City of San Marcos
City Council Regular Agenda

Tuesday, March 10, 2026
1 Civic Center Drive
San Marcos, CA 92069
City Council Chambers
6 PM

Regular City Council Meeting
Special San Marcos Successor Agency to the San Marcos Redevelopment Agency Meeting
Special San Marcos Successor Housing Agency to the San Marcos Redevelopment Agency Meeting
Regular Fire Protection District Meeting
Special San Marcos Public Financing Authority Meeting
Regular San Marcos Public Facilities Authority Meeting

Cell Phones: As a courtesy to others, please silence your cell phone or pager during the meeting and engage in conversations outside the Council Chambers.

Americans with Disabilities Act: If you need special assistance to participate in this meeting, please contact the City Clerk at (760) 744 1050, ext. 3145. Notification 48 hours in advance will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Assisted listening devices are available for the hearing impaired. Please see the City Clerk if you wish to use this device.

Public Comment: If you wish to address the City Council, please complete a "Request to Speak" form. Forms are located at the rear of the Council Chambers. Be sure to indicate which item number you wish to address. Comments are limited to THREE minutes, unless you meet the requirements of a formal or informal organization and have registered your organization with the City Clerk in advance. Speakers are asked to fill out a "Request to Speak" form and hand it to staff, although provision of a name, address, or other identifying information is optional.

The Oral Communication segment of the agenda is for the purpose of allowing the public to address the City Council on any matter NOT listed on the agenda. Speakers are limited to one opportunity to address the Council under Oral Communications. The Oral Communication segment is split on the agenda and begins with a 15 minute timed segment during which the Council will hear as many speakers as possible. Upon the conclusion of the 15 minute timed segment, any remaining speakers will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. Subject to very limited exceptions, the City Council is prohibited by state law from discussing or taking action on items NOT listed on the Agenda. However, they may refer the matter to staff for a future report and recommendation. If you wish to speak under "Oral Communications," please complete a "Request to Speak" form as noted above in advance of the start of that portion of the meeting.

Meeting Schedule and Broadcast Information: Regular City Council meetings are held on the second and fourth Tuesday of each month at 6:00 pm in the Council Chambers. City meetings are broadcast LIVE on San Marcos Community Television (SMTV) on Cox Channel 19, Time Warner Channel 24 and AT&T Channel 99. Meetings are also streamed live and archived online at www.sanmarcosca.gov.

Agenda related writings or documents provided to a majority of the City Council after distribution of the agenda packet will be available for public inspection at the time of distribution in the City Clerk Department located on the second floor of City Hall, 1 Civic Center Drive, San Marcos, CA during normal business hours. The same materials are also posted online at www.san marcos.net as time permits.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

CONSENT CALENDAR

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting unless the public, staff, or Council Member(s) request that specific item(s) be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk at the start of the meeting. Speakers are limited to three minutes.

1. 26-2815 WAIVER OF TEXT. This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.

Recommendation: WAIVE

2. 26-2816 APPROVAL OF MINUTES

Recommendation: APPROVE the minutes of the City Council regular and special meetings on February 24, 2026.

Attachments: 02-24-26R

02-24-26S Goal Setting Workshop

3. 26-2817 APPROVAL OF WARRANTS

Recommendation: APPROVE City Council, Successor Agency, and Fire Protection District warrants dated March 2026.

Attachments: Warrants

4. TMP-2401 RESOLUTION NO. 2026-9550 - AWARDING A CONTRACT TO BRAUN NORTHWEST, INC. FOR THE PURCHASE OF ONE (1) RECHASSIS TYPE III AMBULANCE AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS.

Recommendation: ADOPT a resolution approving the purchase of one (1) rechassis type III ambulance from Braun Northwest, Inc., and delegating authority to the City Manager to negotiate, finalize, and execute any related documents.

Attachments: 25-26 #2 Resolution Rechassis Ambulance

5. TMP-2402 RESOLUTION NO. 2026-9551 - AWARDING A CONTRACT TO MARCO INDUSTRIES, INC. FOR PURCHASE OF ONE TYMCO MODEL 600 STREET SWEEPER AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS

Recommendation: ADOPT a resolution awarding a contract to Marco Industries, Inc. for the purchase and delivery of one TYMCO Model 600 regenerative air street sweeper in an amount not to exceed $452,228.18 and authorizing the City Manager or designee to negotiate, finalize and execute the contract and all related documents.

Attachments: Council Resolution Street Sweeper

6. TMP-2403 RESOLUTION NO. 2026-9552 - APPROVING AGREEMENT NO. 7774 WITH 72 HOUR, LLC DBA NATIONAL AUTOMOTIVE FLEET GROUP FOR PURCHASE OF TWO 2026 FREIGHTLINER M2106 REPLACEMENT DUMP TRUCKS, AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS

Recommendation: ADOPT a resolution approving Agreement No. 7774 with 72 Hour, LLC dba National Automotive Fleet Group for the purchase and delivery of two 5-yard dump trucks in an amount not to exceed $421,449.56 and authorizing the City Manager or designee to negotiate, finalize, and execute the agreement and all related documents.

Attachments: Council Resolution 5YD Dump Trucks

7. TMP-2405 RESOLUTION NO. 2026-9553 - AWARD OF CONTRACT TO NEEMA GENERAL CONTRACTING FOR THE 2026 PARKS ELECTRICAL UPGRADES PROJECT

Recommendation: ADOPT a resolution awarding a contract for the 2026 Parks Electrical Upgrades Project to Neema General Contracting in an amount not to exceed $590,437.48, and delegating authority to the City Manager to negotiate, finalize, and execute the contract and all related documents.

Attachments: Resolution

8. TMP-2407 RESOLUTION NO. 2026-9554 - APPROVING CONTINUED USE OF A CONTRACT FOR TEMPORARY STAFFING SERVICES WITH ROTH STAFFING COMPANIES, LP, DOING BUSINESS AS (DBA), ULTIMATE STAFFING, PURSUANT TO SAN MARCOS MUNICIPAL CODE (SMMC) CHAPTER 2.30, AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS

Recommendation: ADOPT a resolution authorizing the continued use of a contract for temporary staffing services with Roth Staffing Companies, LP, doing business as Ultimate Staffing, and authorizing the City Manager or delegated designee execute documents related to the contract.

Attachments: Resolution

ORAL COMMUNICATIONS

Persons wishing to speak on items not on the agenda may do so during this time period, provided remarks are confined to matters within the subject matter jurisdiction of the City Council. Speakers are limited to three minutes. Please complete a "Request to Speak" form and place in basket provided at the rear of the Chamber in advance of the start of that portion of the meeting. The first Oral Communication segment consists of a 15 minute timed segment during which the Council will hear as many speakers as possible. Any speakers not heard during the first Oral Communications segment will automatically be called during the continuation of the Oral Communication segment at the end of the agenda. Please note that, subject to very limited exceptions, the City Council is precluded by State law from discussing or taking action on any topic that is not included on the posted agenda.

PUBLIC HEARINGS

9. TMP-2391 ORDINANCE NO. 2026-1577 AND RESOLUTION NO. 2026-9549 - DAVIA VILLAGE-MARC SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT TO ALLOW UP TO 10 RESIDENTIAL UNITS WITHIN 15,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE IN AN EXISTING MIXED-USE BUILDING LOCATED AT 1045 ARMORLITE DRIVE (SPECIFIC PLAN AMENDMENT (SPA24-0002) AND CONDITIONAL USE PERMIT (CUP24-0001))

Recommendation: APPROVAL of the following in the order set forth below:
1. ADOPT an Addendum to the previously adopted Mitigated Negative Declaration (ND 13-003) in compliance with the California Environmental Quality Act (CEQA).
2. APPROVE Specific Plan Amendment (SP)24-0002 an amendment of the Davia Village-MARC Specific Plan.
3. APPROVE Conditional Use Permit (CUP)24-0001) to allow the temporary conversion of commercial space for up to ten (10) residential apartment units on the ground floor of an existing mixed-use building.

Attachments:
Ordinance 2026-1577 - SP24-0002
>Ordinance 2026-1577 Exhibit A - Specific Plan
Attachment A - Vicinity Maps
Attachment B - Requested Entitlements
Resolution 2026-9549 - CUP24-0001
Attachment C - Site and Project Characteristics
Attachment D - Addendum to Mitigated Negative Declaration
Attachment G - Retail Conversion Land Use Market Analysis
Attachment E - Project Plans
Attachment F - Davia Village-Marc Specific Plan Redline Copy
Attachment H - 02.06.2026_Planning Commission Minutes Final

ORAL COMMUNICATIONS - CONTINUED

This portion of the agenda is set aside for continuation of Oral Communications, if needed. Speakers are limited to three minutes. Please note that, subject to very limited exceptions, the City Council is precluded by State law from taking action on any topic that is not included on the posted agenda. Please complete a "Request to Speak" form and place in basket provided in advance of the start of that portion of the meeting.

REPORTS (INCLUDING AB 1234 REPORTING REQUIREMENTS - GC 53232.3(D))

10. 26-2818 SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

Recommendation: Note and File

11. 26-2819 LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)

Recommendation: Note and File

12. 26-2820 NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)

Recommendation: Note and File.

13. 26-2821 NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)

Recommendation: Note and File

14. 26-2822 CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)

Recommendation: Note and File

15. 26-2823 CITY COUNCIL BUSINESS VISITS

Recommendation: Note and File

COUNCIL COMMENTARY

ADJOURNMENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SAN MARCOS)

I, PHILLIP SCOLLICK, CITY CLERK OF THE CITY OF SAN MARCOS, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON MARCH 6, 2026, 5:30 P.M.

DATE: MARCH 6, 2026

PHILLIP SCOLLICK, CITY CLERK

Staff Report

File #:26-2815

MEETING DATE:
March 2026

SUBJECT:

WAIVER OF TEXT. This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.

WAIVE

Prepared by: City Clerk's Office
Approved by: Michelle Bender, City Manager

File #:26-2816

MEETING DATE:
March 10, 2026

SUBJECT:

APPROVAL OF MINUTES

Recommendation
APPROVE the minutes of the City Council regular and special meetings on February 24, 2026.

Prepared by: Micki Olinger Chavez, Deputy City Clerk
Reviewed by: Phil Scollick, City Clerk
Approved by: Michelle Bender, City Manager

MINUTES

Regular Meeting of the San Marcos City Council

TUESDAY, FEBRUARY 24, 2026

City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

Regular City Council Meeting
Special City of San Marcos as Successor Agency to the San Marcos Redevelopment Agency Meeting
Special City of San Marcos as Successor Housing Agency to the San Marcos Redevelopment Agency Meeting
Regular Fire Protection District Meeting
Special San Marcos Public Financing Authority Meeting
Regular San Marcos Public Facilities Authority Meeting

CALL TO ORDER: Mayor Jones called the City Council meeting to order at 6:00 PM.

PLEDGE OF ALLEGIANCE: Led by Deputy Mayor Sannella.

INVOCATION: Led by Mayor Jones.

ROLL CALL:

PRESENT: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
ABSENT: COUNCILMEMBERS: NONE

ALSO PRESENT: City Manager Bender, City Attorney Peak, Deputy City Clerk Olinger Chavez, and City Clerk Scollick.

PROCLAMATIONS AND PRESENTATIONS:

A. Clean Energy Alliance Presentation presented by Clean Energy Alliance CEO Greg Wade.

CONSENT CALENDAR:

MOVED TO APPROVE CONSENT CALENDAR BY COUNCILMEMBER MUSGROVE, SECONDED BY DEPUTY MAYOR SANNELLA, WITH CLARIFICATION THAT ITEM #7 CITY ATTORNEY CONTRACTS INCLUDES A $19.00 PER HOUR INCREASE.

AYES: COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

1. **WAIVER OF TEXT.** This item is to waive the reading of the text of all ordinances and resolutions introduced and adopted at this meeting. Ordinances and resolutions shall be introduced or adopted by title.

2. **APPROVAL OF MINUTES.** Approved the minutes of the City Council regular and special meeting on February 10, 2026.

3. **APPROVAL OF WARRANTS.** Approved City Council, Successor Agency, and Fire Protection District warrants dated February 2026.

4. **RESOLUTION NO. 2026-9543 - CONTRACT FOR THE WOODLAND PARK POOL REPLASTER PROJECT TO COASTAL POOL CONSTRUCTION, INC.** Adopted a resolution awarding a contract for the Woodland Park Pool Replaster Project to Coastal Pool Construction, Inc., and delegating authority to the City Manager to negotiate, finalize, and execute the contract and all related documents.

5. **RESOLUTION NO. 2026-9544 - APPROVING CONSTRUCTION DOCUMENTS, AUTHORIZING ADVERTISEMENT FOR BID, AND DELEGATING AUTHORITY TO THE CITY MANAGER TO AWARD THE CONTRACT AND TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONSTRUCTION CONTRACT DOCUMENTS FOR THE 2026 SURFACE SEAL PROJECT (CIP# ST011).** Adopted a resolution to approve construction documents, authorize advertisement for bid, and delegate authority to the City Manager to award the contract and to negotiate, finalize, and execute the construction contract documents for the 2026 Surface Seal Project (CIP# ST011).

6. **RESOLUTION NO. 2026-9545 - CONTRACT FOR CITY HALL PARKING GARAGE WATERPROOFING WORK WITH STRUCTURAL PRESERVATION SYSTEMS.** Adopted a resolution awarding a contract for the waterproofing of 4 Civic Center Dr (City Hall Parking Garage) and delegating authority to the City Manager to Negotiate, Finalize, and Execute the Contract with Structural Preservation Systems.

7. **RESOLUTION NO. 2026-9546 - APPROVE AN HOURLY RATE INCREASE FOR THE FIRM OF LOUNSBERY FERGUSON ALTONA AND PEAK FOR CONTRACT CITY ATTORNEY AND CITY PROSECUTOR SERVICES, AND PROVIDING CONTINUED AUTHORIZATION FOR ATTORNEYS AFFILIATED WITH SAID FIRM, AS WELL AS SPECIAL COUNSEL RETAINED BY THE CITY, TO INITIATE AND TO PROSECUTE SAN MARCOS MUNICIPAL CODE ENFORCEMENT ACTIONS, WHETHER CIVIL OR CRIMINAL.** Adopted a resolution relating to the hourly rates for City Attorney and City Prosecutor services, and continued authorization for attorneys of the City Attorney's firm and retained special counsel to initiate enforcement actions and to prosecute San Marcos Municipal Code violations.

8. **RESOLUTION NO. 2026-9547 - APPROVAL OF UPDATED FULL TIME CLASSIFICATION AND COMPENSATION SCHEDULE.** Adopted a resolution approving the updated Full Time Classification and Compensation Schedule, effective February 24, 2026.

9. **RESOLUTION NO. 2026-9548 - CONTRACT FOR PRELIMINARY CONCEPTUAL CITY HALL COMMON AREA DRAWINGS.** Adopted a resolution awarding a contract for preliminary conceptual architectural drawings related to common area improvements at 1 Civic Center Drive (City Hall) and delegating authority to the City Manager to negotiate, finalize, and execute the contract with Safdie Rabines Architects.

ORAL COMMUNICATIONS

John Mosher, San Marcos Mobile Estates, provided comment on request for speed reduction around mobile home park.

Natalie Aguilar, Universidad Popular, spoke on the upcoming events and programs at Universidad Popular.

Marlene Walder, resident, provided comment on conditions of exit out of mobile park home.

REPORTS (Including AB 1234 Reporting Requirements)

10. **SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT** – MAYOR JONES. Report given. No action taken.

11. **LEAGUE OF CALIFORNIA CITIES REPORT** – COUNCILMEMBER MUSGROVE. No report given. No action taken.

12. **NORTH COUNTY TRANSIT DISTRICT REPORT** – DEPUTY MAYOR SANNELLA. No report given. No action taken.

13. **NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT** – COUNCILMEMBER LEBLANG. No report given. No action taken.

14. **CLEAN ENERGY ALLIANCE REPORT** – COUNCILMEMBER NUÑEZ. Report given. No action taken.

15. **CITY COUNCIL BUSINESS VISITS** – MAYOR JONES and DEPUTY MAYOR SANNELLA visited OceanAmmo. Report given. No action taken.

COUNCIL COMMENTARY
None.

ADJOURNMENT

MAYOR JONES adjourned the meeting at 7:06 p.m.

_____
REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

_____
PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS

MINUTES

Special Meeting of the San Marcos City Council

TUESDAY, FEBRUARY 24, 2026
VALLEY OF DISCOVERY CONFERENCE ROOM
1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER: Mayor Jones called the City Council Meeting to order at 3:30 p.m.

ROLL CALL:

PRESENT:	COUNCILMEMBERS: JONES, LEBLANG, MUSGROVE, NUÑEZ, SANNELLA
ABSENT:	COUNCILMEMBERS: NONE

ORAL COMMUNICATIONS

There were no public comments.

GOAL SETTING WORKSHOP

CITY MANAGER BENDER provided a presentation about FY 2025-26 City Council goals and the goal development process for FY 2026-27. This was followed by a City Council discussion about the programs, activities and areas of focus they would like to emphasize in their FY 2026-27 City Council goals (listed in random order below):

- Continue to fast track the completion of the new Fire Station 5
- Give Sheriff deputies added capacity while evaluating law enforcement costs and needs to inform next Sheriff's contract
- Increase pace of street resurfacing and improve traffic flow
- Update land use plans to protect quality of life and support a strong local economy
- Develop work plan based Blue Zones assessment recommendations
- Support local businesses
- Accelerate the replacement of park playgrounds
- Work with county to update emergency evacuation protocols
- Digitize public records and make available online
- Reduce bureaucracy by updating and simplifying city policies and code sections
- Enhance resident coordination for code enforcement, parking, animal control and other quality of life issues
- Increase awareness of investments being made with Measure Q funds
- E-bike education and enforcement

CITY COUNCIL DISCUSSION INCLUDED: Questions about staff capacity and resources, status of current initiatives and how they could continue into the following fiscal year, discussion of law enforcement needs and importance of Fire Station 5, discussion of total number of goals to proceed to the work plan development stage.

BY CONSENSUS THE CITY COUNCIL DIRECTED STAFF TO DEVELOP WORK PLANS FOR THE PROPOSED 2026/27 CITY COUNCIL GOALS AS NOTED ABOVE.

AYES:	COUNCILMEMBERS:	JONES, LEBLANG, NUÑEZ, SANNELLA, MUSGROVE
NOES:	COUNCILMEMBERS:	NONE
ABSENT:	COUNCILMEMBERS:	NONE

ADJOURNMENT

Mayor Jones adjourned the meeting at 4:59 p.m.

_____
REBECCA D. JONES, MAYOR
CITY OF SAN MARCOS

ATTEST:

_____
PHILLIP SCOLLICK, CITY CLERK
CITY OF SAN MARCOS

File #:26-2817

MEETING DATE:
March 10, 2026

SUBJECT:

APPROVAL OF WARRANTS

Recommendation
APPROVE City Council, Successor Agency, and Fire Protection District warrants dated March 2026.

Attachment
Warrants

Prepared by: Micki Olinger Chavez, Deputy City Clerk
Approved by: Michelle Bender, City Manager

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
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4403 SOUTHERN COUNTIES LUBRICANTS, LLC										
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INVOICE:896365		CHECKDATE:02/25/2026								
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189788		02/09/2026	WIRE339	278	1,193.14	1,193.14	02/25/2026	DIR	PD	DIESEL FUEL:
INVOICE:896444		CHECKDATE:02/25/2026								
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		10 INVOICES			64,932.75					

** END OF REPORT - Generated by Norris, Danielle **

CITY OF SAN MARCOS
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CITY OF SAN MARCOS

VENDOR INVOICE LIST

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1761 TRANE U.S. INC										
189478		11/26/2025	CIP339	180199	-5,232.12	-5,232.12	02/19/2026	CRM	PD	CREDIT FOR HV
INVOICE:315799838		CHECKDATE:02/19/2026								
189476		11/13/2025	CIP339	180199	316,631.55	300,799.97	02/19/2026	INV	PD	HVAC REPAIRS:
INVOICE:315799840		CHECKDATE:02/19/2026								
					311,399.43					
2439 PAVEMENT COATINGS CO.										
189480		01/08/2026	CIP339	180200	81,469.00	77,395.55	02/19/2026	INV	PD	ST011 - ANNUA
INVOICE:PP5		CHECKDATE:02/19/2026								
3306 SELECT ELECTRIC INC.										
189633		11/30/2025	CIP339	180201	299,529.77	284,553.28	02/19/2026	INV	PD	RETROREFLECTI
INVOICE:1		CHECKDATE:02/19/2026								
189634		12/31/2025	CIP339	180201	109,247.98	103,785.58	02/19/2026	INV	PD	RETROREFLECTI
INVOICE:2		CHECKDATE:02/19/2026								
					408,777.75					
7044 VILLA CIVIL, APC										
189474		02/06/2026	CIP339	180202	33,852.50	33,852.50	02/19/2026	INV	PD	ON CALL ENG S
INVOICE:22-015.26		CHECKDATE:02/19/2026								
5944 GAFCON PM-CM, LLC										
189738	25000482	02/11/2026	CIP339	180283	279.29	279.29	02/25/2026	INV	PD	DBE AND LABOR
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1761 TRANE U.S. INC										
189742		01/23/2026	CIP339	180284	147,615.75	140,234.96	02/25/2026	INV	PD	HVAC REPAIRS:
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189743		02/04/2026	CIP339	180284	364,908.46	346,663.04	02/25/2026	INV	PD	HVAC REPAIRS:
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1819 DUDEK										
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INVOICE:202600905		CHECKDATE:02/25/2026								
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INVOICE:202601296		CHECKDATE:02/25/2026								
					30,374.73					
7197 LANDSCAPE STRUCTURES, INC.										

