scripps Health Care Campus	38.63 ac 607,105 sf medical care campus	0%
Senior Apartments	255 units	100%
SPA Industrial	4.45 ac industrial	100%
Specific Plan Area - Rancho Santa Fe Village APN: 219-231-14, 15, 16	120 multi-family units 12,000 sf commercial	100%
Specific Plan Area 2 (FA10)	68 residential lots	0%
Starling APN: 220-520-01	29 units	100%
SPA Movie Studio ³ (FA34)	15.28 ac SPA Movie Studio	0%
Twin Oaks Valley Ranch	1,407 units	100%
University Commons (Old Creek Ranch)	10.3 ac industrial	79%
	401 single-family units	88%
	1,123 multi-family units	60%
University District	345,000 sf commercial 1,120,000 sf office 5,000 sf civic/community 2,600 multi-family units 800 student housing 319 250 hotel rooms	15 - 20%
Vallecitos Ridge	103 single-family units Open Space	100%
Vallecitos Town Center	0.84 ac commercial	100%
Venzano	129 single-family units	100%
Walnut Hills II	137 single-family units Open Space	100%
Westlake Village ¹ (FA4)	6,140 sf commercial 106 affordable apartment units	0%

D

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