CITY OF SAN MARCOS

VENDOR INVOICE LIST

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3107 RINCON CONSULTANTS, INC.										
189740		02/11/2026	CIP339	180287	3,138.36	3,138.36	02/25/2026	INV	PD	AS NEEDED CEQ
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6124 ROCKET JOHNS, INC										
189741		02/05/2026	CIP339	180288	306.75	306.75	02/25/2026	INV	PD	RESTROOM RENT
INVOICE:31923		CHECKDATE:02/25/2026								
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** END OF REPORT - Generated by Norris, Danielle **

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VENDOR INVOICE LIST

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INVOICE:EI01992911RDA		CHECKDATE:02/19/2026								
		1 INVOICES			774.04					

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VENDOR INVOICE LIST

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7251 CMJM VENTURES, INC										
189390	26000130	02/04/2026	AP339	180099	16.31	16.31	02/19/2026	INV	PD	NAME TAGS
INVOICE:78376		CHECKDATE:02/19/2026								
189391	26000130	02/04/2026	AP339	180099	143.01	143.01	02/19/2026	INV	PD	NAME TAGS & B
INVOICE:78464		CHECKDATE:02/19/2026								
					159.32					
1121 AMERIGAS PROPANE, LP										
189347		01/31/2026	AP339	180100	718.26	718.26	02/19/2026	INV	PD	PROPANE: HOLL
INVOICE:3186405354		CHECKDATE:02/19/2026								
189348		01/31/2026	AP339	180100	23.91	23.91	02/19/2026	INV	PD	PROPANE: JACK
INVOICE:3186457753		CHECKDATE:02/19/2026								
					742.17					
2276 BEST BEST & KRIEGER										
189354		02/09/2026	AP339	180101	5,318.50	5,318.50	02/19/2026	INV	PD	GENERAL PUBLI
INVOICE:1052944		CHECKDATE:02/19/2026								
7239 AMORANTO FAMILY LLC										
189356		02/05/2026	AP339	180102	1,112.90	1,112.90	02/19/2026	INV	PD	ENCAMPMENT CL
INVOICE:3198		CHECKDATE:02/19/2026								
1230 BOOT WORLD INC										
189357	26000034	02/03/2026	AP339	180103	275.00	275.00	02/19/2026	INV	PD	BOOTS: SEAN L
INVOICE:120360		CHECKDATE:02/19/2026								
7018 BSN SPORTS LLC										
189367	26000005	02/04/2026	AP339	180104	4,626.21	4,626.21	02/19/2026	INV	PD	SPORTS EQUIPM
INVOICE:933064463		CHECKDATE:02/19/2026								
1994 BUDDY'S ALLSTARS, INC										
189368	26000009	01/30/2026	AP339	180105	7,353.92	7,353.92	02/19/2026	INV	PD	SOFTBALL SUPP
INVOICE:02142-00		CHECKDATE:02/19/2026								
3160 BURKE, WILLIAMS & SORENSEN, LLP										
189369		01/26/2026	AP339	180106	5,002.06	5,002.06	02/19/2026	INV	PD	LEGAL SERVICE
INVOICE:358860		CHECKDATE:02/19/2026								
5944 GAFCON PM-CM, LLC										
189431		01/12/2026	AP339	180107	225.44	225.44	02/19/2026	INV	PD	DBE AND LABOR
INVOICE:53247		CHECKDATE:02/19/2026								
189432		01/12/2026	AP339	180107	235.05	235.05	02/19/2026	INV	PD	DBE AND LABOR
INVOICE:53249		CHECKDATE:02/19/2026								
189434	26000203	01/12/2026	AP339	180107	209.34	209.34	02/19/2026	INV	PD	DBE AND LABOR
INVOICE:53265		CHECKDATE:02/19/2026								

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189433		01/12/2026	AP339	180107	209.34	209.34	02/19/2026	INV	PD	DBE AND LABOR
INVOICE:53266		CHECKDATE:02/19/2026								
189435		01/12/2026	AP339	180107	235.05	235.05	02/19/2026	INV	PD	DBE AND LABOR
INVOICE:53267		CHECKDATE:02/19/2026								
					1,114.22					
1011 GOOD EARTH PLANT AND FLOWER CO., INC.										
189436	26000041	01/01/2026	AP339	180108	134.14	134.14	02/19/2026	INV	PD	PLANT SERVICE
INVOICE:51988		CHECKDATE:02/19/2026								
6417 HASA, INC										
189439		01/30/2026	AP339	180109	407.04	407.04	02/19/2026	INV	PD	POOL CHEMICAL
INVOICE:1097933		CHECKDATE:02/19/2026								
189440		02/02/2026	AP339	180109	167.07	167.07	02/19/2026	INV	PD	POOL CHEMICAL
INVOICE:1098291		CHECKDATE:02/19/2026								
					574.11					
1131 HORIZON DISTRIBUTORS, INC										
189443		01/07/2026	AP339	180110	328.00	328.00	02/19/2026	INV	PD	IRRIGATION PA
INVOICE:2H160197		CHECKDATE:02/19/2026								
6736 HPS MECHANICAL, INC.										
189445		01/20/2026	AP339	180111	1,970.00	1,970.00	02/19/2026	INV	PD	PLUMBING REPA
INVOICE:2737-176		CHECKDATE:02/19/2026								
189446		01/29/2026	AP339	180111	598.23	598.23	02/19/2026	INV	PD	PLUMBING REPA
INVOICE:2737-177		CHECKDATE:02/19/2026								
					2,568.23					
1532 ELECTRICAL SYSTEMS, INC.										
189454		02/01/2026	AP339	180112	440.00	440.00	02/19/2026	INV	PD	ANNUAL MONITO
INVOICE:235619		CHECKDATE:02/19/2026								
189455		02/01/2026	AP339	180112	753.50	753.50	02/19/2026	INV	PD	ANNUAL MONITO
INVOICE:235622		CHECKDATE:02/19/2026								
189456		02/04/2026	AP339	180112	1,175.00	1,175.00	02/19/2026	INV	PD	SERVICE CALL:
INVOICE:236202		CHECKDATE:02/19/2026								
					2,368.50					
5699 ORKIN, LLC										
189498		01/31/2026	AP339	180113	2,140.00	2,140.00	02/19/2026	INV	PD	PEST CONTROL
INVOICE:0155323526031		CHECKDATE:02/19/2026								
1716 PRINTER REPAIR DEPOT										
189499		01/28/2026	AP339	180114	581.85	581.85	02/19/2026	INV	PD	TONER
INVOICE:78147		CHECKDATE:02/19/2026								
2035 FITNESS WAREHOUSE USA, INC										
189626	26000073	01/20/2026	AP339	180115	520.00	520.00	02/19/2026	INV	PD	FIRE STATION

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:38596		CHECKDATE:02/19/2026								
3968 ULINE										
189604		01/29/2026	AP339	180116	799.84	799.84	02/19/2026	INV	PD	POOL UMBRELLA
INVOICE:203525319		CHECKDATE:02/19/2026								
5755 DAVID MCMINN										
189400		02/06/2026	AP339	180117	1,580.00	1,580.00	02/19/2026	INV	PD	AERIAL FOOTAG
INVOICE:20260206		CHECKDATE:02/19/2026								
1040 6-2-6 EQUIPMENT RENTALS										
189344		01/21/2026	AP339	180118	110.00	110.00	02/19/2026	INV	PD	EQUIPMENT REN
INVOICE:224366		CHECKDATE:02/19/2026								
7220 NEAL ALAGIA										
189494		08/31/2025	AP339	180119	1,900.00	1,900.00	02/19/2026	INV	PD	ELECTRICAL EN
INVOICE:0000590		CHECKDATE:02/19/2026								
7637 ALLIED HOLDINGS GROUP, LLC										
189345		01/31/2026	AP339	180120	224.53	224.53	02/19/2026	INV	PD	MEDICAL WASTE
INVOICE:13501		CHECKDATE:02/19/2026								
7852 ALTA LANGUAGE SERVICES, INC.										
189346		01/31/2026	AP339	180121	58.00	58.00	02/19/2026	INV	PD	LISTENING & S
INVOICE:IS828991		CHECKDATE:02/19/2026								
1167 ASBURY ENVIRONMENTAL SERVICES										
189349	26000069	01/29/2026	AP339	180122	3,636.00	3,636.00	02/19/2026	INV	PD	NON-HAZARDOUS
INVOICE:I500-01326857		CHECKDATE:02/19/2026								
1177 AT&T										
189350		01/25/2026	AP339	180123	30.90	30.90	02/19/2026	INV	PD	ACCT 76059101
INVOICE:189350		CHECKDATE:02/19/2026								
189351		01/25/2026	AP339	180123	28.29	28.29	02/19/2026	INV	PD	ACCT 76073692
INVOICE:189351		CHECKDATE:02/19/2026								
189352		01/25/2026	AP339	180123	29.07	29.07	02/19/2026	INV	PD	ACCT 76074497
INVOICE:189352		CHECKDATE:02/19/2026								
					88.26					
5926 DENISE AVILA										
189623		02/04/2026	AP339	180124	198.70	198.70	02/19/2026	INV	PD	CAPPO 2026 CO
INVOICE:020426		CHECKDATE:02/19/2026								
5532 CHRISTINA BIGGIN										
189355		02/03/2026	AP339	180125	90.00	90.00	02/19/2026	INV	PD	INSTRUCTOR PA

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:020126		CHECKDATE:02/19/2026								
2073 BOUND TREE MEDICAL, LLC										
189358		02/02/2026	AP339	180126	328.95	328.95	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:86082932		CHECKDATE:02/19/2026								
189359		02/02/2026	AP339	180126	28.74	28.74	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:86082933		CHECKDATE:02/19/2026								
189360		02/02/2026	AP339	180126	697.38	697.38	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:86082934		CHECKDATE:02/19/2026								
189361		02/02/2026	AP339	180126	17.55	17.55	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:86082935		CHECKDATE:02/19/2026								
189362		02/02/2026	AP339	180126	1,180.16	1,180.16	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:86082936		CHECKDATE:02/19/2026								
189363		02/02/2026	AP339	180126	1,219.71	1,219.71	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:86082937		CHECKDATE:02/19/2026								
189364		02/02/2026	AP339	180126	56.87	56.87	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:86082938		CHECKDATE:02/19/2026								
					3,529.36					
7829 BRODIE TRAYER										
188452		12/20/2025	AP339	180127	250.00	250.00	01/21/2026	INV	PD	STATE PARAMED
INVOICE:122025		CHECKDATE:02/19/2026								
7483 CALIFORNIA STATE DISBURSEMENT UNIT										
189370		01/30/2026	AP339	180128	876.46	876.46	02/19/2026	INV	PD	CASE #FLHE220
INVOICE:013026		CHECKDATE:02/19/2026								
5715 CHRISTOPHER CARROLL										
189371		02/03/2026	AP339	180129	50.00	50.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
6294 CCS FACILITY SERVICES - SAN DIEGO, INC.										
189374		01/15/2026	AP339	180130	494.76	494.76	02/19/2026	INV	PD	JANITORIAL SU
INVOICE:739151		CHECKDATE:02/19/2026								
189373		01/13/2026	AP339	180130	1,357.73	1,357.73	02/19/2026	INV	PD	JANITORIAL SU
INVOICE:739152		CHECKDATE:02/19/2026								
189379		01/31/2026	AP339	180130	5,334.00	5,334.00	02/19/2026	INV	PD	JANITORIAL SV
INVOICE:741005		CHECKDATE:02/19/2026								
189375		01/30/2026	AP339	180130	38.00	38.00	02/19/2026	INV	PD	JANITORIAL SV
INVOICE:741970		CHECKDATE:02/19/2026								
189376		01/30/2026	AP339	180130	76.00	76.00	02/19/2026	INV	PD	JANITORIAL SV
INVOICE:741971		CHECKDATE:02/19/2026								
189378		01/31/2026	AP339	180130	76.00	76.00	02/19/2026	INV	PD	JANITORIAL SV
INVOICE:742137		CHECKDATE:02/19/2026								
189377		01/30/2026	AP339	180130	151.05	151.05	02/19/2026	INV	PD	JANITORIAL SU
INVOICE:742422		CHECKDATE:02/19/2026								
189380		01/31/2026	AP339	180130	1,258.04	1,258.04	02/19/2026	INV	PD	JANITORIAL SV
INVOICE:742524		CHECKDATE:02/19/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					8,785.58					
1280 CDW GOVERNMENT, INC.										
189386	26000314	02/03/2026	AP339	180131	4,797.52	4,797.52	02/19/2026	INV	PD	UPS BATTERY E
INVOICE:AH85G3S		CHECKDATE:02/19/2026								
189385	26000316	02/05/2026	AP339	180131	6,232.67	6,232.67	02/19/2026	INV	PD	COMPUTER EQUI
INVOICE:AH9IA8L		CHECKDATE:02/19/2026								
189381	26000216	02/06/2026	AP339	180131	14,921.07	14,921.07	02/19/2026	INV	PD	AZURE OVERAGE
INVOICE:AH9JN1M		CHECKDATE:02/19/2026								
189382	26000216	02/06/2026	AP339	180131	11,766.21	11,766.21	02/19/2026	INV	PD	AZURE OVERAGE
INVOICE:AH9JN1U		CHECKDATE:02/19/2026								
189383	26000216	02/06/2026	AP339	180131	14,590.53	14,590.53	02/19/2026	INV	PD	AZURE OVERAGE
INVOICE:AH9JN3Y		CHECKDATE:02/19/2026								
189384	26000216	02/06/2026	AP339	180131	11,137.94	11,137.94	02/19/2026	INV	PD	AZURE OVERAGE
INVOICE:AH9JY2X		CHECKDATE:02/19/2026								
189387	26000317	02/06/2026	AP339	180131	7,375.90	7,375.90	02/19/2026	INV	PD	LAPTOP EQUIPM
INVOICE:AH9LX5Q		CHECKDATE:02/19/2026								
					70,821.84					
6704 CIVIC SOLUTIONS, INC.										
189388		02/02/2026	AP339	180132	41.00	41.00	02/19/2026	INV	PD	ON-CALL PLANN
INVOICE:107828		CHECKDATE:02/19/2026								
6966 COASTAL OCCUPATIONAL MEDICAL GROUP										
189392		02/03/2026	AP339	180133	190.00	190.00	02/19/2026	INV	PD	TB TESTS
INVOICE:EM066970		CHECKDATE:02/19/2026								
2667 JEFFREY COLWELL										
189447		02/02/2026	AP339	180134	4,115.00	4,115.00	02/19/2026	INV	PD	SMTV VIDEO PR
INVOICE:20260202-01		CHECKDATE:02/19/2026								
1690 CORELOGIC										
189393	26000089	01/31/2026	AP339	180135	327.04	327.04	02/19/2026	INV	PD	ONLINE DATA &
INVOICE:30834876		CHECKDATE:02/19/2026								
1488 COX COMMUNICATIONS										
189394		02/01/2026	AP339	180136	55.44	55.44	02/19/2026	INV	PD	ACCT 00134100
INVOICE:189394		CHECKDATE:02/19/2026								
189395		02/01/2026	AP339	180136	38.43	38.43	02/19/2026	INV	PD	ACCT 00134100
INVOICE:189395		CHECKDATE:02/19/2026								
189396		02/03/2026	AP339	180136	635.00	635.00	02/19/2026	INV	PD	ACCT 00134101
INVOICE:189396		CHECKDATE:02/19/2026								
189397		02/04/2026	AP339	180136	80.51	80.51	02/19/2026	INV	PD	ACCT 00134100
INVOICE:189397		CHECKDATE:02/19/2026								
189398		02/04/2026	AP339	180136	57.65	57.65	02/19/2026	INV	PD	ACCT 00134101
INVOICE:189398		CHECKDATE:02/19/2026								
189399		02/07/2026	AP339	180136	26.80	26.80	02/19/2026	INV	PD	ACCT 00134101
INVOICE:189399		CHECKDATE:02/19/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					893.83					
6301 DIANA CAVANAUGH										
189372		02/03/2026	AP339	180137	50.00	50.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
1819 DUDEK										
189401		01/30/2026	AP339	180138	1,060.00	1,060.00	02/19/2026	INV	PD	ON CALL CONST
INVOICE:202600902		CHECKDATE:02/19/2026								
1913 EMPLOYMENT DEVELOPMENT DEPARTMENT										
189404		01/28/2026	AP339	180139	20,139.00	20,139.00	02/19/2026	INV	PD	UNEMPLOYMENT
INVOICE:L0202538032		CHECKDATE:02/19/2026								
6252 EIDE BAILLY LLP										
189402		01/27/2026	AP339	180140	4,643.96	4,643.96	02/19/2026	INV	PD	CITY ACCOUNTI
INVOICE:EI01992911		CHECKDATE:02/19/2026								
7409 EMANUELS JONES										
189403		02/08/2026	AP339	180141	4,300.00	4,300.00	02/19/2026	INV	PD	LEGISLATIVE S
INVOICE:F26 02 09		CHECKDATE:02/19/2026								
7602 ERIC DUANE WILLIAMS										
189405		02/03/2026	AP339	180142	936.25	936.25	02/19/2026	INV	PD	INSTRUCTOR PA
INVOICE:010726-012826		CHECKDATE:02/19/2026								
1000 EXECUTIVE LANDSCAPE INC.										
189415		12/30/2025	AP339	180143	1,887.63	1,887.63	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25330141		CHECKDATE:02/19/2026								
189407		01/15/2026	AP339	180143	736.72	736.72	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25330144		CHECKDATE:02/19/2026								
189406		09/30/2025	AP339	180143	97.30	97.30	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25335238		CHECKDATE:02/19/2026								
189416		12/30/2025	AP339	180143	546.00	546.00	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25335314		CHECKDATE:02/19/2026								
189417		12/30/2025	AP339	180143	42.23	42.23	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25335316		CHECKDATE:02/19/2026								
189418		12/30/2025	AP339	180143	26.35	26.35	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25335324		CHECKDATE:02/19/2026								
189410		01/15/2026	AP339	180143	289.81	289.81	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25335329		CHECKDATE:02/19/2026								
189411		01/15/2026	AP339	180143	13.73	13.73	02/19/2026	INV	PD	EXTRA WORK
INVOICE:25335329A		CHECKDATE:02/19/2026								
189408		01/15/2026	AP339	180143	201.90	201.90	02/19/2026	INV	PD	EXTRA WORK
INVOICE:263301		CHECKDATE:02/19/2026								
189419		01/30/2026	AP339	180143	225.17	225.17	02/19/2026	INV	PD	EXTRA WORK
INVOICE:263302A		CHECKDATE:02/19/2026								
189421		01/30/2026	AP339	180143	134.72	134.72	02/19/2026	INV	PD	EXTRA WORK

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:263303		CHECKDATE:02/19/2026								
189422		01/30/2026	AP339	180143	156.54	156.54	02/19/2026	INV	PD	EXTRA WORK
INVOICE:263304		CHECKDATE:02/19/2026								
189420		01/30/2026	AP339	180143	318.90	318.90	02/19/2026	INV	PD	EXTRA WORK
INVOICE:263352B		CHECKDATE:02/19/2026								
189412		01/30/2026	AP339	180143	10.99	10.99	02/19/2026	INV	PD	EXTRA WORK
INVOICE:263353		CHECKDATE:02/19/2026								
189409		01/15/2026	AP339	180143	76.98	76.98	02/19/2026	INV	PD	EXTRA WORK
INVOICE:26335328		CHECKDATE:02/19/2026								
189414		01/30/2026	AP339	180143	329.04	329.04	02/19/2026	INV	PD	EXTRA WORK
INVOICE:263354		CHECKDATE:02/19/2026								
189413		01/30/2026	AP339	180143	12.26	12.26	02/19/2026	INV	PD	EXTRA WORK
INVOICE:263356		CHECKDATE:02/19/2026								
189423		01/31/2026	AP339	180143	44,407.94	44,407.94	02/19/2026	INV	PD	LANDSCAPE MAI
INVOICE:77055		CHECKDATE:02/19/2026								
189424		01/31/2026	AP339	180143	122,799.69	122,799.69	02/19/2026	INV	PD	LANDSCAPE MAI
INVOICE:77056		CHECKDATE:02/19/2026								
189425		02/01/2026	AP339	180143	120.00	120.00	02/19/2026	INV	PD	25360-500 RAN
INVOICE:79059		CHECKDATE:02/19/2026								
					172,433.90					
5698 FACILITATING ACCESS TO COORDINATED TRANSPORTATION										
189512		02/06/2026	AP339	180144	497.64	497.64	02/19/2026	INV	PD	REFUND OF PRE
INVOICE:020626		CHECKDATE:02/19/2026								
2292 FIRESTONE BUILDERS, INC.										
188273		01/05/2026	AP339	180145	18,000.00	18,000.00	01/21/2026	INV	PD	WALL DEMOLITI
INVOICE:1A		CHECKDATE:02/19/2026								
3509 FRANABEL S. ALEX-FLORESCA										
189426		02/10/2026	AP339	180146	307.50	307.50	02/19/2026	INV	PD	INSTRUCTOR PA
INVOICE:010526-020926		CHECKDATE:02/19/2026								
4593 FRANCHISE TAX BOARD										
189427		01/30/2026	AP339	180147	184.85	184.85	02/19/2026	INV	PD	EWOT, PR03: 1
INVOICE:013026		CHECKDATE:02/19/2026								
189428		01/30/2026	AP339	180148	50.00	50.00	02/19/2026	INV	PD	EWOT, PR03: 1
INVOICE:013026 2		CHECKDATE:02/19/2026								
189429		02/04/2026	AP339	180149	50.00	50.00	02/19/2026	INV	PD	EWOT, PR04: 1
INVOICE:020426		CHECKDATE:02/19/2026								
1048 GRAINGER										
189628		12/23/2025	AP339	180150	-168.07	-168.07	12/23/2025	CRM	PD	CREDIT FOR IN
INVOICE:9752488370		CHECKDATE:02/19/2026								
189629		12/23/2025	AP339	180150	177.10	177.10	12/23/2025	INV	PD	DRAIN STRAINE
INVOICE:9752765272		CHECKDATE:02/19/2026								
189627		01/09/2026	AP339	180150	1,119.15	1,119.15	02/19/2026	INV	PD	ELECTRICAL RE
INVOICE:9765247904		CHECKDATE:02/19/2026								

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,128.18					
3446 FATIMA GUERRERO										
189438		02/03/2026	AP339	180151	50.00	50.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
7726 HANNAH HOUZE										
189444		02/10/2026	AP339	180152	468.30	468.30	02/19/2026	INV	PD	INSTRUCTOR PA
INVOICE:010526-020926		CHECKDATE:02/19/2026								
1097 HIRSCH PIPE & SUPPLY										
189441		01/28/2026	AP339	180153	68.97	68.97	02/19/2026	INV	PD	PLUMBING REPA
INVOICE:1641181		CHECKDATE:02/19/2026								
2452 MYERS AND SONS HIWAY SAFETY INC.										
189442		02/03/2026	AP339	180154	154.08	154.08	02/19/2026	INV	PD	FLEET CUSTOM
INVOICE:182026		CHECKDATE:02/19/2026								
5807 JPW COMMUNICATIONS, INC.										
189448		10/31/2025	AP339	180155	337.34	337.34	02/19/2026	INV	PD	GEN COMMUNICA
INVOICE:3810		CHECKDATE:02/19/2026								
189449		01/31/2026	AP339	180155	457.06	457.06	02/19/2026	INV	PD	GEN COMMUNICA
INVOICE:3908		CHECKDATE:02/19/2026								
					794.40					
3431 STEPHEN KILDOO										
189451		02/03/2026	AP339	180156	50.00	50.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
6822 KODY KINNEY										
189453		01/22/2026	AP339	180157	26,720.00	26,720.00	02/19/2026	INV	PD	PAINTING SERV
INVOICE:DIR 479482		CHECKDATE:02/19/2026								
2288 KNORR SYSTEMS INT'L, LLC										
189458		01/31/2026	AP339	180158	1,535.45	1,535.45	02/19/2026	INV	PD	POOL MAINT AN
INVOICE:296394		CHECKDATE:02/19/2026								
2008 THE LAND STEWARDS										
189594		12/31/2025	AP339	180159	15,055.91	15,055.91	02/19/2026	INV	PD	POLY SANDBAGS
INVOICE:86777		CHECKDATE:02/19/2026								
2076 LIFE-ASSIST, INC.										
189630	26000296	01/09/2026	AP339	180160	266.77	266.77	02/19/2026	INV	PD	EMS EQUIPMENT
INVOICE:2055759		CHECKDATE:02/19/2026								
189459	26000078	02/02/2026	AP339	180160	903.02	903.02	02/19/2026	INV	PD	MEDICATION AN

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:2059802		CHECKDATE:02/19/2026								
189460	26000078	02/05/2026	AP339	180160	175.59	175.59	02/19/2026	INV	PD	MEDICATION AN
INVOICE:2062215		CHECKDATE:02/19/2026								
					1,345.38					
5697 DONALD R. LINCOLN										
189482		02/01/2026	AP339	180161	144.00	144.00	02/19/2026	INV	PD	PROFESSIONAL
INVOICE:020126		CHECKDATE:02/19/2026								
7070 LIONEL SAULSBERRY										
189550		02/03/2026	AP339	180162	100.00	100.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
1809 LOUNSBERY, FERGUSON, ALTONA & PEAK										
189483		02/02/2026	AP339	180163	77,071.52	77,071.52	02/19/2026	INV	PD	LEGAL SVCS: J
INVOICE:020226		CHECKDATE:02/19/2026								
7591 MARIE MARCINKO										
189484		02/03/2026	AP339	180164	50.00	50.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
1903 MATHESON TRI-GAS INC.										
189485		02/02/2026	AP339	180165	204.68	204.68	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:0032771650		CHECKDATE:02/19/2026								
189486		02/02/2026	AP339	180165	241.11	241.11	02/19/2026	INV	PD	MEDICAL BILLA
INVOICE:0032771654		CHECKDATE:02/19/2026								
					445.79					
7326 MIKE BARNETT										
189353		02/03/2026	AP339	180166	50.00	50.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
1490 NAPA AUTO PARTS										
189487		01/28/2026	AP339	180167	106.60	106.60	02/19/2026	INV	PD	SMALL EQUIPME
INVOICE:090953		CHECKDATE:02/19/2026								
189488		02/03/2026	AP339	180167	-93.13	-93.13	02/19/2026	CRM	PD	CREDIT FOR IN
INVOICE:091761		CHECKDATE:02/19/2026								
189489		02/04/2026	AP339	180167	201.44	201.44	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:091816		CHECKDATE:02/19/2026								
189490		02/04/2026	AP339	180167	258.62	258.62	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:091817		CHECKDATE:02/19/2026								
189491		02/04/2026	AP339	180167	14.75	14.75	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:091818		CHECKDATE:02/19/2026								
189492		02/05/2026	AP339	180167	55.39	55.39	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:091980		CHECKDATE:02/19/2026								
189493		02/09/2026	AP339	180167	271.24	271.24	02/19/2026	INV	PD	HEAVY EQUIPME
INVOICE:092307		CHECKDATE:02/19/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					814.91					
2517 NI GOVERNMENT SERVICES INC.										
189495		02/05/2026	AP339	180168	92.90	92.90	02/19/2026	INV	PD	JANUARY 2026
INVOICE:26012908511		CHECKDATE:02/19/2026								
3430 KEVIN NORRIS										
189496		02/03/2026	AP339	180169	50.00	50.00	02/19/2026	INV	PD	PLANNING COMM
INVOICE:020226		CHECKDATE:02/19/2026								
7349 OC INTERPRETING AGENCY										
189497		01/29/2026	AP339	180170	320.00	320.00	02/19/2026	INV	PD	TRANSLATION S
INVOICE:165315		CHECKDATE:02/19/2026								
2735 PWLC I, INC.										
189501		01/15/2026	AP339	180171	44.01	44.01	02/19/2026	INV	PD	EXTRA WORK
INVOICE:67573		CHECKDATE:02/19/2026								
189502		01/15/2026	AP339	180171	337.22	337.22	02/19/2026	INV	PD	EXTRA WORK
INVOICE:67574		CHECKDATE:02/19/2026								
189506		01/15/2026	AP339	180171	261.68	261.68	02/19/2026	INV	PD	EXTRA WORK
INVOICE:67575		CHECKDATE:02/19/2026								
189507		01/15/2026	AP339	180171	82.99	82.99	02/19/2026	INV	PD	EXTRA WORK
INVOICE:67576		CHECKDATE:02/19/2026								
189509		01/15/2026	AP339	180171	81.37	81.37	02/19/2026	INV	PD	EXTRA WORK
INVOICE:67577		CHECKDATE:02/19/2026								
189511		01/15/2026	AP339	180171	254.40	254.40	02/19/2026	INV	PD	EXTRA WORK
INVOICE:67578		CHECKDATE:02/19/2026								
189515		02/04/2026	AP339	180171	106,016.68	106,016.68	02/19/2026	INV	PD	LAND MAINT SV
INVOICE:67660		CHECKDATE:02/19/2026								
189516		02/04/2026	AP339	180171	91,063.64	91,063.64	02/19/2026	INV	PD	LAND MAINT SV
INVOICE:67661		CHECKDATE:02/19/2026								
					198,141.99					
7578 L&L DEALER INVESTMENTS, INC										
189452		11/05/2025	AP339	180172	362.14	362.14	02/19/2026	INV	PD	FIRE AUTOMOTI
INVOICE:845224CVW		CHECKDATE:02/19/2026								
189624		12/03/2025	AP339	180172	78.20	78.20	02/19/2026	INV	PD	SMOG SERVICE
INVOICE:CTCS697771		CHECKDATE:02/19/2026								
189625		12/16/2025	AP339	180172	1,694.85	1,694.85	02/19/2026	INV	PD	FIRE AUTOMOTI
INVOICE:CTCS697772		CHECKDATE:02/19/2026								
					2,135.19					
7463 RENEWELL FLEET SERVICE LLC										
189519	26000040	01/29/2026	AP339	180173	-9,414.59	-9,414.59	02/19/2026	CRM	PD	CREDIT FOR HE
INVOICE:1082063		CHECKDATE:02/19/2026								
189517	26000040	01/27/2026	AP339	180173	2,195.76	2,195.76	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:9533		CHECKDATE:02/19/2026								
189520	26000040	01/30/2026	AP339	180173	428.33	428.33	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:9599		CHECKDATE:02/19/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189521	26000040	01/30/2026	AP339	180173	612.16	612.16	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:9600		CHECKDATE:02/19/2026								
189522	26000040	02/02/2026	AP339	180173	4,580.46	4,580.46	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:9627		CHECKDATE:02/19/2026								
189523	26000040	02/04/2026	AP339	180173	5,156.75	5,156.75	02/19/2026	INV	PD	HEAVY FIRE EQ
INVOICE:9666		CHECKDATE:02/19/2026								
					3,558.87					
5299 OSCAR RINCON										
189365		01/21/2026	AP339	180174	125.00	125.00	02/19/2026	INV	PD	IRRIGATION CE
INVOICE:012126		CHECKDATE:02/19/2026								
6124 ROCKET JOHNS, INC										
189524		02/05/2026	AP339	180175	1,087.48	1,087.48	02/19/2026	INV	PD	RESTROOM RENT
INVOICE:31921		CHECKDATE:02/19/2026								
1500 ROLLO COMMUNICATIONS										
189525		02/02/2026	AP339	180176	220.00	220.00	02/19/2026	INV	PD	SVCS: FEBRUAR
INVOICE:SMCITY226		CHECKDATE:02/19/2026								
7649 ROTH STAFFING COMPANIES, LP										
189533		02/06/2026	AP339	180177	2,960.55	2,960.55	02/19/2026	INV	PD	TEMP STAFFING
INVOICE:16364200		CHECKDATE:02/19/2026								
189538		02/06/2026	AP339	180177	1,698.50	1,698.50	02/19/2026	INV	PD	TEMP STAFFING
INVOICE:16364201		CHECKDATE:02/19/2026								
189526		02/06/2026	AP339	180177	1,995.20	1,995.20	02/19/2026	INV	PD	TEMP STAFFING
INVOICE:16364202		CHECKDATE:02/19/2026								
189537		02/06/2026	AP339	180177	3,839.60	3,839.60	02/19/2026	INV	PD	TEMP STAFFING
INVOICE:16364203		CHECKDATE:02/19/2026								
189535		02/06/2026	AP339	180177	1,107.80	1,107.80	02/19/2026	INV	PD	TEMP STAFFING
INVOICE:16364204		CHECKDATE:02/19/2026								
189540		02/06/2026	AP339	180177	5,504.00	5,504.00	02/19/2026	INV	PD	TEMP STAFFING
INVOICE:16364205		CHECKDATE:02/19/2026								
					17,105.65					
3929 SAN DIEGO HUMANE SOCIETY AND SPCA										
189549		02/01/2026	AP339	180178	53,873.00	53,873.00	02/19/2026	INV	PD	ANIMAL CONTRO
INVOICE:AC-FEB26		CHECKDATE:02/19/2026								
1695 SAN DIEGO COUNTY SHERIFF'S DEPARTMENT										
189632		12/30/2025	AP339	180179	2,073,715.21	2,073,715.21	02/19/2026	INV	PD	LAW ENFORCEME
INVOICE:123025		CHECKDATE:02/19/2026								
1756 SAN DIEGO GAS & ELECTRIC										
189551		01/15/2026	AP339	180180	21,087.51	21,087.51	02/19/2026	INV	PD	ACCT 00754634
INVOICE:189551		CHECKDATE:02/19/2026								
189552		02/05/2026	AP339	180180	120.73	120.73	02/19/2026	INV	PD	ACCT 00180656
INVOICE:189552		CHECKDATE:02/19/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189553		02/05/2026	AP339	180180	43.54	43.54	02/19/2026	INV	PD	ACCT 00210252
INVOICE:189553		CHECKDATE:02/19/2026								
189554		02/05/2026	AP339	180180	270.51	270.51	02/19/2026	INV	PD	ACCT 00210414
INVOICE:189554		CHECKDATE:02/19/2026								
189556		02/05/2026	AP339	180180	3,003.06	3,003.06	02/19/2026	INV	PD	ACCT 00281645
INVOICE:189556		CHECKDATE:02/19/2026								
189557		02/05/2026	AP339	180180	985.90	985.90	02/19/2026	INV	PD	ACCT 00309895
INVOICE:189557		CHECKDATE:02/19/2026								
189559		02/05/2026	AP339	180180	13.81	13.81	02/19/2026	INV	PD	ACCT 00322650
INVOICE:189559		CHECKDATE:02/19/2026								
189561		02/05/2026	AP339	180180	50.22	50.22	02/19/2026	INV	PD	ACCT 00468243
INVOICE:189561		CHECKDATE:02/19/2026								
189565		02/05/2026	AP339	180180	44.48	44.48	02/19/2026	INV	PD	ACCT 00528843
INVOICE:189565		CHECKDATE:02/19/2026								
189567		02/03/2026	AP339	180180	49.64	49.64	02/19/2026	INV	PD	ACCT 00639307
INVOICE:189567		CHECKDATE:02/19/2026								
189569		02/05/2026	AP339	180180	73.98	73.98	02/19/2026	INV	PD	ACCT 00639307
INVOICE:189569		CHECKDATE:02/19/2026								
189571		02/03/2026	AP339	180180	225.48	225.48	02/19/2026	INV	PD	ACCT 00772912
INVOICE:189571		CHECKDATE:02/19/2026								
189575		02/05/2026	AP339	180180	113.44	113.44	02/19/2026	INV	PD	ACCT 00866981
INVOICE:189575		CHECKDATE:02/19/2026								
189576		02/05/2026	AP339	180180	11.45	11.45	02/19/2026	INV	PD	ACCT 00888150
INVOICE:189576		CHECKDATE:02/19/2026								
189577		02/05/2026	AP339	180180	107.41	107.41	02/19/2026	INV	PD	ACCT 21000086
INVOICE:189577		CHECKDATE:02/19/2026								
189578		02/05/2026	AP339	180180	27.81	27.81	02/19/2026	INV	PD	ACCT 21000121
INVOICE:189578		CHECKDATE:02/19/2026								
189579		02/05/2026	AP339	180180	127.89	127.89	02/19/2026	INV	PD	ACCT 21000121
INVOICE:189579		CHECKDATE:02/19/2026								
189581		02/05/2026	AP339	180180	15.33	15.33	02/19/2026	INV	PD	ACCT 21000125
INVOICE:189581		CHECKDATE:02/19/2026								
					26,372.19					
1813 SIERRA PACIFIC FENCE										
189582		01/13/2026	AP339	180181	2,392.49	2,392.49	02/19/2026	INV	PD	FENCE REPAIR
INVOICE:416		CHECKDATE:02/19/2026								
189583		01/19/2026	AP339	180181	7,370.27	7,370.27	02/19/2026	INV	PD	AUTO ACCIDENT
INVOICE:418A		CHECKDATE:02/19/2026								
					9,762.76					
1199 SM MISC EMPLOYEES ASSOC.										
189585		01/30/2026	AP339	180182	1,003.00	1,003.00	02/19/2026	INV	PD	PR EMP DUES -
INVOICE:013026		CHECKDATE:02/19/2026								
1201 SAN MARCOS SUPERVISORS ASSOC.										
189587		01/30/2026	AP339	180183	297.50	297.50	02/19/2026	INV	PD	PR EMP DUES:
INVOICE:189587		CHECKDATE:02/19/2026								
6728 T-MOBILE USA INC.										
189589		01/21/2026	AP339	180184	684.29	684.29	02/19/2026	INV	PD	ACCT 98244974

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:012126		CHECKDATE:02/19/2026								
6351 TELEFLEX LLC										
189592	26000297	01/16/2026	AP339	180185	2,990.63	2,990.63	02/19/2026	INV	PD	EZ IO NEEDLES
INVOICE:9511067913		CHECKDATE:02/19/2026								
7603 TYLER BROWN										
189366		02/10/2026	AP339	180186	192.50	192.50	02/19/2026	INV	PD	INSTRUCTOR PA
INVOICE:020726		CHECKDATE:02/19/2026								
3558 TYLER BUSINESS FORMS										
189595	26000292	01/19/2026	AP339	180187	158.93	158.93	02/19/2026	INV	PD	1099 ENVELOPE
INVOICE:INVOICE-110106		CHECKDATE:02/19/2026								
189603	26000292	01/29/2026	AP339	180187	109.27	109.27	02/19/2026	INV	PD	1099 FORMS
INVOICE:INVOICE-110493		CHECKDATE:02/19/2026								
					268.20					
6793 UNIFIRST CORPORATION										
189462		10/06/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128432		CHECKDATE:02/19/2026								
189463		10/06/2025	AP339	180188	44.48	44.48	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128446		CHECKDATE:02/19/2026								
189464		10/06/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128508		CHECKDATE:02/19/2026								
189465		10/06/2025	AP339	180188	29.30	29.30	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128543		CHECKDATE:02/19/2026								
189467		10/06/2025	AP339	180188	21.22	21.22	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128553		CHECKDATE:02/19/2026								
189468		10/06/2025	AP339	180188	25.10	25.10	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128586		CHECKDATE:02/19/2026								
189503		10/07/2025	AP339	180188	55.70	55.70	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128660		CHECKDATE:02/19/2026								
189504		10/07/2025	AP339	180188	39.80	39.80	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128741		CHECKDATE:02/19/2026								
189505		10/07/2025	AP339	180188	26.78	26.78	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128759		CHECKDATE:02/19/2026								
189508		10/07/2025	AP339	180188	34.18	34.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128812		CHECKDATE:02/19/2026								
189510		10/07/2025	AP339	180188	28.50	28.50	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128814		CHECKDATE:02/19/2026								
189513		10/07/2025	AP339	180188	24.36	24.36	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128817		CHECKDATE:02/19/2026								
189527		10/13/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129468		CHECKDATE:02/19/2026								
189528		10/13/2025	AP339	180188	44.48	44.48	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129479		CHECKDATE:02/19/2026								
189529		10/13/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129511		CHECKDATE:02/19/2026								
189530		10/13/2025	AP339	180188	29.30	29.30	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129538		CHECKDATE:02/19/2026								
189532		10/13/2025	AP339	180188	21.22	21.22	02/19/2026	INV	PD	JANITORIAL SE

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:2351129545		CHECKDATE:02/19/2026								
189534		10/13/2025	AP339	180188	25.10	25.10	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129568		CHECKDATE:02/19/2026								
189536		10/14/2025	AP339	180188	55.70	55.70	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129626		CHECKDATE:02/19/2026								
189539		10/14/2025	AP339	180188	39.80	39.80	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129698		CHECKDATE:02/19/2026								
189541		10/14/2025	AP339	180188	26.78	26.78	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129720		CHECKDATE:02/19/2026								
189542		10/14/2025	AP339	180188	34.18	34.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129782		CHECKDATE:02/19/2026								
189543		10/14/2025	AP339	180188	28.50	28.50	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129783		CHECKDATE:02/19/2026								
189544		10/14/2025	AP339	180188	24.36	24.36	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129785		CHECKDATE:02/19/2026								
189546		10/20/2025	AP339	180188	25.10	25.10	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130413		CHECKDATE:02/19/2026								
189547		10/20/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130417		CHECKDATE:02/19/2026								
189548		10/20/2025	AP339	180188	44.48	44.48	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130422		CHECKDATE:02/19/2026								
189555		10/20/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130473		CHECKDATE:02/19/2026								
189558		10/20/2025	AP339	180188	29.30	29.30	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130503		CHECKDATE:02/19/2026								
189562		10/20/2025	AP339	180188	21.22	21.22	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130512		CHECKDATE:02/19/2026								
189563		10/21/2025	AP339	180188	55.70	55.70	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130600		CHECKDATE:02/19/2026								
189564		10/21/2025	AP339	180188	39.80	39.80	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130733		CHECKDATE:02/19/2026								
189566		10/21/2025	AP339	180188	26.78	26.78	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130737		CHECKDATE:02/19/2026								
189568		10/21/2025	AP339	180188	34.18	34.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130763		CHECKDATE:02/19/2026								
189570		10/21/2025	AP339	180188	28.50	28.50	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130764		CHECKDATE:02/19/2026								
189572		10/21/2025	AP339	180188	24.36	24.36	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130765		CHECKDATE:02/19/2026								
189573		10/24/2025	AP339	180188	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131261		CHECKDATE:02/19/2026								
189574		10/27/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131342		CHECKDATE:02/19/2026								
189580		10/27/2025	AP339	180188	44.48	44.48	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131354		CHECKDATE:02/19/2026								
189584		10/27/2025	AP339	180188	43.82	43.82	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131432		CHECKDATE:02/19/2026								
189586		10/27/2025	AP339	180188	29.30	29.30	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131484		CHECKDATE:02/19/2026								
189590		10/27/2025	AP339	180188	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131489		CHECKDATE:02/19/2026								
189591		10/27/2025	AP339	180188	21.22	21.22	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131492		CHECKDATE:02/19/2026								
189593		10/27/2025	AP339	180188	25.10	25.10	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131523		CHECKDATE:02/19/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189596		10/28/2025	AP339	180188	55.70	55.70	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131575		CHECKDATE:02/19/2026								
189597		10/28/2025	AP339	180188	39.80	39.80	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131667		CHECKDATE:02/19/2026								
189598		10/28/2025	AP339	180188	27.83	27.83	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131698		CHECKDATE:02/19/2026								
189599		10/28/2025	AP339	180188	34.18	34.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131732		CHECKDATE:02/19/2026								
189600		10/28/2025	AP339	180188	28.50	28.50	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131733		CHECKDATE:02/19/2026								
189601		10/28/2025	AP339	180188	24.36	24.36	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351131735		CHECKDATE:02/19/2026								
					1,697.65					
189461		10/03/2025	AP339	180189	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128269		CHECKDATE:02/19/2026								
189466		10/06/2025	AP339	180189	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351128549		CHECKDATE:02/19/2026								
189514		10/07/2025	AP339	180189	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129314		CHECKDATE:02/19/2026								
189531		10/13/2025	AP339	180189	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351129542		CHECKDATE:02/19/2026								
189545		10/17/2025	AP339	180189	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130286		CHECKDATE:02/19/2026								
189560		10/20/2025	AP339	180189	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:2351130509		CHECKDATE:02/19/2026								
189602		10/31/2025	AP339	180189	14.18	14.18	02/19/2026	INV	PD	JANITORIAL SE
INVOICE:235113223		CHECKDATE:02/19/2026								
					99.26					
1482 US BANK										
189605		01/23/2026	AP339	180190	1,033.44	1,033.44	02/19/2026	INV	PD	SVCS: DECEMBE
INVOICE:15119886		CHECKDATE:02/19/2026								
2872 U.S. BANK										
189606		01/30/2026	AP339	180191	4,628.60	4,628.60	02/19/2026	INV	PD	PARS: 1/16/26
INVOICE:013026		CHECKDATE:02/19/2026								
1740 VALLECITOS WATER DISTRICT										
189607		12/30/2025	AP339	180192	47,941.33	47,941.33	02/19/2026	INV	PD	CUST NO 00004
INVOICE:189607		CHECKDATE:02/19/2026								
189609		02/03/2026	AP339	180192	104.37	104.37	02/19/2026	INV	PD	311 PLEASANT
INVOICE:189609		CHECKDATE:02/19/2026								
189610		02/04/2026	AP339	180192	2,160.19	2,160.19	02/19/2026	INV	PD	CUST NO 00004
INVOICE:189610		CHECKDATE:02/19/2026								
189611		02/04/2026	AP339	180192	1,505.69	1,505.69	02/19/2026	INV	PD	CUST NO 00030
INVOICE:189611		CHECKDATE:02/19/2026								
					51,711.58					
1764 VISTA IRRIGATION DISTRICT										
189612		02/02/2026	AP339	180193	259.32	259.32	02/19/2026	INV	PD	ACCT 9903-045

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:189612		CHECKDATE:02/19/2026								
189613		02/02/2026	AP339	180193	479.08	479.08	02/19/2026	INV	PD	ACCT 9908-042
INVOICE:189613		CHECKDATE:02/19/2026								
					738.40					
1474 VSP										
189615		02/03/2026	AP339	180194	1,024.77	1,024.77	02/19/2026	INV	PD	VOL VISION (A
INVOICE:824592784		CHECKDATE:02/19/2026								
189614		02/03/2026	AP339	180194	912.78	912.78	02/19/2026	INV	PD	VOL VISION (A
INVOICE:824594553		CHECKDATE:02/19/2026								
189616		02/03/2026	AP339	180194	127.98	127.98	02/19/2026	INV	PD	VOL VISION (R
INVOICE:824594564		CHECKDATE:02/19/2026								
					2,065.53					
2293 VULCAN MATERIALS COMPANY										
189619	26000059	01/30/2026	AP339	180195	2,505.70	2,505.70	02/19/2026	INV	PD	CONCRETE
INVOICE:5540568		CHECKDATE:02/19/2026								
189617	26000059	01/28/2026	AP339	180195	681.98	681.98	02/19/2026	INV	PD	CONCRETE
INVOICE:950000788591		CHECKDATE:02/19/2026								
189618	26000059	01/29/2026	AP339	180195	739.82	739.82	02/19/2026	INV	PD	CONCRETE
INVOICE:950000788597		CHECKDATE:02/19/2026								
					3,927.50					
1679 WATERLINE TECHNOLOGIES, INC										
189620		11/11/2025	AP339	180196	520.00	520.00	02/19/2026	INV	PD	EMERGENCY POO
INVOICE:5770572		CHECKDATE:02/19/2026								
189621		01/30/2026	AP339	180196	6,386.63	6,386.63	02/19/2026	INV	PD	EMERGENCY POO
INVOICE:5778783		CHECKDATE:02/19/2026								
					6,906.63					
3070 WEST COAST ARBORISTS, INC.										
189622		01/14/2026	AP339	180197	2,208.00	2,208.00	02/19/2026	INV	PD	STORM DRAINAG
INVOICE:239599		CHECKDATE:02/19/2026								
3375 A.O. REED & CO, LLC										
189641		02/03/2026	AP339	180204	1,418.18	1,418.18	02/25/2026	INV	PD	SERVICE CALL:
INVOICE:413545		CHECKDATE:02/25/2026								
189640		01/31/2026	AP339	180204	13,072.14	13,072.14	02/25/2026	INV	PD	REPAIR: JACK'
INVOICE:414476		CHECKDATE:02/25/2026								
					14,490.32					
1005 BURTON'S FIRE, INC.										
189663		02/11/2026	AP339	180205	279.75	279.75	02/25/2026	INV	PD	HEAVY FIRE EQ
INVOICE:S70787		CHECKDATE:02/25/2026								
4823 COAST NEWS INC										
189669		01/30/2026	AP339	180206	267.38	267.38	02/25/2026	INV	PD	LEGAL AD SERV
INVOICE:00160006		CHECKDATE:02/25/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189670		02/13/2026	AP339	180206	158.88	158.88	02/25/2026	INV	PD	LEGAL AD SERV
INVOICE:00160182		CHECKDATE:02/25/2026								
					426.26					
6375 DOCUSIGN INC										
189744	26000245	01/28/2026	AP339	180207	7,176.00	7,176.00	02/25/2026	INV	PD	DOCUSIGN ANNU
INVOICE:11100628350		CHECKDATE:02/25/2026								
5698 FACILITATING ACCESS TO COORDINATED TRANSPORTATION										
189681		01/31/2026	AP339	180208	6,737.08	6,737.08	02/25/2026	INV	PD	SENIOR TRANSP
INVOICE:1312026CAR		CHECKDATE:02/25/2026								
189682		01/31/2026	AP339	180208	2,109.00	2,109.00	02/25/2026	INV	PD	SENIOR TRANSP
INVOICE:1312026SMLS		CHECKDATE:02/25/2026								
					8,846.08					
5944 GAFCON PM-CM, LLC										
189854		05/08/2025	AP339	180209	206.87	206.87	02/25/2026	INV	PD	DBE AND LABOR
INVOICE:51450_REISSUE		CHECKDATE:02/25/2026								
6736 HPS MECHANICAL, INC.										
189689		02/06/2026	AP339	180210	325.11	325.11	02/25/2026	INV	PD	PLUMBING REPA
INVOICE:2737-178		CHECKDATE:02/25/2026								
2022 KOMPAN INC.										
189701	26000268	01/30/2026	AP339	180211	3,677.23	3,677.23	02/25/2026	INV	PD	PLAYGROUND PA
INVOICE:INV136264		CHECKDATE:02/25/2026								
1533 LESLIE'S POOLMART, INC										
189707		01/26/2026	AP339	180212	82.31	82.31	02/25/2026	INV	PD	POOL CHEMICAL
INVOICE:WPR9105903-0001		CHECKDATE:02/25/2026								
189708		01/27/2026	AP339	180212	227.04	227.04	02/25/2026	INV	PD	POOL CHEMICAL
INVOICE:WPR9105903-0002		CHECKDATE:02/25/2026								
					309.35					
2048 NORTH COUNTY LIFELINE, INC.										
189714		01/15/2026	AP339	180213	1,288.39	1,288.39	02/25/2026	INV	PD	CDBG Q2 NONPR
INVOICE:189714		CHECKDATE:02/25/2026								
1716 PRINTER REPAIR DEPOT										
189719		02/12/2026	AP339	180214	99.00	99.00	02/25/2026	INV	PD	PRINTER REPAI
INVOICE:78314		CHECKDATE:02/25/2026								
5928 4LEAF, INC.										
189635		02/05/2026	AP339	180215	33,630.00	33,630.00	02/25/2026	INV	PD	PLAN REVIEW F
INVOICE:J0800-26A		CHECKDATE:02/25/2026								
189636		02/06/2026	AP339	180215	12,978.00	12,978.00	02/25/2026	INV	PD	BUILDING INSP

CITY OF SAN MARCOS

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:J4093-01A5		CHECKDATE:02/25/2026								
					46,608.00					
2427 HEALTH AND HUMAN RESOURCE CENTER, INC.										
189638		02/06/2026	AP339	180216	490.42	490.42	02/25/2026	INV	PD	EAP CAPITATIO
INVOICE:E0364127		CHECKDATE:02/25/2026								
3553 RYAN ALTAR										
189639	26000339	02/08/2026	AP339	180217	450.00	450.00	02/25/2026	INV	PD	TUITION REIMB
INVOICE:020826		CHECKDATE:02/25/2026								
5716 ASCENT ENVIRONMENTAL, INC.										
189794		02/10/2026	AP339	180218	1,461.25	1,461.25	02/25/2026	INV	PD	TO 3 - KP HOS
INVOICE:20220076.03 - 2		CHECKDATE:02/25/2026								
6319 AT&T										
189642		02/11/2026	AP339	180219	59.36	59.36	02/25/2026	INV	PD	ACCT 82900027
INVOICE:6331831114		CHECKDATE:02/25/2026								
189643		02/11/2026	AP339	180219	97.88	97.88	02/25/2026	INV	PD	ACCT 83100095
INVOICE:9859649019		CHECKDATE:02/25/2026								
					157.24					
1178 AT&T/CALNET 3										
189644		02/10/2026	AP339	180220	4,926.72	4,926.72	02/25/2026	INV	PD	BAN 939105302
INVOICE:000024794437		CHECKDATE:02/25/2026								
189645		02/10/2026	AP339	180220	31.86	31.86	02/25/2026	INV	PD	BAN 939105398
INVOICE:000024794480		CHECKDATE:02/25/2026								
189646		02/10/2026	AP339	180220	31.86	31.86	02/25/2026	INV	PD	BAN 939105399
INVOICE:000024794481		CHECKDATE:02/25/2026								
189647		02/10/2026	AP339	180220	216.85	216.85	02/25/2026	INV	PD	BAN 939105596
INVOICE:000024794558		CHECKDATE:02/25/2026								
189648		02/10/2026	AP339	180220	266.86	266.86	02/25/2026	INV	PD	BAN 939105596
INVOICE:000024794559		CHECKDATE:02/25/2026								
189649		02/10/2026	AP339	180220	94.02	94.02	02/25/2026	INV	PD	BAN 939106967
INVOICE:000024795285		CHECKDATE:02/25/2026								
189650		02/10/2026	AP339	180220	31.92	31.92	02/25/2026	INV	PD	BAN 939108205
INVOICE:000024795323		CHECKDATE:02/25/2026								
					5,600.09					
7021 BAY CITY EQUIPMENT INDUSTRIES, INC										
189651		02/04/2026	AP339	180221	2,304.12	2,304.12	02/25/2026	INV	PD	GENERATOR REP
INVOICE:W325047		CHECKDATE:02/25/2026								
4618 CATHLEEN BOSSALLER										
189652		02/10/2026	AP339	180222	446.60	446.60	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010126-013126		CHECKDATE:02/25/2026								
2073 BOUND TREE MEDICAL, LLC										

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189653		02/06/2026	AP339	180223	285.90	285.90	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86090273		CHECKDATE:02/25/2026								
189654		02/09/2026	AP339	180223	28.75	28.75	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86092798		CHECKDATE:02/25/2026								
189655		02/09/2026	AP339	180223	292.05	292.05	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86092799		CHECKDATE:02/25/2026								
189656		02/09/2026	AP339	180223	550.54	550.54	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86092800		CHECKDATE:02/25/2026								
189657		02/09/2026	AP339	180223	17.56	17.56	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86092801		CHECKDATE:02/25/2026								
189658		02/09/2026	AP339	180223	1,483.68	1,483.68	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86092802		CHECKDATE:02/25/2026								
189659		02/09/2026	AP339	180223	65.35	65.35	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86092803		CHECKDATE:02/25/2026								
189660		02/10/2026	AP339	180223	533.90	533.90	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:86095178		CHECKDATE:02/25/2026								
					3,257.73					
5709 TIM BRAMBLE										
189661	26000338	02/04/2026	AP339	180224	450.00	450.00	02/25/2026	INV	PD	TUITION REIMB
INVOICE:020426		CHECKDATE:02/25/2026								
7218 CATHERINE A HUETT										
189690		02/10/2026	AP339	180225	1,229.20	1,229.20	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010126-013126		CHECKDATE:02/25/2026								
6294 CCS FACILITY SERVICES - SAN DIEGO, INC.										
189793		12/31/2025	AP339	180226	1,093.79	1,093.79	02/25/2026	INV	PD	JANITORIAL SU
INVOICE:736230		CHECKDATE:02/25/2026								
189792		01/31/2026	AP339	180226	20,336.83	20,336.83	02/25/2026	INV	PD	CITYWIDE PARK
INVOICE:741120		CHECKDATE:02/25/2026								
189666		01/31/2026	AP339	180226	26,236.33	26,236.33	02/25/2026	INV	PD	CITYWIDE PARK
INVOICE:741136		CHECKDATE:02/25/2026								
					47,666.95					
1280 CDW GOVERNMENT, INC.										
189668	26000318	02/11/2026	AP339	180227	3,401.60	3,401.60	02/25/2026	INV	PD	LEAF OS LICEN
INVOICE:AH95R3F		CHECKDATE:02/25/2026								
189667	26000313	02/10/2026	AP339	180227	674.07	674.07	02/25/2026	INV	PD	PRINTERS EQUI
INVOICE:AH9YR2W		CHECKDATE:02/25/2026								
					4,075.67					
6966 COASTAL OCCUPATIONAL MEDICAL GROUP										
189671		02/05/2026	AP339	180228	527.00	527.00	02/25/2026	INV	PD	PRE-EMPLOYEME
INVOICE:EM067562		CHECKDATE:02/25/2026								
5713 JANA CRACIUNESCU										
189672		02/10/2026	AP339	180229	765.80	765.80	02/25/2026	INV	PD	INSTRUCTOR PA

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:010126-013126		CHECKDATE:02/25/2026								
6480 ANGELICA CUFFARI-PAGAN										
189791		02/04/2026	AP339	180230	229.65	229.65	02/25/2026	INV	PD	CAPPO 2026 CO
INVOICE:020426		CHECKDATE:02/25/2026								
6622 DEEWA HOTAKI										
189687		02/17/2026	AP339	180231	2,124.00	2,124.00	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010526-021126		CHECKDATE:02/25/2026								
1400 DEPT OF TRANSPORTATION (CASH)										
189664		01/20/2026	AP339	180232	9,669.52	9,669.52	02/25/2026	INV	PD	SIGNALS & LIG
INVOICE:SL260510		CHECKDATE:02/25/2026								
6099 ENTERPRISE SECURITY, INC										
189675		02/01/2026	AP339	180233	7,325.75	7,325.75	02/25/2026	INV	PD	SECURITY ACCE
INVOICE:61274		CHECKDATE:02/25/2026								
7656 ETHOS FIRE LLC										
189676	26000305	02/12/2026	AP339	180234	6,217.10	6,217.10	02/25/2026	INV	PD	PPE RESTOCK I
INVOICE:1734		CHECKDATE:02/25/2026								
1004 EWING IRRIGATION PRODUCTS INC.										
189677		01/26/2026	AP339	180235	131.81	131.81	02/25/2026	INV	PD	IRRIGATION SU
INVOICE:28938659		CHECKDATE:02/25/2026								
189678		01/26/2026	AP339	180235	28.51	28.51	02/25/2026	INV	PD	IRRIGATION SU
INVOICE:28938814		CHECKDATE:02/25/2026								
189679		01/27/2026	AP339	180235	222.17	222.17	02/25/2026	INV	PD	IRRIGATION SU
INVOICE:28944692		CHECKDATE:02/25/2026								
189680		01/29/2026	AP339	180235	29.03	29.03	02/25/2026	INV	PD	IRRIGATION SU
INVOICE:28967315		CHECKDATE:02/25/2026								
					411.52					
7487 FS-COMPRESSION CO, LLC										
189683		01/30/2026	AP339	180236	462.02	462.02	02/25/2026	INV	PD	SERVICE CALL:
INVOICE:0085328		CHECKDATE:02/25/2026								
4370 MARY ELLIOTT GASTEIGER										
189684		02/17/2026	AP339	180237	427.20	427.20	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010726-021126		CHECKDATE:02/25/2026								
7774 GEOTAB USA, INC.										
189685		01/31/2026	AP339	180238	69.00	69.00	02/25/2026	INV	PD	PROPLUS PW PL
INVOICE:IN473305		CHECKDATE:02/25/2026								
7248 ECOMPUTER, INC										

CITY OF SAN MARCOS

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189674	26000085	01/20/2026	AP339	180239	962.50	962.50	02/25/2026	INV	PD	PHONE CARRIER
INVOICE:INV350986		CHECKDATE:02/25/2026								
189673	26000085	02/20/2026	AP339	180239	913.50	913.50	02/25/2026	INV	PD	PHONE CARRIER
INVOICE:INV352366		CHECKDATE:02/25/2026								
					1,876.00					
7003 HELIX ENVIRONMENTAL PLANNING, INC.										
189686		01/23/2026	AP339	180240	1,100.00	1,100.00	02/25/2026	INV	PD	PROFESSIONAL
INVOICE:132128		CHECKDATE:02/25/2026								
6722 HOLLY TAYLOR										
189755		02/10/2026	AP339	180241	805.00	805.00	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010126-013126		CHECKDATE:02/25/2026								
7139 INDU SINGH										
189752		02/10/2026	AP339	180242	155.40	155.40	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010126-013126		CHECKDATE:02/25/2026								
7438 INNOVATIONS FOR TRANSPORTATION INC.										
187635		10/25/2025	AP339	180243	2,050.00	2,050.00	01/07/2026	INV	PD	LADDERS
INVOICE:2770		CHECKDATE:02/25/2026								
1477 KAISER FOUNDATION HEALTH PLAN										
189691		02/15/2026	AP339	180244	129,201.81	129,201.81	02/25/2026	INV	PD	HEALTH INST A
INVOICE:107423875470		CHECKDATE:02/25/2026								
3154 KEN GRODY FORD										
189692		01/06/2026	AP339	180245	64.42	64.42	02/25/2026	INV	PD	HEAVY FIRE EQ
INVOICE:501072		CHECKDATE:02/25/2026								
189693		01/20/2026	AP339	180245	17.16	17.16	02/25/2026	INV	PD	HEAVY FIRE EQ
INVOICE:501457		CHECKDATE:02/25/2026								
189694		01/26/2026	AP339	180245	1,223.44	1,223.44	02/25/2026	INV	PD	HEAVY FIRE EQ
INVOICE:501605		CHECKDATE:02/25/2026								
189695		01/26/2026	AP339	180245	62.37	62.37	02/25/2026	INV	PD	HEAVY FIRE EQ
INVOICE:501617		CHECKDATE:02/25/2026								
189696		01/29/2026	AP339	180245	13.62	13.62	02/25/2026	INV	PD	HEAVY FIRE EQ
INVOICE:501713		CHECKDATE:02/25/2026								
					1,381.01					
2065 KEYSER MARSTON ASSOCIATES, INC.										
189697		02/05/2026	AP339	180246	1,761.25	1,761.25	02/25/2026	INV	PD	AFFORDABLE HO
INVOICE:0040447		CHECKDATE:02/25/2026								
5883 KENNETH KIM										
189698		02/09/2026	AP339	180247	100.00	100.00	02/25/2026	INV	PD	FIRE INSPECTO
INVOICE:020926		CHECKDATE:02/25/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2869 KNOX COMPANY										
189699	26000307	02/03/2026	AP339	180248	1,298.00	1,298.00	02/25/2026	INV	PD	ANNUAL KNOX C
INVOICE:INV-KA-488742		CHECKDATE:02/25/2026								
2102 KRC ROCK										
189795	26000266	12/16/2025	AP339	180249	1,878.91	1,878.91	02/25/2026	INV	PD	CRANE RENTAL:
INVOICE:98684		CHECKDATE:02/25/2026								
7534 LAURIE SHEAHAN										
189751		02/10/2026	AP339	180250	235.90	235.90	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010126-013126		CHECKDATE:02/25/2026								
1804 LAWNMOWERS PLUS INC										
189704	26000068	02/04/2026	AP339	180251	88.99	88.99	02/25/2026	INV	PD	SERVICE
INVOICE:14183		CHECKDATE:02/25/2026								
6998 LAZ KARP ASSOCIATES, LLC										
189706		02/12/2026	AP339	180252	34,652.94	34,652.94	02/25/2026	INV	PD	PARKING ENFOR
INVOICE:SI1046852		CHECKDATE:02/25/2026								
2076 LIFE-ASSIST, INC.										
189709	26000078	02/09/2026	AP339	180253	186.39	186.39	02/25/2026	INV	PD	MEDICATION AN
INVOICE:2063763		CHECKDATE:02/25/2026								
189710	26000078	02/09/2026	AP339	180253	144.46	144.46	02/25/2026	INV	PD	MEDICATION AN
INVOICE:2063815		CHECKDATE:02/25/2026								
					330.85					
1783 MAR-CON PRODUCTS, INC.										
189711		02/10/2026	AP339	180254	636.38	636.38	02/25/2026	INV	PD	CONCRETE
INVOICE:62443		CHECKDATE:02/25/2026								
1903 MATHESON TRI-GAS INC.										
189712		02/13/2026	AP339	180255	335.64	335.64	02/25/2026	INV	PD	MEDICAL BILLA
INVOICE:0032817120		CHECKDATE:02/25/2026								
7524 MICHAEL DAVID PETERSON										
189713		01/30/2026	AP339	180256	14,100.00	14,100.00	02/25/2026	INV	PD	BUILDING CONS
INVOICE:013026		CHECKDATE:02/25/2026								
7635 MICHELLE CARLIN										
189665	25000625	02/03/2026	AP339	180257	3,802.50	3,802.50	02/25/2026	INV	PD	WEBSITE MAINT
INVOICE:SM-7		CHECKDATE:02/25/2026								
5852 NUTRIEN AG SOLUTIONS, INC.										

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189715		02/04/2026	AP339	180258	72.32	72.32	02/25/2026	INV	PD	GOPHER TRAPS:
INVOICE:58436591		CHECKDATE:02/25/2026								
7349 OC INTERPRETING AGENCY										
189716		02/11/2026	AP339	180259	320.00	320.00	02/25/2026	INV	PD	TRANSLATION S
INVOICE:165541		CHECKDATE:02/25/2026								
1884 PALOMAR COLLEGE										
189717	26000235	02/17/2026	AP339	180260	1,390.65	1,390.65	02/25/2026	INV	PD	MINKOFF FIELD
INVOICE:FS2026-030		CHECKDATE:02/25/2026								
6791 PEGGY LAWSON										
189705		02/10/2026	AP339	180261	78.40	78.40	02/25/2026	INV	PD	INSTRUCTOR PA
INVOICE:010126-013126		CHECKDATE:02/25/2026								
1664 PINPOINT PEST CONTROL										
189718		02/04/2026	AP339	180262	385.00	385.00	02/25/2026	INV	PD	BEE REMOVAL
INVOICE:994335		CHECKDATE:02/25/2026								
7127 PUBLIC SAFETY CONSULTING, INC										
189720		02/14/2026	AP339	180263	23,013.73	23,013.73	02/25/2026	INV	PD	PROFESSIONAL
INVOICE:PSC#002/26		CHECKDATE:02/25/2026								
2735 PWLC I, INC.										
189721		02/01/2026	AP339	180264	1,295.00	1,295.00	02/25/2026	INV	PD	WOODLAND PARK
INVOICE:67616		CHECKDATE:02/25/2026								
2099 QUARTIC SOLUTIONS, LLC										
189722		02/09/2026	AP339	180265	9,095.00	9,095.00	02/25/2026	INV	PD	GIS CONSULTIN
INVOICE:4785		CHECKDATE:02/25/2026								
6124 ROCKET JOHNS, INC										
189724		02/05/2026	AP339	180266	1,143.63	1,143.63	02/25/2026	INV	PD	RESTROOM RENT
INVOICE:31922		CHECKDATE:02/25/2026								
189725		02/05/2026	AP339	180266	460.88	460.88	02/25/2026	INV	PD	RESTROOM RENT
INVOICE:31924		CHECKDATE:02/25/2026								
					1,604.51					
7649 ROTH STAFFING COMPANIES, LP										
189727		02/13/2026	AP339	180267	2,709.00	2,709.00	02/25/2026	INV	PD	TEMP STAFFING
INVOICE:16366401		CHECKDATE:02/25/2026								
189730		02/13/2026	AP339	180267	741.75	741.75	02/25/2026	INV	PD	TEMP STAFFING
INVOICE:16366402		CHECKDATE:02/25/2026								
189726		02/13/2026	AP339	180267	1,546.28	1,546.28	02/25/2026	INV	PD	TEMP STAFFING
INVOICE:16366403		CHECKDATE:02/25/2026								

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189729		02/13/2026	AP339	180267	4,170.78	4,170.78	02/25/2026	INV	PD	TEMP STAFFING
INVOICE:16366404		CHECKDATE:02/25/2026								
189731		02/13/2026	AP339	180267	473.00	473.00	02/25/2026	INV	PD	TEMP STAFFING
INVOICE:16366405		CHECKDATE:02/25/2026								
189728		02/13/2026	AP339	180267	1,140.67	1,140.67	02/25/2026	INV	PD	TEMP STAFFING
INVOICE:16366406		CHECKDATE:02/25/2026								
189732		02/13/2026	AP339	180267	5,504.00	5,504.00	02/25/2026	INV	PD	TEMP STAFFING
INVOICE:16366407		CHECKDATE:02/25/2026								
					16,285.48					
1743 RSG, INC.										
189733		01/31/2026	AP339	180268	518.75	518.75	02/25/2026	INV	PD	PLANNING COMP
INVOICE:14952		CHECKDATE:02/25/2026								
189734		01/31/2026	AP339	180268	691.25	691.25	02/25/2026	INV	PD	HP CARETAKER
INVOICE:14953		CHECKDATE:02/25/2026								
					1,210.00					
4407 SDC ASSESSOR/RECORDER/COUNTY CLERK										
189745		02/03/2026	AP339	180269	73.00	73.00	02/25/2026	INV	PD	RECORDED DOCU
INVOICE:202600104		CHECKDATE:02/25/2026								
1756 SAN DIEGO GAS & ELECTRIC										
189746		12/30/2025	AP339	180270	96.94	96.94	02/25/2026	INV	PD	ACCT 00182892
INVOICE:189746		CHECKDATE:02/25/2026								
189747		01/28/2026	AP339	180270	101.07	101.07	02/25/2026	INV	PD	ACCT 00182892
INVOICE:189747		CHECKDATE:02/25/2026								
189748		12/29/2025	AP339	180270	82.56	82.56	02/25/2026	INV	PD	ACCT 00866178
INVOICE:189748		CHECKDATE:02/25/2026								
189749		01/27/2026	AP339	180270	94.32	94.32	02/25/2026	INV	PD	ACCT 00846178
INVOICE:189749		CHECKDATE:02/25/2026								
189750		02/10/2026	AP339	180270	18,803.73	18,803.73	02/25/2026	INV	PD	ACCT 00337948
INVOICE:189750		CHECKDATE:02/25/2026								
					19,178.62					
7261 SOCAL THERAPYWORKS, A MARRIAGE AND FAMILY THERAPY										
189753		02/02/2026	AP339	180271	1,530.00	1,530.00	02/25/2026	INV	PD	THERAPY SERVI
INVOICE:119		CHECKDATE:02/25/2026								
3084 SOLANA CENTER FOR ENVIRONMENTAL INNOVATION										
189754		02/13/2026	AP339	180272	5,870.26	5,870.26	02/25/2026	INV	PD	SB 1383 COMPL
INVOICE:40-85-1-26		CHECKDATE:02/25/2026								
7527 THE GREAT AMERICAN PHOTO LAB, INC										
189756		01/13/2026	AP339	180273	127.68	127.68	02/25/2026	INV	PD	PHOTO RETOUCH
INVOICE:23634		CHECKDATE:02/25/2026								
7272 THE REINHART CORP										
189637		02/04/2026	AP339	180274	492.38	492.38	02/25/2026	INV	PD	SERVICE CALL:

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DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INVOICE:24820		CHECKDATE:02/25/2026								
6757 TYLER BUCKLEY										
189662		07/30/2025	AP339	180275	750.00	750.00	02/25/2026	INV	PD	SAC HOLIDAY E
INVOICE:SMSC031326		CHECKDATE:02/25/2026								
6793 UNIFIRST CORPORATION										
189797		01/05/2026	AP339	180276	43.82	43.82	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141484		CHECKDATE:02/25/2026								
189798		01/05/2026	AP339	180276	44.48	44.48	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141495		CHECKDATE:02/25/2026								
189799		01/05/2026	AP339	180276	43.82	43.82	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141543		CHECKDATE:02/25/2026								
189800		01/05/2026	AP339	180276	29.30	29.30	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141577		CHECKDATE:02/25/2026								
189804		01/06/2026	AP339	180276	55.70	55.70	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141689		CHECKDATE:02/25/2026								
189805		01/06/2026	AP339	180276	39.80	39.80	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141808		CHECKDATE:02/25/2026								
189806		01/06/2026	AP339	180276	27.83	27.83	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141835		CHECKDATE:02/25/2026								
189807		01/06/2026	AP339	180276	34.18	34.18	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141868		CHECKDATE:02/25/2026								
189808		01/06/2026	AP339	180276	28.50	28.50	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351141869		CHECKDATE:02/25/2026								
189759		01/06/2026	AP339	180276	129.24	129.24	02/25/2026	INV	PD	UNIFORMS: STR
INVOICE:2351141871		CHECKDATE:02/25/2026								
189760		01/06/2026	AP339	180276	122.06	122.06	02/25/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351141872		CHECKDATE:02/25/2026								
189761		01/06/2026	AP339	180276	31.44	31.44	02/25/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351141873		CHECKDATE:02/25/2026								
189811		01/12/2026	AP339	180276	43.82	43.82	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142510		CHECKDATE:02/25/2026								
189812		01/12/2026	AP339	180276	44.48	44.48	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142521		CHECKDATE:02/25/2026								
189813		01/12/2026	AP339	180276	43.82	43.82	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142603		CHECKDATE:02/25/2026								
189814		01/12/2026	AP339	180276	29.30	29.30	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142646		CHECKDATE:02/25/2026								
189817		01/12/2026	AP339	180276	25.10	25.10	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142683		CHECKDATE:02/25/2026								
189818		01/13/2026	AP339	180276	39.80	39.80	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142838		CHECKDATE:02/25/2026								
189819		01/13/2026	AP339	180276	27.83	27.83	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142841		CHECKDATE:02/25/2026								
189820		01/13/2026	AP339	180276	34.18	34.18	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142853		CHECKDATE:02/25/2026								
189821		01/13/2026	AP339	180276	28.50	28.50	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142854		CHECKDATE:02/25/2026								
189764		01/13/2026	AP339	180276	129.24	129.24	02/25/2026	INV	PD	UNIFORMS: STR
INVOICE:2351142856		CHECKDATE:02/25/2026								
189765		01/13/2026	AP339	180276	120.68	120.68	02/25/2026	INV	PD	UNIFORMS: PAR
INVOICE:2351142857		CHECKDATE:02/25/2026								

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	CHECK RUN	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
189766		01/13/2026	AP339	180276	31.44	31.44	02/25/2026	INV	PD	UNIFORMS: FLE
INVOICE:2351142858		CHECKDATE:02/25/2026								
189823		01/13/2026	AP339	180276	55.70	55.70	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351142896		CHECKDATE:02/25/2026								
189825		01/19/2026	AP339	180276	43.82	43.82	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351143508		CHECKDATE:02/25/2026								
189826		01/19/2026	AP339	180276	44.48	44.48	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351143518		CHECKDATE:02/25/2026								
189827		01/19/2026	AP339	180276	43.82	43.82	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351143582		CHECKDATE:02/25/2026								
189828		01/19/2026	AP339	180276	29.30	29.30	02/25/2026	INV	PD	JANITORIAL SE
INVOICE:2351143636		CHECKDATE:02/25/2026								
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CITY OF SAN MARCOS

VENDOR INVOICE LIST

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464 INVOICES					3,467,541.52					

** END OF REPORT - Generated by Norris, Danielle **

CITY OF SAN MARCOS
APPROVED BY: Ryan Rector

Digitally signed by Ryan Rector
Date: 2026.03.02 09:03:53 -08'00'

File #:TMP-2401

MEETING DATE:
MARCH 10, 2026

SUBJECT:

RESOLUTION NO. 2026-9550 - AWARDING A CONTRACT TO BRAUN NORTHWEST, INC. FOR THE PURCHASE OF ONE (1) RECHASSIS TYPE III AMBULANCE AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS.

Recommendation
ADOPT a resolution approving the purchase of one (1) rechassis type III ambulance from Braun Northwest, Inc., and delegating authority to the City Manager to negotiate, finalize, and execute any related documents.

Board or Commission Action
Not Applicable

Executive Summary
The San Marcos Fire Department maintains a four-year ambulance rechassis schedule due to increased mileage and wear associated with continued growth in call volume, as well as rising maintenance needs as units age. The Fiscal Year 2025-2026 Adopted Budget authorized the purchase of one rechassis ambulance and one new ambulance.

At this time, specifications for the new ambulance are not yet finalized, preventing staff from proceeding with its procurement. To maintain the Department's established fleet replacement schedule and ensure reliability of frontline emergency response units, staff recommends purchasing one rechassis ambulance.

Discussion
The Fire Department's call volume continues to increase, resulting in higher mileage and maintenance demands on the Department's first-line ambulances. The ambulance rechassis program provides the enhancements necessary to maintain a safe and reliable frontline fleet while managing long-term replacement costs. The Department's fleet replacement model schedules each frontline ambulance for rechassis every four (4) years.

New ambulances are programmed for replacement when an existing unit is no longer a viable candidate for rechassis. This typically occurs when the ambulance module and related components are no longer compatible with a new chassis, require substantial refurbishment, or when the level of repair necessary becomes less efficient and more costly than purchasing a new ambulance. This evaluation ensures the City maintains operational reliability while maximizing cost-effectiveness over the life of each vehicle.

In accordance with San Marcos Municipal Code Section 2.30.110 (Cooperative Purchasing), the City may procure equipment through competitively solicited cooperative purchasing agreements with public agencies within the United States. Staff recommends procuring the ambulance rechassis units through the Houston-Galveston Area Council of Governments (HGACBuy) cooperative purchasing program, of which the City is an active member. HGACBuy has competitively bid and entered into a contract with Braun Northwest (Bid No. AM 10-23) for the purchase of emergency vehicles, including ambulance rechassis.

A determining factor in selecting Braun Northwest, Inc., in addition to price, was its ability to rechassis its product. Utilizing this sustainable rechassis replacement model provides cost savings and reduces the frequency of purchasing entirely new ambulances. The purchase of each ambulance rechassis is scheduled to occur every four (4) years for each respective vehicle.
Staff recommends authorizing the award of the contract to Braun Northwest, Inc., and delegating authority to the City Manager to negotiate, finalize, and execute the contract and all related documents thereafter in accordance with SMMC Chapter 2.30.

Environmental Review
Not Applicable

Fiscal Impact
Based on these specifications, the following defines the one-time cost elements contained within the ambulance rechassis total purchase price and cost to the Vehicle & Equipment Replacement Fund:

Rechassis Cost	$ 207,483
Sales Tax (8.75%)	$ 18,155
Fees	$ 3,312
Total:	$ 228,950

Attachment(s)
Resolution

Prepared by: Dean White, Division Chief
Submitted by: Heather Todd, Fire/EMS Administrative Services Manager
Reviewed by: Dan Barron, Fire Chief
Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS AWARDING A CONTRACT TO BRAUN NORTHWEST, INC. FOR THE PURCHASE OF ONE (1) RECHASSIS TYPE III AMBULANCE AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT AND ANY RELATED DOCUMENTS.

WHEREAS, the San Marcos Fire Department has prepared specifications for a rechassis type III ambulance and associated support equipment; and

WHEREAS, the purchase of one (1) rechassis ambulance will help maintain a standardized fleet of modern up-to-date ambulances and extend each ambulance's years of service; and

WHEREAS, the California Government Code and San Marcos Municipal Code section 2.30.110 (Cooperative Purchasing) provide authority for the City to acquire equipment from vendors through competitive bid and

WHEREAS, staff seeks to procure the ambulance utilizing the cooperative purchasing program of Houston-Galveston Area Council of Governments (H-GACBuy), of which the City is an active member. H-GACBuy has competitively bid and entered into a contract with Braun Northwest (Bid No. AM 10-23) for the purchase of emergency vehicles, including ambulances; and

WHEREAS, Braun Northwest, Inc. is also the original manufacturer of all ambulances in the Department's ambulance fleet, which, in addition to price, is one of the Department's determining factors in selecting Braun Northwest, Inc. for the ambulances; and

NOW, THEREFORE, be it resolved that:

1. The City Manager or designee is hereby authorized and directed to engage in the above-described program for the purchase of one (1) 2026 rechassis type III ambulance as specified by the San Marcos Fire Department

2. The City Manager is hereby authorized to negotiate, finalize, and execute a contract with Braun Northwest, Inc., and any associated documents to expend the sum of:

Rechassis Cost	$207,483
Sales Tax (8.75%)	$ 18,155
Fees	$ 3,312
Total:	$228,950

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, at a regularly scheduled Council Meeting thereof, this 10th day of March, 2026 by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

_____
Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

_____
Phillip Scollick, City Clerk
City of San Marcos

File #:TMP-2402

MEETING DATE:
March 10, 2026

SUBJECT:

RESOLUTION NO. 2026-9551 - AWARDING A CONTRACT TO MARCO INDUSTRIES, INC. FOR PURCHASE OF ONE TYMCO MODEL 600 STREET SWEEPER AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS

Recommendation
ADOPT a resolution awarding a contract to Marco Industries, Inc. for the purchase and delivery of one TYMCO Model 600 regenerative air street sweeper in an amount not to exceed $452,228.18 and authorizing the City Manager or designee to negotiate, finalize and execute the contract and all related documents.

Board or Commission Action
Not Applicable

Relevant Council Strategic Themes
Planning for the Future
Dynamic and Responsive Service Delivery
Good Governance

Executive Summary
The Public Works Department currently maintains City streets, parking lots, and public facilities through an in-house street sweeping program. As the City of San Marcos continues to grow, the total curb miles, public roadways, and developed areas requiring routine maintenance have increased. Maintaining service reliability requires sufficient fleet capacity to support scheduled sweeping operations and minimize disruptions due to equipment maintenance or repair.

The purchase of an additional street sweeper will expand operational capacity, improve service continuity, and strengthen long-term fleet resilience. Staff recommends awarding a contract to Marco Industries, Inc. for the purchase and delivery of one TYMCO Model 600 regenerative air street sweeper through a cooperative purchasing agreement.

Discussion
The City currently operates two street sweepers to maintain roadway infrastructure and public facilities throughout the community. With continued development and increasing service demands, additional equipment capacity is necessary to ensure uninterrupted service delivery and maintain established sweeping schedules.

The acquisition of a third street sweeper will:

- Provide operational redundancy during routine maintenance and unexpected repairs;
- Support expanded service demands associated with new development;
- Support expanded service demands resulting from increased requests for enforced sweeping in areas where resident parking limits effective curb cleaning;
- Improve schedule reliability and reduce service delays;
- Enhance the City's ability to proactively maintain roadway cleanliness, stormwater compliance and public safety.

In accordance with San Marcos Municipal Code Section 2.30.110 (Cooperative Purchasing), the City may procure equipment through competitively solicited cooperative purchasing agreements. Marco Industries, Inc. is an authorized dealer under Sourcewell Contract No. 111522-TYM, which was competitively solicited and awarded by Sourcewell on February 2, 2023. The Sourcewell cooperative purchasing program conducts a competitive solicitation process on behalf of participating public agencies.

Staff has reviewed the cooperative agreement and confirmed that it satisfies the City's procurement requirements. Based on this review, staff recommends awarding the contract to Marco Industries, Inc.

Environmental Review
The activity performed under this action is not a "Project" as defined under Section 15378 of the CEQA Guidelines and is exempt under CEQA Section 15301 (Existing Facilities); therefore, it is not subject to environmental review.

Fiscal Impact
The total purchase amount for the street sweeper is not to exceed $452,228.18.

This purchase represents a one-time capital expenditure funded through the Vehicle & Equipment Acquisition/Replacement Fund (602) and supports the City's ongoing operational needs. Ongoing operational costs, including fuel, routine maintenance, and eventual replacement, will be incorporated into future operating budgets as part of standard fleet management practices, subject to City Council approval.

Attachment(s)
Resolution

Prepared by: Aaron Brothers, Fleet Supervisor
Submitted by: Aaron Brothers, Fleet Supervisor
Reviewed by: Tim Selke, Director of Public Works

Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS AWARDING A CONTRACT TO MARCO INDUSTRIES, INC., FOR THE PURCHASE AND DELIVERY OF ONE TYMCO MODEL 600 STREET SWEEPER, AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE AND EXECUTE SAID CONTRACT AND ALL RELATED DOCUMENTS

WHEREAS, the City of San Marcos requires street sweeping equipment to maintain City streets, parking lots, and public facilities, and continued growth and development within the City have increased service demands; and

WHEREAS, Marco Industries, Inc. is an authorized dealer under Sourcewell Contract No. 111522-TYM, which was competitively solicited and awarded through the Sourcewell cooperative purchasing program; and

WHEREAS, pursuant to San Marcos Municipal Code Section 2.30.110, the City may utilize cooperative purchasing agreements for the procurement of equipment; and

WHEREAS, staff recommends that the City Council approve the award of a contract with Marco Industries, Inc. for the purchase and delivery of one street sweeper in a not-to-exceed amount of $452,228.18.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Marcos approves the award of a contract to Marco Industries, Inc., and authorizes the City Manager or delegated designee to negotiate, finalize and execute said contract and any related documents for the purchase and delivery of one Tymco Model 600 street sweeper from Marco Industries, Inc.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, California, on the 10th day of March, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

_____
Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

_____
Phillip Scollick, City Clerk

File #:TMP-2403

MEETING DATE:
March 10, 2026

SUBJECT:
RESOLUTION NO. 2026-9552 - APPROVING AGREEMENT NO. 7774 WITH 72 HOUR, LLC DBA NATIONAL AUTOMOTIVE FLEET GROUP FOR PURCHASE OF TWO 2026 FREIGHTLINER M2106 REPLACEMENT DUMP TRUCKS, AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS

Recommendation
ADOPT a resolution approving Agreement No. 7774 with 72 Hour, LLC dba National Automotive Fleet Group for the purchase and delivery of two 5-yard dump trucks in an amount not to exceed $421,449.56 and authorizing the City Manager or designee to negotiate, finalize, and execute the agreement and all related documents.

Board or Commission Action
Not Applicable

Executive Summary
The Public Works Department relies on 5-yard dump trucks to support roadway maintenance, asphalt operations, debris removal, and emergency response throughout the City. Two existing 2007 dump trucks have exceeded their planned service life and were previously retrofitted with emissions components that are no longer supported by the manufacturer.

As a result, maintenance costs have increased and operational downtime has become more frequent, affecting service reliability. Staff is requesting approval of Agreement No. 7774 for the purchase of two replacement dump trucks in an amount not to exceed $421,449.56 to ensure continued operational reliability and compliance with current emissions requirements.

Discussion
The two 2007 5-yard dump trucks proposed for replacement are over 18 years old and have exceeded the City's established heavy truck lifecycle of 10-15 years. As these vehicles age, repair frequency and downtime have increased, affecting service reliability within the Public Works Streets Division.

To comply with prior state emissions requirements, the vehicles were retrofitted with aftermarket diesel particulate filter systems. Manufacturer support and replacement parts for these systems are no longer available. The lack of support for obsolete emissions components creates heightened risk of extended downtime and potential failure during required emissions inspections.

Non-compliance with current heavy-duty vehicle emissions regulations may result in registration holds,

enforcement penalties, or operational restrictions. Replacement with new, compliant chassis ensures adherence to current federal and state emissions standards and supports the City's commitment to regional air quality improvement.

In addition to regulatory compliance, replacement reduces escalating maintenance costs associated with aging engines and obsolete emissions systems, improves operational reliability for core infrastructure maintenance services, and enhances operator safety through updated vehicle safety systems.

In accordance with San Marcos Municipal Code Section 2.30.110 (Cooperative Purchasing), the City may procure equipment through competitively solicited cooperative purchasing agreements. National Auto Fleet Group is an authorized dealer under Sourcewell Contract No. 032824-NAF, which was competitively solicited and awarded by Sourcewell on November 18, 2024. The Sourcewell cooperative purchasing program conducts a competitive solicitation process on behalf of participating public agencies.

Staff has reviewed the cooperative agreement and confirmed that it satisfies the City's procurement requirements. Based on this review, staff recommends awarding the contract to National Auto Fleet Group. This replacement aligns with the City's fleet standardization practices and long-term asset management planning.

Environmental Review
The activity performed under this action is not a "Project" as defined under Section 15378 of the CEQA Guidelines and is exempt under CEQA Section 15301 (Existing Facilities); therefore, it is not subject to environmental review.

Fiscal Impact
The total purchase amount is not to exceed $421,449.56 for the purchase and delivery of two dump trucks. Funding for this purchase is available in the Vehicle & Equipment Acquisition/Replacement Fund (#602). This is a one-time capital expenditure and does not commit the City to future operational costs beyond normal maintenance and operating expenses.

Attachment(s)
Resolution

Prepared by: Aaron Brothers, Fleet Supervisor
Submitted by: Aaron Brothers, Fleet Supervisor
Reviewed by: Tim Selke, Director of Public Works
Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS APPROVING AGREEMENT NO. 7774 WITH 72 HOUR, LLC DBA NATIONAL AUTOMOTIVE FLEET GROUP FOR THE PURCHASE AND DELIVERY OF TWO 2026 FREIGHTLINER M2106 5-YARD DUMP TRUCKS AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE SAID AGREEMENT AND ALL RELATED DOCUMENTS

WHEREAS, the City of San Marcos utilizes 5-yard dump trucks to support Public Works maintenance and infrastructure operations; and

WHEREAS, two 2007 dump trucks have exceeded their service life, are experiencing increased maintenance costs and downtime, and require replacement to maintain operational reliability and regulatory compliance; and

WHEREAS, the proposed purchase will be made through a competitively awarded cooperative purchasing agreement pursuant to Chapter 2.30 of the San Marcos Municipal Code; and

WHEREAS, the total purchase amount for two replacement dump trucks shall not exceed $421,449.56, and funding is available in the Vehicle & Equipment Acquisition/Replacement Fund (#602).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Marcos does hereby approve Agreement No. 7774 with 72 Hour, LLC dba National Automotive Fleet Group for the purchase and delivery of two 5-yard dump trucks in an amount not to exceed $421,449.56 and authorizes the City Manager or designee to negotiate, finalize, and execute said Agreement and all related documents necessary to effectuate the purchase.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, California, on the 10th day of March, 2026, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk

File #:TMP-2405

MEETING DATE:
March 10th, 2026

SUBJECT:
RESOLUTION NO. 2026-9553 - AWARD OF CONTRACT TO NEEMA GENERAL CONTRACTING FOR THE 2026 PARKS ELECTRICAL UPGRADES PROJECT

Recommendation
ADOPT a resolution awarding a contract for the 2026 Parks Electrical Upgrades Project to Neema General Contracting in an amount not to exceed $590,437.48, and delegating authority to the City Manager to negotiate, finalize, and execute the contract and all related documents.

Board or Commission Action
Not Applicable

Relevant Council Strategic Theme
Improving Public Safety
Investing in Infrastructure and Energy Efficiency
Good Governance

Executive Summary
The Public Works Department currently maintains 44 city parks throughout San Marcos. Staff recently evaluated park lighting systems and developed a prioritized list of lighting improvements needed. Based on that evaluation, City staff has publicly solicited and received bids for lighting improvements at five park locations. Approval of this resolution will award a contract to Neema General Contracting, for lighting improvements at Civic Center Park, Foothills Park, San Elijo Park, The Laurels Park, and Valley View Park in an amount not to exceed $590,437.48.

Discussion
Park lighting is a key safety and usability feature across the City's park system. The 2026 Parks Electrical Upgrades Project will replace and upgrade aging lighting infrastructure to improve visibility, reliability, and overall park operations at Civic Center Park, Foothills Park, San Elijo Park, The Laurels Park, and Valley View Park.

The existing lighting systems at these locations require replacement to support continued, reliable service.

In accordance with Section 2.30.100 of the San Marcos Municipal Code, bids were publicly solicited under PW CONBID 25-02 on January 23, 2026, and on February 17, 2026, the City received 8 bids. The lowest

responsive and responsible bidder was Neema General Contracting.

Staff recommends City Council approve the award of a construction contract for the 2026 Parks Electrical Upgrades Project in an amount not to exceed $590,437.48, and authorize the City Manager to negotiate, finalize, and execute the contract and all related documents with Neema General Contracting.

Environmental Review
The activity performed under this action is not a “Project” as defined under Section 15378 of the CEQA Guidelines; and, is therefore not subject to environmental review pursuant to CEQA Guidelines section 15060 (c)(3).

Fiscal Impact
Funding for the project is appropriated in the FY 2026 City Infrastructure Replacement / Rehabilitation Fund (604). The contract award does not commit the City to any future expenditure beyond the approved contract amount.

Attachment(s)
Resolution

Prepared by: Chris Lorentzen, Senior Public Works Coordinator
Submitted by: Chris Lorentzen, Senior Public Works Coordinator
Reviewed by: Tim Selke, Public Works Director
Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS AWARDING A CONTRACT FOR THE 2026 PARKS ELECTRICAL UPGRADES PROJECT TO NEEMA GENERAL CONTRACTING, AND DELEGATING AUTHORITY TO THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT AND ALL RELATED DOCUMENTS

WHEREAS, the City desires to contract with a qualified contractor to perform the 2026 Parks Electrical Upgrades Project, PW IFB CONBID 25-02, including removal and replacement of park lighting infrastructure and all associated electrical work, installation, and site restoration as required (Project); and

WHEREAS, in conformance with the City's Purchasing Ordinance Section 2.30.100, bids were solicited for the Project on January 23, 2026, with bid opening held on February 17, 2026; and

WHEREAS, the City received bids for the Project from eight vendors and Neema General Contracting was the lowest responsive and responsible bidder; and

WHEREAS, staff recommends the City Council approve the award of a contract to Neema General Contracting, for the 2026 Parks Electrical Upgrades Project, in an amount not to exceed $590,437.48, and authorize the City Manager to negotiate, finalize, and execute the contract and all related documents.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Marcos hereby approves the award of a contract to Neema General Contracting and does hereby delegate to and authorize the City Manager to negotiate, finalize, and execute the contract and related documents.

PASSED, APPROVED, and ADOPTED by the City Council of the City of San Marcos, California, this 10th day of March 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

Phillip Scollick, City Clerk
City of San Marcos

File #:TMP-2407

MEETING DATE:
MARCH 10, 2026

SUBJECT:

RESOLUTION NO. 2026-9554 - APPROVING CONTINUED USE OF A CONTRACT FOR TEMPORARY STAFFING SERVICES WITH ROTH STAFFING COMPANIES, LP, DOING BUSINESS AS (DBA), ULTIMATE STAFFING, PURSUANT TO SAN MARCOS MUNICIPAL CODE (SMMC) CHAPTER 2.30, AND AUTHORIZING CITY MANAGER TO EXECUTE RELATED DOCUMENTS

Recommendation
ADOPT a resolution authorizing the continued use of a contract for temporary staffing services with Roth Staffing Companies, LP, doing business as Ultimate Staffing, and authorizing the City Manager or delegated designee execute documents related to the contract.

Board or Commission Action
Not applicable

Executive Summary
The City maintains an agreement with Roth Staffing Companies, LP, doing business as Ultimate Staffing, to provide temporary staffing services on an as-needed basis across multiple departments.

Consistent with the City's purchasing authority under San Marcos Municipal Code (SMMC) Chapter 2.30, this resolution authorizes continued use of the contract in subsequent fiscal years subject to approved budget appropriations.

Discussion
The City entered into an agreement with Roth Staffing Companies, LP, doing business as Ultimate Staffing, to provide temporary staffing services on an as-needed basis across multiple departments.

The proposed resolution does not modify the existing contract terms. Pursuant to SMMC Chapter 2.30, Section 2.30.030, contracts exceeding the City Manager's Delegated authority require a report to City Council. Consistent with the City's purchasing authority under San Marcos Municipal Code (SMMC) Chapter 2.30, this resolution authorizes continued use of the contract in subsequent fiscal years subject to approved budget appropriations.

Environmental Review
Not applicable

Fiscal Impact
Funding for temporary staffing services is included within existing departmental appropriations in the adopted fiscal year budget. Expenditures in future fiscal years will be subject to City Council-approved budget appropriations.

Attachment(s)
Resolution

Prepared by: Jacob Lizarraga, Senior Management Analyst
Submitted by: Jacob Lizarraga, Senior Management Analyst
Reviewed by: Janelle Laughlin, Administrative Services Director
Approved by: Michelle Bender, City Manager

RESOLUTION NO. 2026-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS APPROVING CONTINUED USE OF A CONTRACT FOR TEMPORARY STAFFING SERVICES WITH ROTH STAFFING COMPANIES, LP, DOING BUSINESS AS (DBA), ULTIMATE STAFFING, PURSUANT TO SAN MARCOS MUNICIPAL CODE (SMMC) CHAPTER 2.30, AND AUTHORIZING THE CITY MANAGER TO EXECUTE RELATED DOCUMENTS

WHEREAS, the City of San Marcos maintains an agreement with Roth Staffing Companies, LP, doing business as Ultimate Staffing, for temporary staffing services; and

WHEREAS, pursuant to San Marcos Municipal Code Chapter 2.30, Section 2.30.030, contracts exceeding the City Manager's delegated authority require a report to City Council.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Marcos hereby accepts the report related to contract services for temporary staffing with Roth Staffing Companies, LP, doing business as Ultimate Staffing, and authorizes the City Manager or designee to execute documents related to the contract.

PASSED, APPROVED AND ADOPTED by the City Council of the City of San Marcos, California, this 10th day of March 2026, by the following roll call vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMENBERS:

_____

Rebecca D. Jones, Mayor
City of San Marcos

ATTEST:

_____

Phillip Scollick, City Clerk
City of San Marcos

File #:TMP-2391

MEETING DATE:
MARCH 10, 2026

SUBJECT:

ORDINANCE NO. 2026-1577 AND RESOLUTION NO. 2026-9549 - DAVIA VILLAGE-MARC SPECIFIC PLAN AMENDMENT AND CONDITIONAL USE PERMIT TO ALLOW UP TO 10 RESIDENTIAL UNITS WITHIN 15,000 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE IN AN EXISTING MIXED-USE BUILDING LOCATED AT 1045 ARMORLITE DRIVE (SPECIFIC PLAN AMENDMENT (SPA24-0002) AND CONDITIONAL USE PERMIT (CUP24-0001))

Recommendation
APPROVAL of the following in the order set forth below:

1. ADOPT an Addendum to the previously adopted Mitigated Negative Declaration (ND 13-003) in compliance with the California Environmental Quality Act (CEQA).
2. APPROVE Specific Plan Amendment (SP)24-0002 an amendment of the Davia Village-MARC Specific Plan.
3. APPROVE Conditional Use Permit (CUP)24-0001) to allow the temporary conversion of commercial space for up to ten (10) residential apartment units on the ground floor of an existing mixed-use building.

Board or Commission Action
On February 2, 2026, the Planning Commission voted 6-1 (Commissioner Carroll dissented) to recommend approval to the City Council of a Specific Plan Amendment (SP) 24-0002 and Conditional Use Permit (CUP) 24-0001 and adoption of an addendum to Mitigated Negative Declaration (ND) 13-003.

Executive Summary
The 11.79-acre project site is currently developed with a mixed-use development (“The Marc Apartments”) consisting of 416 residential units, 15,229 square feet of retail space, a 1.157-acre public neighborhood park (Innovation Park), and associated parking and landscaping. The proposed project would amend the Davia Village-MARC Specific Plan to allow the temporary conversion of up to 15,000 square feet of existing vacant ground floor commercial tenant space into 10 residential units. The proposed project includes a CUP to allow the conversion for a period of ten years.

Discussion
The Davia Village-MARC Specific Plan is an existing mixed-use development consisting of 416 residential dwelling units and 15,229 square feet of retail space. The proposed project is limited to the ground-floor commercial tenant space of Building 6, which is located on the northwest corner of the site and fronts Armorlite Drive and Innovation Park. Adjacent uses to the east and south consist of industrial buildings within the Light Industrial (L-I) Zone. To the west of the project site is a mixed-use development located within the Specific

Plan Area (SPA) Zone. To the north is a mixed-use building within the Palomar Station SPA Zone, as well as industrial buildings in the Industrial (I) Zone and the L-I/MU-1 Transitional Zone. Site access is provided via Armorlite Drive and Bingham Drive. The project site is located approximately .12-miles south of the Palomar College Sprinter Station.

On January 14, 2014, the City Council approved General Plan Amendment (GPA 13-003), Specific Plan (SP 12-55), Rezone (R 13-002), Multifamily Site Development Plan (MFSDP 12-52) and Site Development Plan (SDP 12-352) for the mixed-use development. Construction of the project site began in 2015 and was completed in 2017. On March 19, 2018, the City Council approved modification of a multifamily site development plan (MFSDP 17-0003) to remove conditions imposing a fee related to maximum resident occupancy levels within the Davia Village-MARC Specific Plan, due to potential conflicts with fair housing law.

On December 16, 2024, the applicant submitted this request to amend the Davia Village-MARC Specific Plan to allow the conversion of 15,000 square feet of ground floor commercial tenant space into ten residential units. The conversion would not expand the building footprint, increase building height, or significantly alter the architecture of the building. The amendment does not eliminate all ground-floor commercial uses, as approximately 3,225 square feet of commercial space would remain in use as the on-site leasing office. The proposed conversion to residential use responds to current housing demands in transit-oriented areas, while maintaining the ability to revert to retail, should market conditions change over the term of the CUP.

A Retail Conversion Land Use Market Analysis (Attachment G) was prepared by the applicant and demonstrates that the existing ground floor retail space has remained vacant since construction. The analysis concludes this was due to structural market constraints, including insufficient surrounding residential density, limited customer parking, and a lack of sustained tenant interest. Despite efforts to secure commercial tenants, the property owner has received, on average, only one letter of intent per year. Similar mixed-use developments in the vicinity, have experienced comparable challenges and have also converted retail space to residential uses. The proposed temporary conversion of vacant retail space to residential units responds to demonstrated housing demand, provides street activity, and contributes additional workforce housing in a transit-oriented location.

As discussed further below, the proposed project has been evaluated for environmental impacts through an addendum (Attachment D) to the previously adopted Mitigated Negative Declaration for the Davia Village-MARC Specific Plan and would not result in any new or more severe significant environmental impacts.

Specific Plan Amendment

The proposed Specific Plan Amendment modifies the allowed land uses table of the Davia Village-MARC Specific Plan to allow for the temporary conversion of existing ground-floor commercial space to residential units with a CUP. A redline and strikeout version of the Davia Village-MARC Specific Plan included as Attachment F, with a summary of these changes below:

- Page 40: The Density Section has been updated to from 35.8 du/ac to 36.1 du/ac, reflecting the project density with the proposed addition of 10 units. This density remains consistent with the allowed density range of 30 to 45 du/ac under the existing Davia Village-MARC Specific Plan.
- Pages 42 and 43: The Retail and Commercial Space Section has been modified to include language

detailing the ability for retail spaces to be converted for residential use with the approval of a CUP, and preparation of a market analysis to support economic conditions leading to the conversion. Parking is also accounted for in this section to verify existing retail parking spaces shall be reallocated for each converted residential unit, and no additional parking will be required, as commercial parking supply exceeds residential parking requirements.

- Page 44: The allowed Commercial Mixed-Uses table has been modified to add residential uses on the ground floor, with a maximum of 10 units subject to the approval of a CUP.

Together, the proposed amendments clarify development standards and approval requirements for the conversion of ground floor commercial space to residential use within the Davia Village-MARC Specific Plan.

Conditional Use Permit (CUP)
Under a CUP, the project design is reviewed for compliance with the design guidelines and development standards established in the Davia Village-MARC Specific Plan and other applicable regulatory provisions.

Architecture and Floor Plans
The proposed project involves interior tenant improvements only and does not include modifications to the building footprint, height, or exterior architectural character. The overall building design would remain consistent with the approved Davia Village-MARC architecture and development standards of the Specific Plan. Each residential unit will have a private patio area proposed along the building façade facing Armorlite Drive, patio sizes range between 90 and 144 square feet. The patios would be enclosed with 48-inch-high fencing and include landscaped planters, providing individual private outdoor space for residents while maintaining a consistent and orderly streetscape.

Open Space and Landscaping
No changes to the approved open space are proposed as part of the conversion project. Residents of the new ground-floor units would have access to the existing common open space amenities within the Specific Plan. Minor landscape modifications are proposed in front of Unit 1, as shown in the approved project plans (Attachment E), to provide a private patio and a pedestrian walkway connecting to the existing sidewalk. All existing landscaped areas would continue to be maintained by the property owner or homeowners' association, as applicable.

Parking and Circulation
The project would utilize existing on-site parking facilities approved under the Davia Village-MARC Specific Plan. Pedestrian access to the ground-floor units would be provided via existing walkways and building entrances, with no changes to vehicle, bicycle, or pedestrian circulation patterns. Parking spaces that were previously allocated to serve the ground-floor commercial suites would be reassigned to serve the ten new residential units. As seen in Tables 1 and 2 below, the commercial uses required a higher parking ratio than residential uses. As a result, the existing parking supply will exceed the required parking associated with the proposed residential conversion by 32 parking spaces. As a result, the excess required parking spaces would remain available to serve guest parking and shared parking demands on the site.

Table 1: Commercial Parking Requirements

Land Use	Quantity	Parking Ratio	Required Spaces

Existing Commercial	15,229 SF	3 spaces / 1,000 SF	46 spaces

Table 2: Residential Conversion Parking Requirements			
Land Use	Quantity	Parking Ratio	Required Spaces
Proposed Residential	8 one-bedroom units	1.25 spaces per unit	10 spaces
	2 two-bedroom units	1.75 spaces per unit	4 spaces
Total Required Residential Parking			14 spaces

An approved Parking Management Plan exists for the site which provides general parking rules on resident parking, guest parking and parking enforcement by the property manager. No changes to the approved parking layout or circulation pattern are proposed. The site currently provides existing electric vehicle (EV) charging spaces in compliance with the Davia Village-MARC Specific Plan, and because the overall number of parking spaces on site is not increasing and is only being reallocated from commercial to residential use, no additional EV parking spaces are required.

Term of CUP

The CUP also establishes an initial term of 10-years. At the conclusion of the CUP term, the applicant may request renewal of the permit, which would be subject to review of market conditions at that time. This ensures that the City retains discretionary control over the continued residential use of the space and the ability to evaluate the conversion in consideration of future land use needs or market conditions.

To implement this term, a condition of approval limits residential lease terms to be consistent with the term of the CUP and to not extend beyond the permit term. Condition H additionally requires that all tenants be provided with written notice disclosing that their lease is subject to termination, or renewal, based on the validity of the CUP.

Environmental Review

The initial approval of the Davia Village-MARC Specific Plan Area included the adoption of a Mitigated Negative Declaration (ND 13-003, SCH 2013061059), which evaluated the development of the site with a mix of residential and commercial uses. An addendum (Attachment D) to the previously adopted MND has been prepared in accordance with CEQA Guidelines Sections 15162 and 15164 to evaluate whether the proposed changes would result in new or more severe environmental impacts than those previously analyzed. The addendum concludes that the proposed project would not result in any new significant environmental impacts, would not substantially increase the severity of previously identified impacts, and would not require new or revised mitigation measures. The proposed conversion remains within the scope of development evaluated in the original MND and 2019 addendum related to MFSDP17-0003.

Pursuant to CEQA Guidelines Section 15164, preparation of an Addendum does not require public circulation and may be adopted by the decision-making body concurrently with approval of the project. Adoption of the Addendum is appropriate for the proposed project.

Public Comment

During project review, staff did not receive any comments from the public. The City mailed a Notice of

Application to 834 property owners and occupants. Additionally, a Notice of Public Hearing was sent to 937 recipients, including property owners, occupants, regional agencies, and tribal representatives.

Planning Commission Hearing
During the Planning Commission hearing, Commissioners shared concerns related to convenient access to parking, ADA accessibility to the converted units, and the loss of commercial square footage in the mixed-use development. Draft Planning Commission Minutes are provided as Attachment H, below is a summary of the Planning Commission discussion.

The applicant confirmed that the project includes one ADA accessible unit and all required ADA parking spaces and paths of travel are provided. Consistent with the existing development, the proposed residential units would not have direct access to parking (i.e. connected garages) and will need to utilize common areas to access parking spaces. The nearest parking spaces to the units are along the project driveway, approximately 160 feet east of the area proposed for residential conversion. This distance is similar to other walking distances between existing units and parking areas within the development and does not involve the use of elevators or stairways.

Additionally, Commissioner Carroll expressed concern that approving the proposed conversion of commercial space to residential use could set a precedent for other mixed-use developments and potentially undermine the City's mixed-use policies. In response, the applicant stated that the request is based on site-specific circumstances, including documented and long-term difficulty leasing the commercial spaces.

Commission discussion acknowledged that while mixed-use can be effective in the right conditions, this site has struggled to attract tenants despite the applicant's efforts. The change is intended to activate previously vacant storefronts, improve community cohesion, and respond to market conditions, while allowing commercial use of the space to return.

Attachment(s)

1. Ordinance 2026-1577 (Specific Plan Amendment SP24-0002);
2. Resolution 2026-9549 (Conditional Use Permit CUP24-0001);

A. Vicinity Map
B. Requested Entitlements
C. Site & Project Characteristics
D. Addendum to Mitigated Negative Declaration
E. Project Plans
F. Davia Village-MARC Specific Plan Redline Copy
G. Retail Conversion Land Use Market Analysis
H. 02.06.2026_Planning Commission Minutes Final

Prepared by: Corina Flores, Associate Planner
Reviewed by: Sean del Solar, Principal Planner / Sustainability Program Manager
Joe Farace, Planning Division Director
Submitted by: Issac Etchamendy, Director of Development Services & City Engineer
Approved by: Michelle Bender, City Manager

ORDINANCE NO. 2026-1577

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, CALIFORNIA, APPROVING AN AMENDMENT OF THE DAVIA VILLAGE-MARC SPECIFIC PLAN TO MODIFY THE ALLOWED LAND USES TO PERMIT UP TO TEN (10) TEMPORARY RESIDENTIAL UNITS WITHIN 15,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITH A CONDITIONAL USE PERMIT

SP24-0002
MG Properties

WHEREAS, on December 16, 2024, the City received an application from MG Properties requesting an amendment of the Davia Village-MARC Specific Plan to allow for ten (10) residential apartment units on the ground floor of an existing mixed-use building located at 1045 Armorlite Drive in the Business/Industrial District more particularly described as:

Brief Legal Description: PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 21282, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 01, 2015 AS FILE 2015-7000387 OFFICIAL RECORDS

Assessor's Parcel Number(s): 219-163-62-00, 219-163-63-00 and 219-163-64-00; and

WHEREAS, on January 14, 2014, the City Council approved Specific Plan (Ordinance 2014-1387), General Plan Amendment (Resolution 2014-7871), Rezone (Ordinance 2014-1386), Multifamily Site Development Plan (Resolution 2014-7872) , and Site Development Plan (Resolution 2014-7873); and

WHEREAS, a Mitigated Negative Declaration (MND 13-003); State Clearinghouse No. 2013061059 was also adopted by the City Council on January 14, 2014; and

WHEREAS, on March 19, 2018 the City Council approved a modification of the Multifamily Site Development Plan MFSDP17-0003 (Resolution 2019-8610), an addendum to the previously adopted mitigated negative declaration, and to remove conditions imposing a fee triggered by certain resident occupancy levels within the Davia Village-Marc Specific Plan; and

WHEREAS, the Specific Plan Amendment is being requested in conjunction with a Conditional Use Permit (CUP 24-0001) to allow the temporary conversion of the commercial space to residential use. Minor adjustments to uses of certain commercial suites to be converted to residential units are being requested to improve the project site's overall performance and to address vacant commercial suites. Specifically, the requested amendments are to allow the conversion of ten (10) commercial suites to ten (10) residential units, located on the ground floor of Building 6 for a total conversion of 13,500 square feet as shown on submitted project plans attached to this resolution as Attachment B. The project modification will result in a total of 426 units, with 3,225 square feet of commercial/retail space; and

WHEREAS, the Development Services Department did study said request, and recommends approval of said request; and

WHEREAS, on February 2, 2026, the San Marcos Planning Commission held a duly noticed public hearing and recommended approval of said request and the appropriate environmental document for said request to the City Council by a 6-1 vote, in favor; and

WHEREAS, on March 10, 2026, the City Council held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the City Council did review and consider an Addendum prepared for the previously adopted Mitigated Negative Declaration (MND 13-003) for said request pursuant to the California Environmental Quality Act (CEQA); and

NOW, THEREFORE, the City Council does hereby order as follows:

A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Ordinance.

B. The City Council hereby approves and adopts this Specific Plan Amendment, as shown on the attached Exhibit A, incorporated by reference and made a part of this Ordinance as though fully set forth herein.

C. This Specific Plan Amendment is approved in conjunction with the submitted Conditional Use Permit (CUP 24-0001) and all conditions of approval specified in Resolution 2026-9549, respectively, which documents are incorporated herein by this reference; and the mitigation measures in previously adopted Mitigated Negative Declaration (MND 13-003) are hereby incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.

D. The City Council’s decision is based on the following findings and determinations:

1. The proposed Specific Plan Amendment is consistent with the City's General Plan, in that the site’s land use designation is Specific Plan Area, and expanding the range of commercial land uses within the Specific Plan to allow the conversion of space to residential use provides additional flexibility in development standards, while appropriately considering the unique physical characteristics and resources of the Davia Village-Marc Specific Plan area.

2. The proposed Specific Plan Amendment complies with the objectives of the adopted City-wide Land Use Policy Plan, in that the project maintains all mixed-use retail and commercial land uses previously established within the Davia Village–Marc Specific Plan, and residential uses will be allowed only on a temporary basis, subject to approval of a Conditional Use Permit.

3. The proposed Specific Plan Amendment will not be detrimental to the public health, safety, morals, and welfare, in that the project complies with all parking requirements, involves no changes to the building footprint, and will not increase

vehicle trips, resulting in no new impacts from converting unoccupied retail space to apartments.

4. All requirements of CEQA have been met, in that previously adopted Mitigated Negative Declaration (MND 13-003) addressed the environmental impacts of the existing mixed-use development, an Addendum was prepared to evaluate any changed conditions, and it has been determined that no substantial changes to the project, to the circumstances under which it is undertaken, or new information of substantial importance will occur that would require preparation of a subsequent MND or EIR.

E. This Specific Plan Amendment is within the scope of the Addendum to Mitigated Negative Declaration (MND13-003) (SCH No. 2013061059) and the mitigation monitoring and reporting program, and both are hereby recommended to the City Council for adoption pursuant to CEQA.

F. Prior to submittal of grading, final maps, and/or building permit application, whichever comes first, the applicant/developer shall submit the specific plan (in color) as an editable digital file on a CD and two (2) hard copies to the Planning Division for review and final approval.

G. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos, its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. The applicant/developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

H. This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk shall publish this Ordinance or the title hereof as a summary in a newspaper of general circulation in the City as required by law.

INTRODUCED at a regular meeting of the City Council of the City of San Marcos, California, held on the 10th day of March, 2026.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, California, at a regular meeting thereof, held on this 10th day of March, 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Rebecca D. Jones, Mayor

ATTEST:

Phillip Scollick, City Clerk

APPROVED AS TO FORM:

Helen Holmes Peak, City Attorney

Attachment(s):

Exhibit A – Specific Plan text

EXHIBIT A

Specific Plan

EXHIBIT A

Specific Plan

DAVIA VILLAGE-MARC SPECIFIC PLAN

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

● ***Prepared by:*** Consultants Collaborative ● **Developed By:** Intracorp
● ***Architecture by:*** MVE Partners ● ***Civil Engineering by:*** Excel Engineering

January 13th, 2014
Amended September, 2015: March, 2026

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Davia Village Specific Plan Amendments

March 10, 2026. CC Ordinance No. 2026-1577, SP24-0002

1. Page 40. Section 2.1.2 Mixed-Use Development; Density. Language added related to residential density increase and FAR consistency with the approval of a CUP to allow the conversion of retail space to 10 residential units.

2. Page 42. Section 2.1.2 Mixed-Use Development; Retail and Commercial Space. Language added related to the allowance of ground-floor residential use.

3. Page 44. Section 2.1.2 Mixed-Use Development; List of Allowable Commercial Mixed-uses. Added "Residential Uses" allowable on the ground floor with approval of a CUP.

4. Page 66. Section 2.2 Landscape Design Concept; Language added to address private patio spaces for each residential unit converted from retail space.

1.0 INTRODUCTION

1.1. OVERVIEW OF THE SPECIFIC PLAN

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

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

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

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

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

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

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

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

Figure 1-1. Regional Map

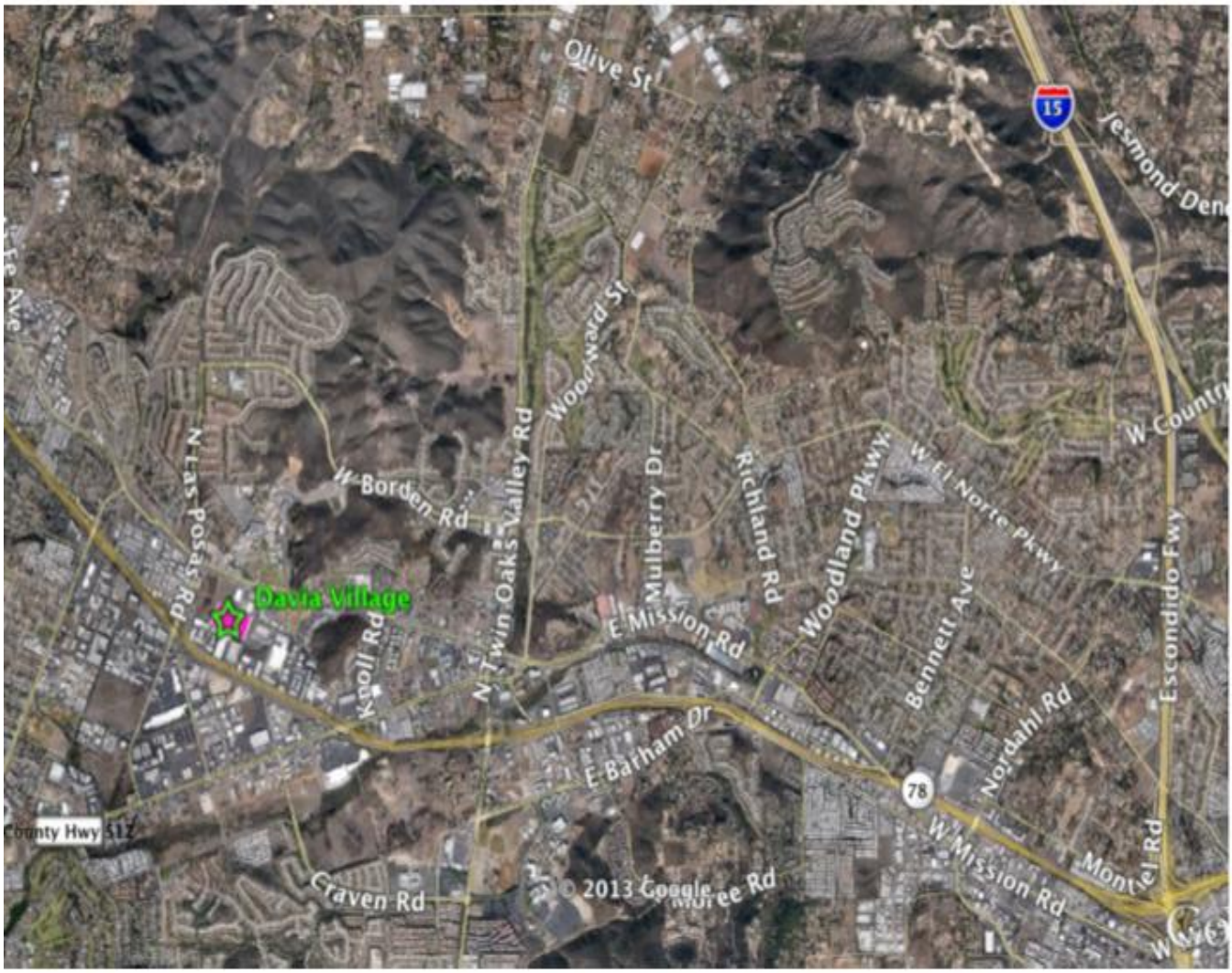


Figure 1-2. Vicinity Map

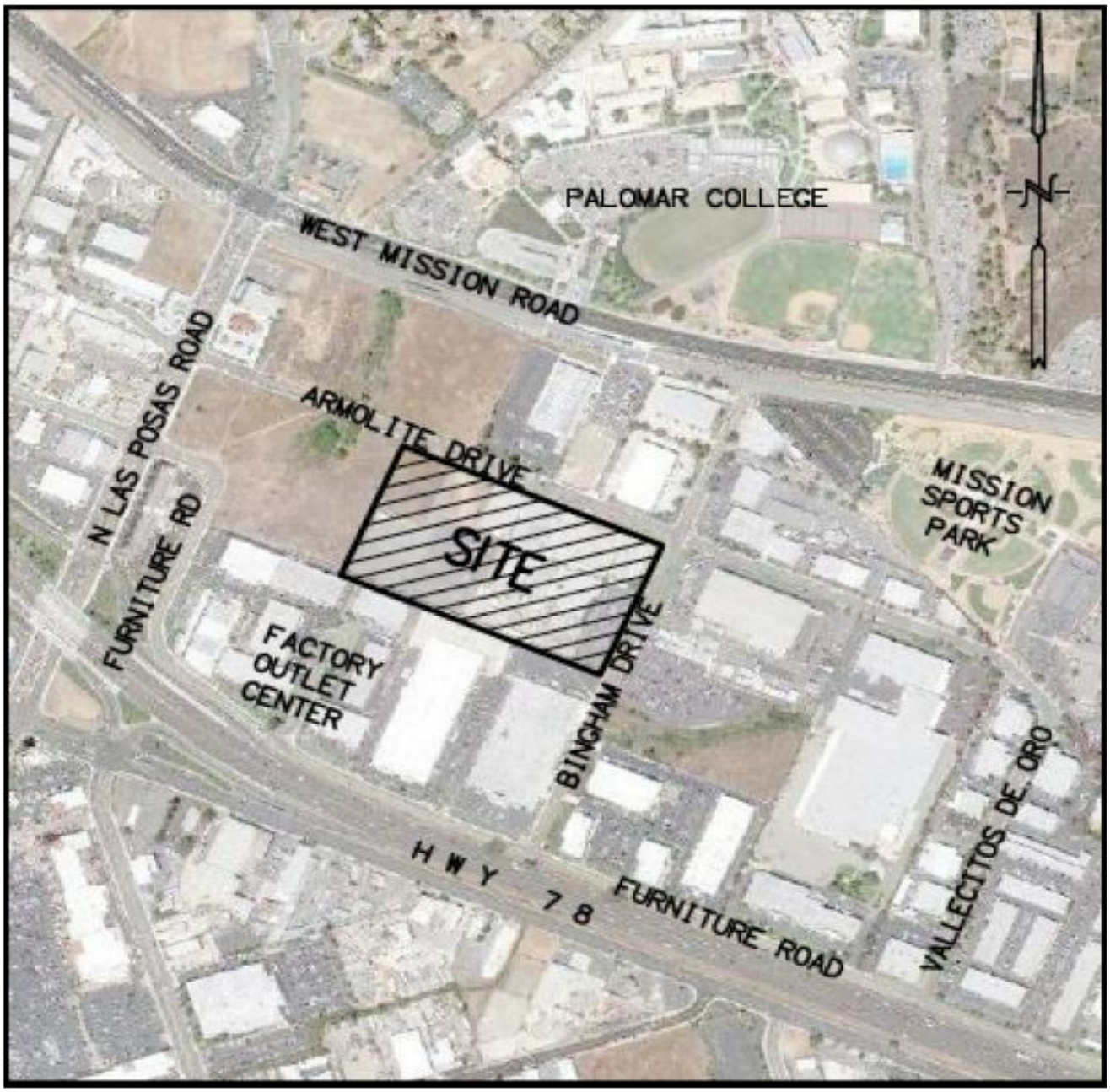
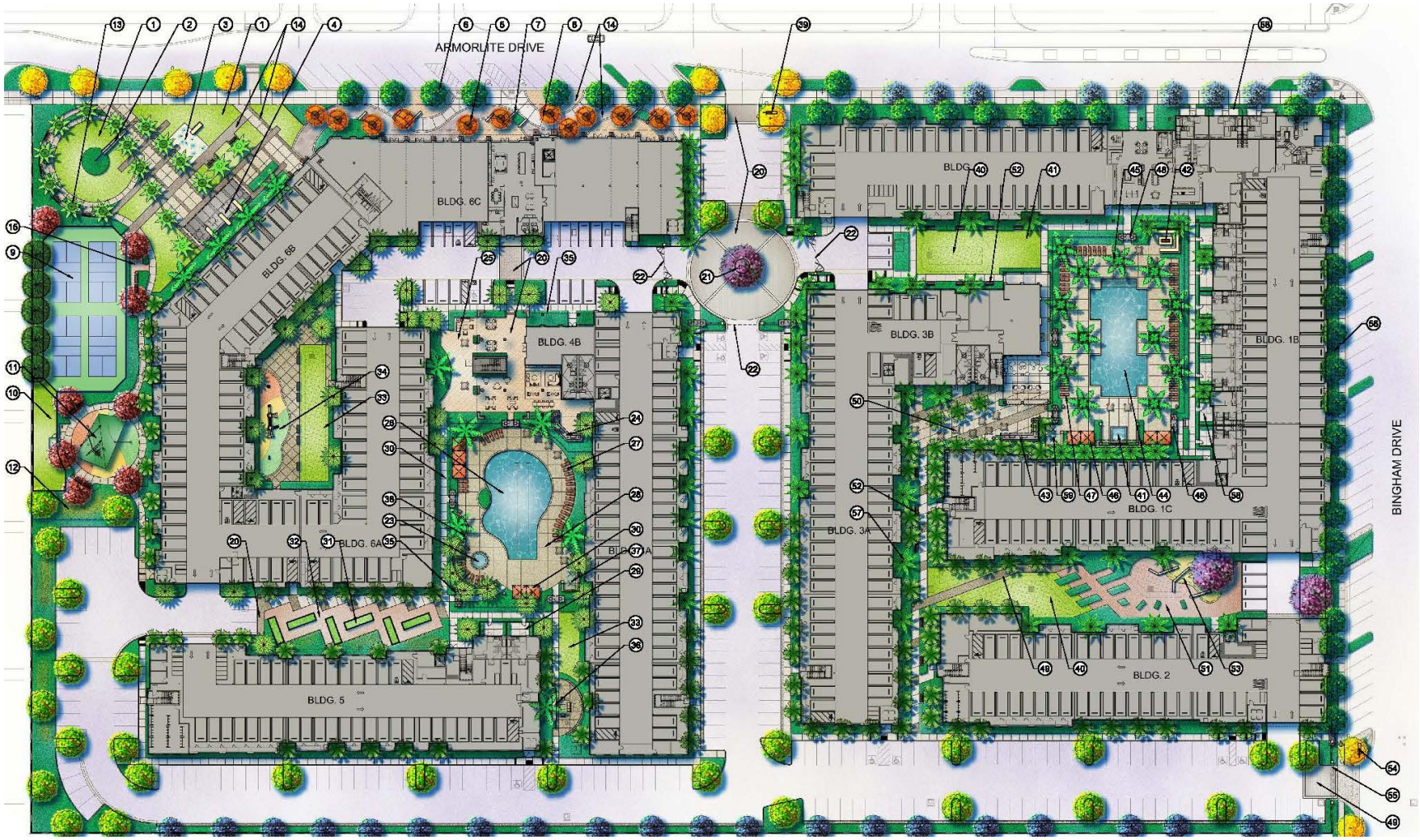


Figure 1-3. Site Plan



1.2. PLANNING OBJECTIVES

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

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

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

1.3. SPECIFIC PLAN PURPOSE AND SCOPE

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

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

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

1.4. SPECIFIC PLAN AUTHORITY/CONTENTS OF THE SPECIFIC PLAN

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

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

1.5 PLAN AREA SETTING

1.5.1 REGIONAL AND LOCAL SETTING

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

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

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

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

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

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

1.5.2. Plan Area Physical Characteristics

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

Figure 1-4. Existing Site Conditions Photo Locations

Figure 1-5. Existing Site location Photo 1

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

Figure 1-6. Existing Site Location Photo 2

Looking East at existing site from Armorlite Drive

Figure 1-7. Existing Site Location Photo 3

Looking at the existing site from Southwest corner

Figure 1-8. Existing Site Photo 4

Looking at the existing site from the Southeast corner

1.5.3. FACTORS THAT INFLUENCE THE SPECIFIC PLAN

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

General Location

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

Land Use and Zoning

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

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

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

Adjacency to Palomar Station Specific Plan

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

Hazardous Materials/ Water Quality

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

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

Circulation Network

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

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

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

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

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

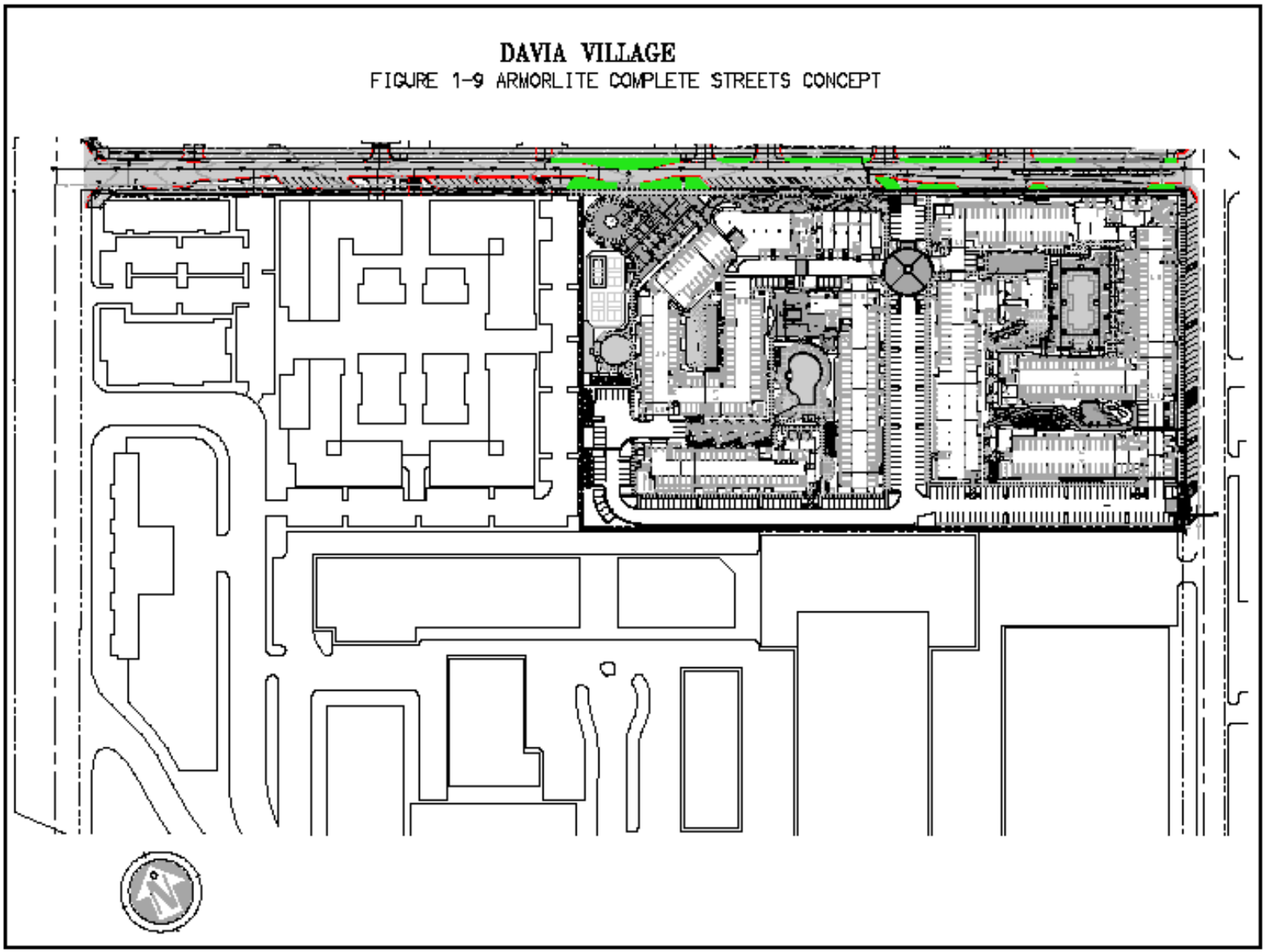
The Specific Plan area is located within walking distance of the Palomar College SPRINTER Transit Station. The parking lot for the Palomar Community College SPRINTER Station is located across the street from the Specific Plan area, and a pedestrian crossing is currently provided across the SPRINTER tracks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

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

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

DAVIA VILLAGE

FIGURE 1-9 ARMORLITE COMPLETE STREETS CONCEPT



1.6. Relationship to Existing Plans and Regulations

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

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

1.6.1. City of San Marcos General Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parks, Recreation, and Community Health Element - The City aims to maintain and increase access to parks, trails, recreational facilities, and community service programs. In addition, it aims to provide a healthy and safe community by taking into consideration community health and family enrichment needs of community members, including older adults, children, persons with special needs, and residents of all ages. Parks and recreation amenities can increase the health and livability of a community, and connect people with places within the City by providing gathering spaces and promoting civic pride.

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

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

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

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

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

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

- *Encourage the development of a variety of housing opportunities with emphasis on providing housing which meets the special needs of the community;*

- *Protect, encourage and provide housing opportunities for persons of low and moderate income;*

- *Encourage the preservation of existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration;*

- *Promote equal opportunity for all residents to reside in the housing of their choice.*

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

Figure 1-10. San Marcos Zoning Map

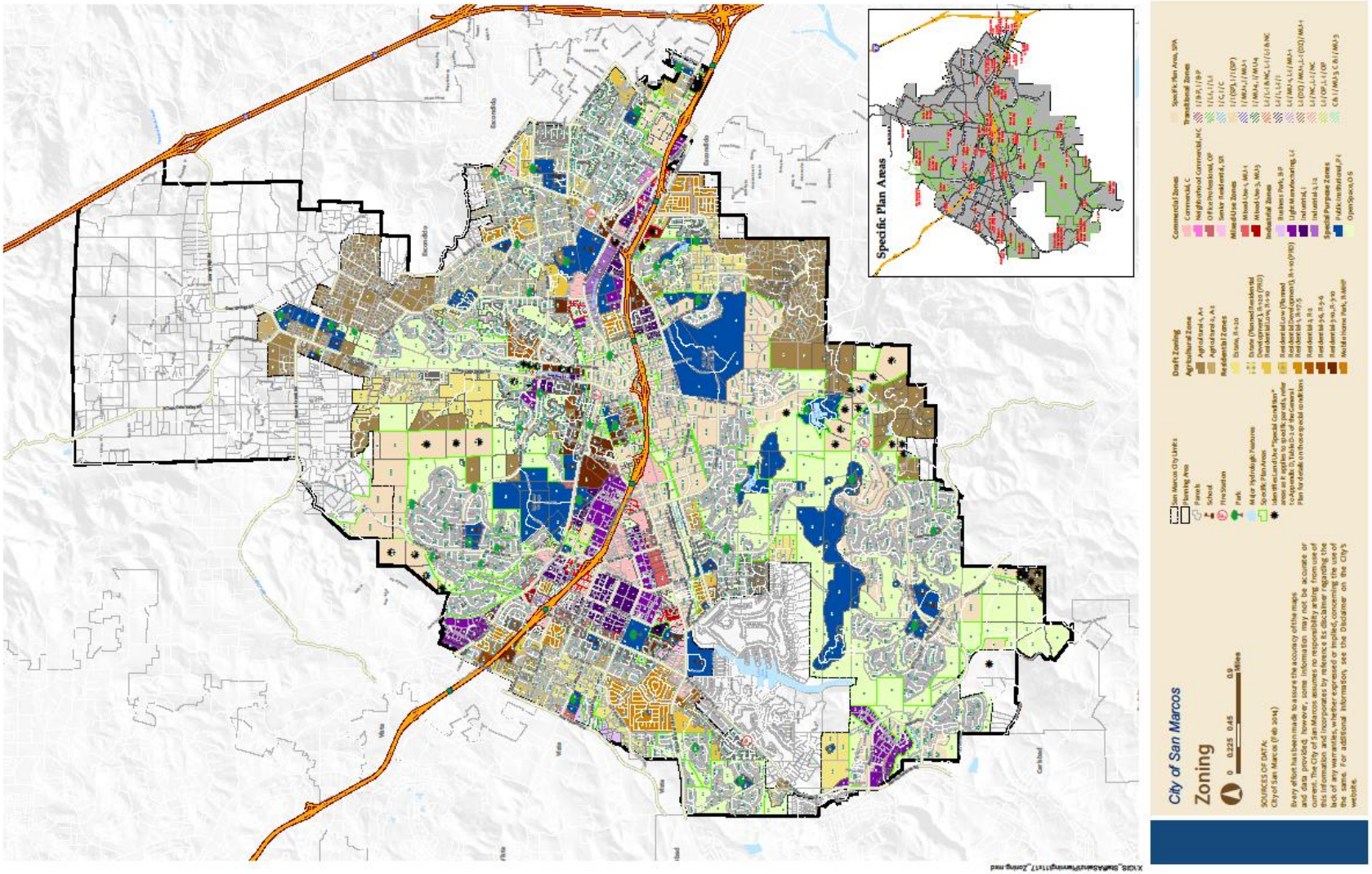


Table 1-1. Consistency of Davia Village-MARC Specific Plan with Goals of the City of San Marcos General Plan

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

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

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

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

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

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

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

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

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

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

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

1.6.2. CITY OF SAN MARCOS ZONING ORDINANCE

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

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

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

1.7 COMPLIANCE WITH CEQA

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

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

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

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

2.0 LAND USE AND DESIGN

2.1. DESIGN VISION

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

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

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

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

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

- Create an urban character to the community by designing and integrating public and private amenities and creating a unique architectural identity.

- Create a series of built features or icons that are found throughout the community that bring together architecture and landscape and establish a distinct identity.

- Create open space for a variety of informal outdoor experiences where regular pedestrian use is encouraged through careful placement and attractive design.

- Provide for the efficient use of water through the use of natural drainage systems and drought tolerant landscaping and use of pervious surfaces.

Figure 2-1. 3-D Renderings.

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

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

2.1.1 LAND USE PLAN

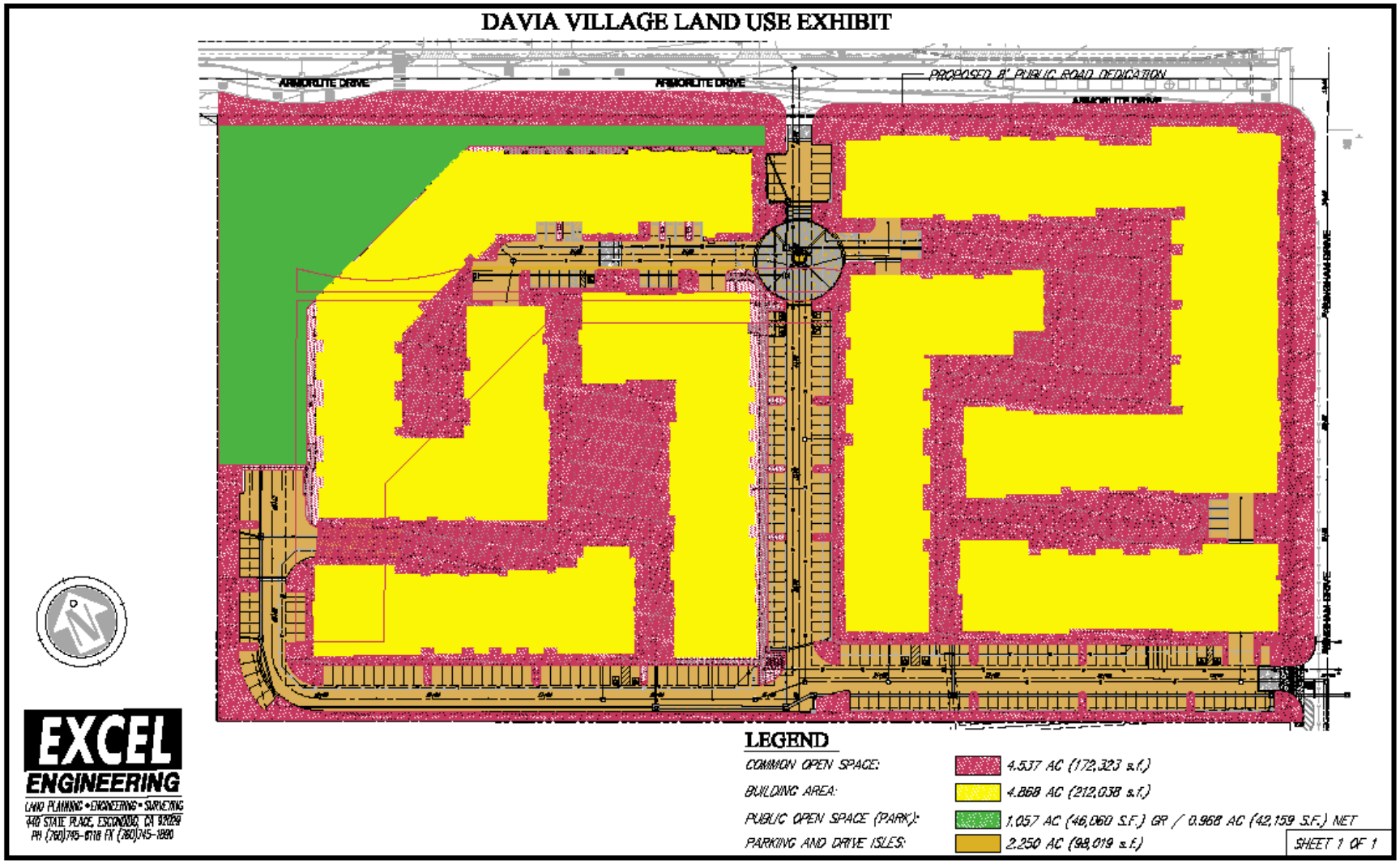
The Davia Village-MARC 11.79-acre site is a mixed-use development comprised of a mix of retail, and residential units. The Plan is composed of two primary components: (1) the mixed-use retail, commercial, and residential component; and, (2) the open space, park and recreational areas component.

2.1.2 MIXED-USE DEVELOPMENT

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

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

Figure 2-2. Land Use Plan



Parking Management Plan

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

Density

The 416 residential units will be a mix of one, two and three-bedroom units as well as studio units. The specific breakdown includes 12 three-bedroom units, 129 two-bedroom flat units, 158 one-bedroom units, 51 studio units, and 66 2-bedroom townhomes. Net of ROW dedications, the project includes a total of 11.6 acres, for a density of 35.8 units/acre. Approval of a Conditional Use Permit for the retail conversion to 10 residential units would increase the residential density to 36.1 du/ac, however the overall FAR for the project would remain consistent with the overall project FAR of 1.16.

Setbacks

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

Building heights

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

Table 2-1. Setbacks

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

Table 2-2. Building Heights

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

Table 2-3. Land Use Matrix

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

FAR	**1.16**
Residential Units	**416**

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

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

Table 2-4. Residential Unit area breakdown

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

Retail and Commercial Space

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

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

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

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

Building Materials

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

Table 2-5. Typical Building Materials

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

Sign Program

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

Commercial Mixed-uses

Land Use	**Ground Floor Use**
Business Support Service	P
Financial Institution	P
Medical, Urgent Care	DP
Office; Administrative, Business, Corporate	P
Office; Medical, Dental and Holistic	P
Service Uses	
Animal Sales and Services (No kennel or dog care)	P
Dry Cleaning, Agency	P
Personal Services, Fitness / Health Facility	DP
General Retail Uses	
Personal Services, General & Instructional	DP
ATM, interior to building / vestibule	P
ATM, walk-up, freestanding exterior / exterior wall	P
**Catering	DP
Commercial Entertainment	P
Commercial Recreation, Indoor	P
Kiosk (stand-alone) (Walk up only)	DP
Market; specialty (no convenience stores)	P
Merchandise Sales, New Retail	P
Outdoor Dining*	P
Restaurant, Sit-Down	P
Restaurant, Take-Out	P
Residential Uses	
Apartments (max. 10 units)	CUP

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

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

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

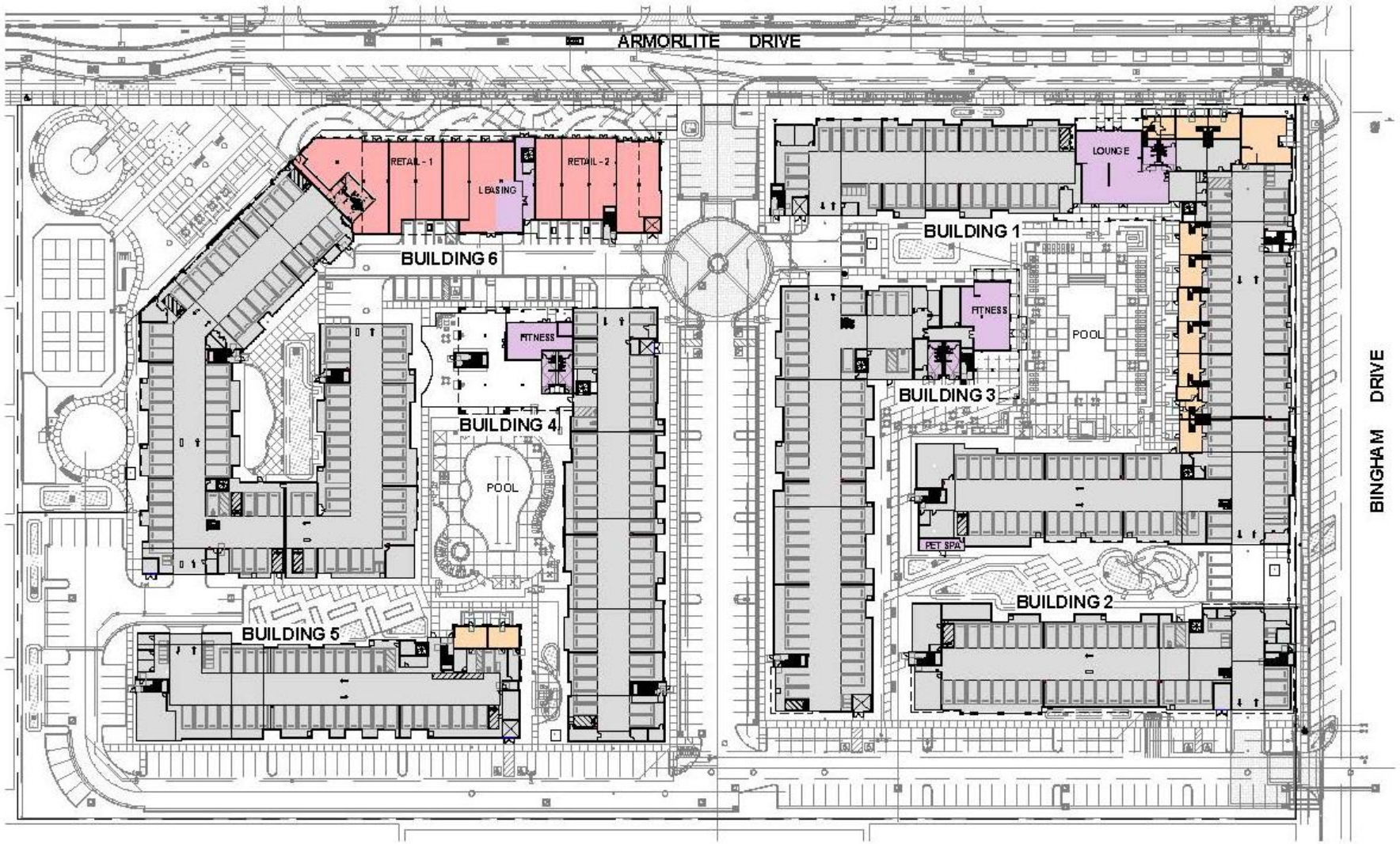
An easement (**Figure 2-22**) will be located along the retail frontage to provide retail tenants an area for outdoor seating.

A. Personal Services shall consist of "office only" professional services limited to attorneys, architects, accountants, financial planning, insurance, real estate, travel agency, or comparable as approved by the City of San Marcos.

B. Commercial Entertainment shall be limited to comedy acts, music, or comparable as approved by the City of Sam Marcos. Applicant shall prove there is sufficient parking. If substantiated, shall be approved under a Director's Permit (DP).

C. **Catering Businesses. Catering operation shall be restricted to food preparation only. Catering trucks shall not be stored or parked on site with the exception of limited time restriction for loading/unloading of food pending approval of a Director's Permit.

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



FIRST FLOOR UNIT COUNT	
3BR	0
2BR	1
1BR	0
STUDIO	0
TOWNHOME	12
TOTAL:	13

RETAIL	
PUBLIC PARK RESTROOM:	907 S.F.
RETAIL - 1:	6,366 S.F.
FUTURE RETAIL:	1,946 S.F.
RETAIL - 2:	6,010 S.F.
TOTAL RETAIL:	15,229 S.F.

Figure 2-3a. Unit Plans

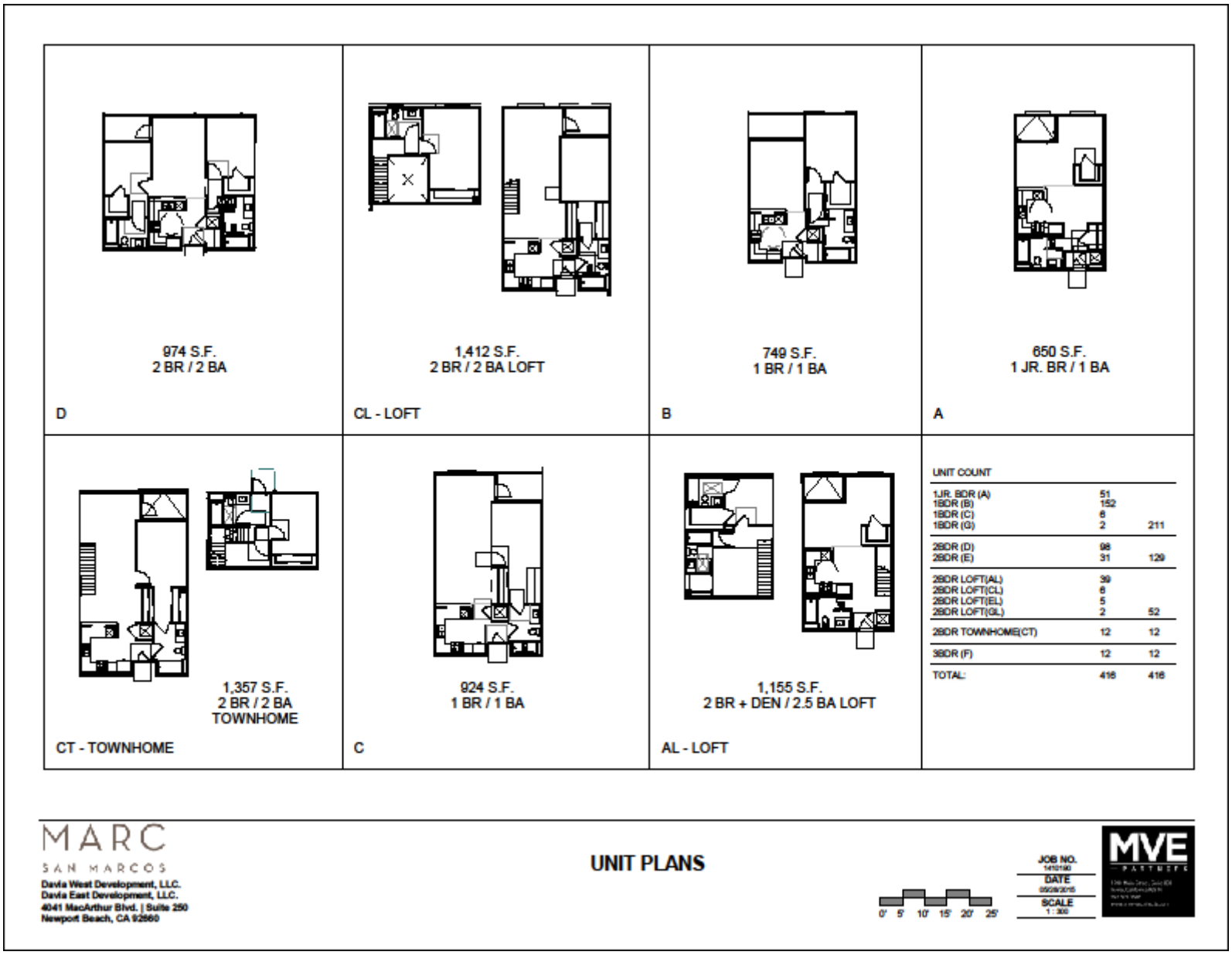


Figure 2-3b. Unit Plans

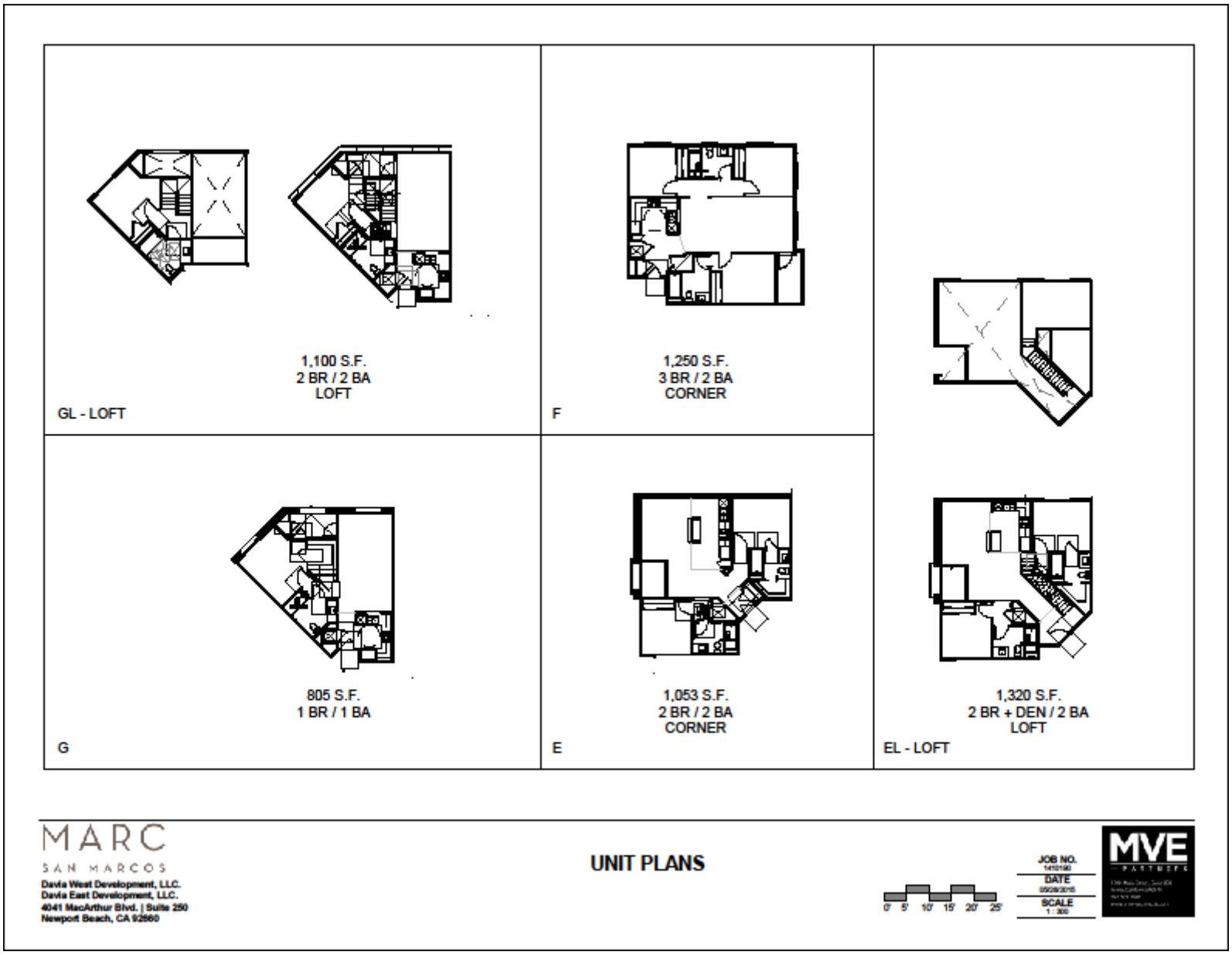
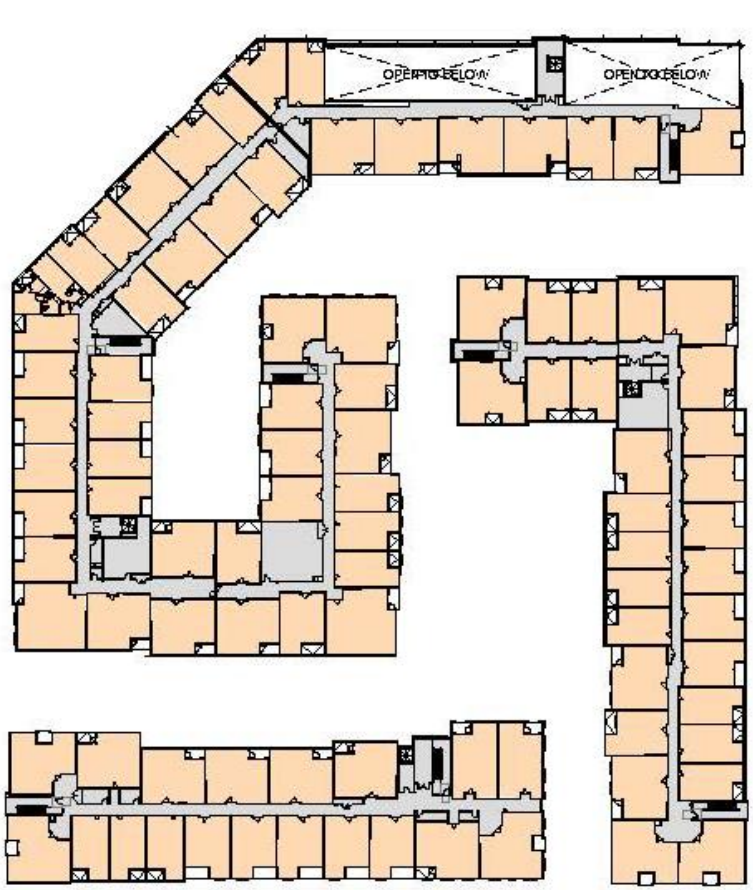
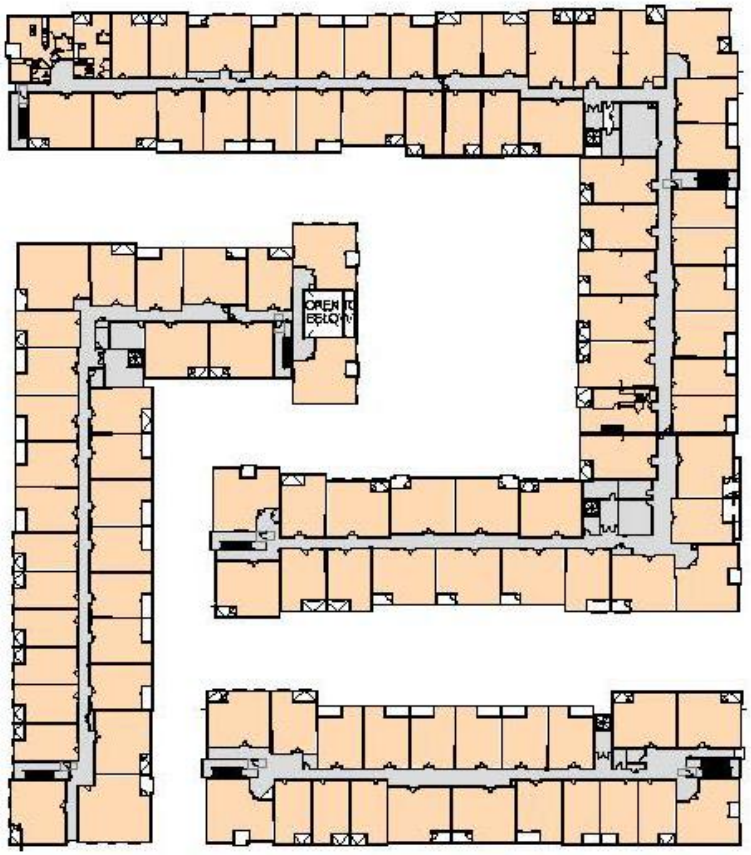


Figure 2-4. 2nd Floor Plan and Unit Mix





SECOND FLOOR UNIT COUNT	
3BR	6
2BR	65
1BR	77
STUDIO	43
TOWNHOME	12
TOTAL:	203

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

THIRD FLOOR UNIT COUNT	
3BR	6
2BR	63
1BR	83
STUDIO	11
LOFT	49
TOTAL:	212

Figure 2-6. Loft Floor Plan

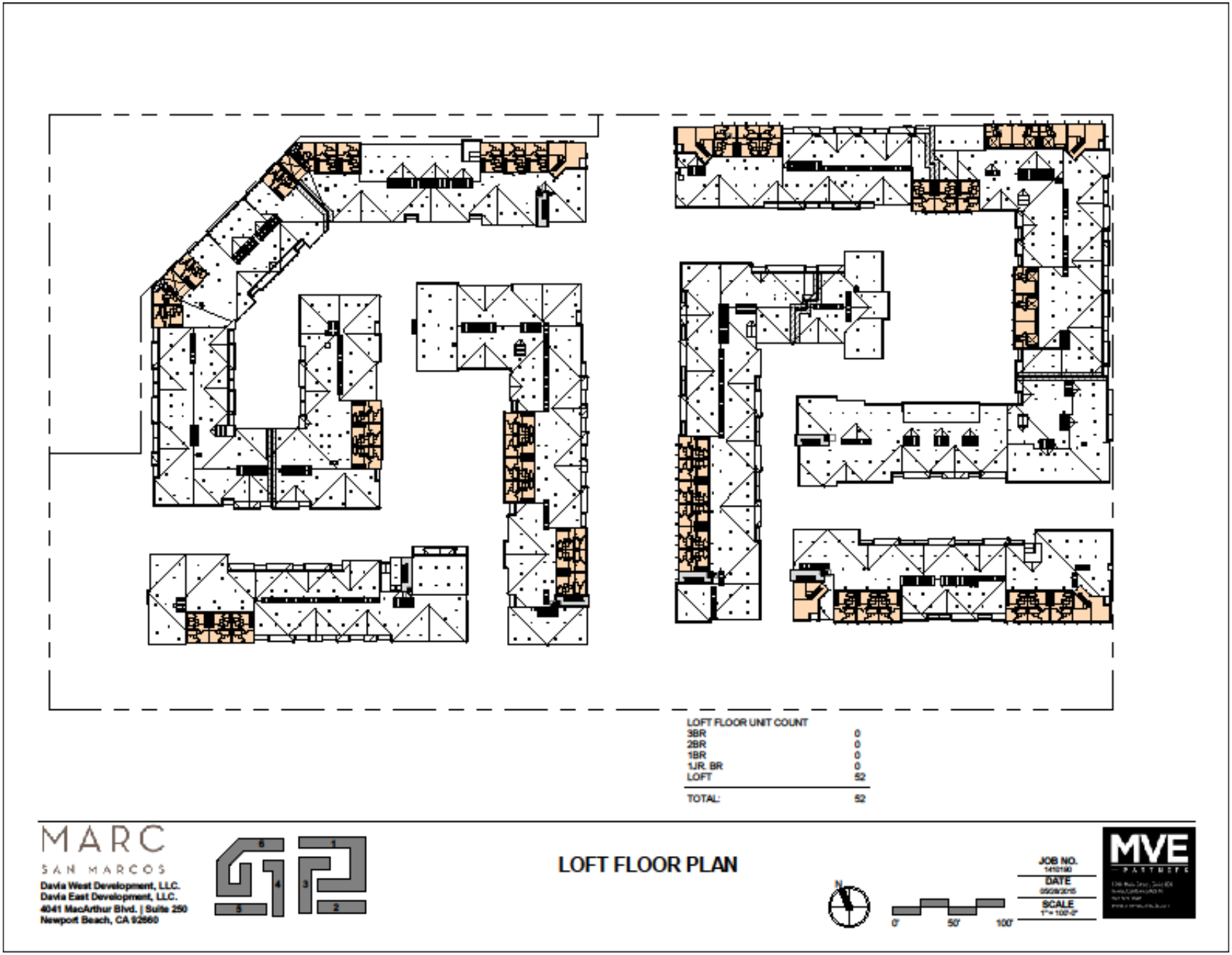


Figure 2-7. Davia East -Armorlite & Bingham Elevations

A - ARMORLITE DRIVE STREET ELEVATION

B - BINGHAM DRIVE STREET ELEVATION

202	CUSTOM STEEL FENCE, SEE LANDSCAPE DWG	904	EXTERIOR WALL TILE, 6x36 RUNNING BOND PATTERN
401	MASONRY WALL, FINISH PER LANDSCAPE	905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-83.10 RAILING DETAILS	908	PLASTER OVER FOAM TRIM
		909	METAL SIDING
801	ALUMINUM STOREFRONT	910	HARDIE REVEAL PANEL SYSTEM
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
901	MANUFATURED FIBER CEMENTITIOUS SIDING		
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING	1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS

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DAVIA EAST STREET ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE

MVE

Figure 2-8. Davia East – Internal Elevations

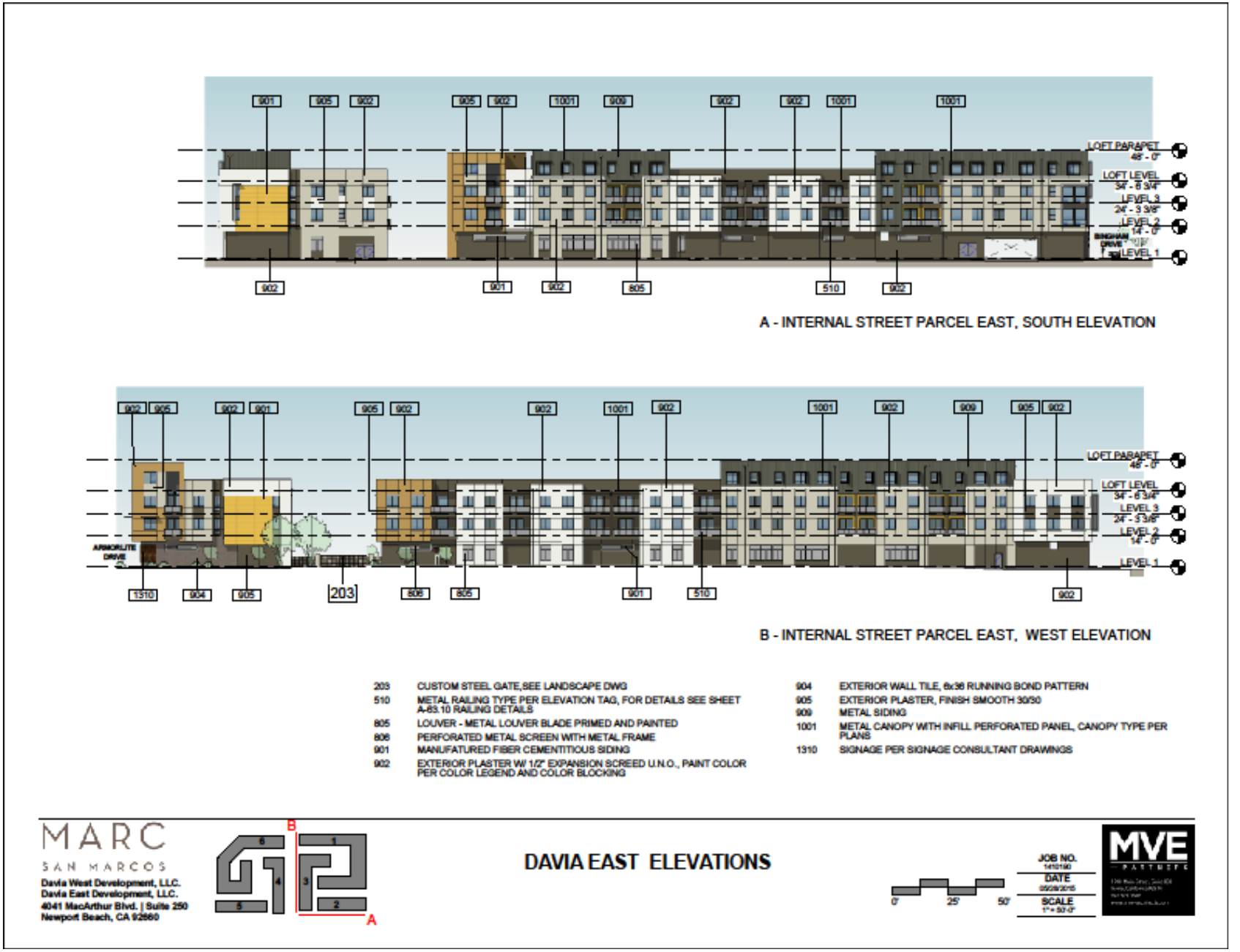

Figure 2-9. Davia East - Building 1 Courtyard Elevations

A -BUILDING 1 COURTYARD ELEVATION

B - BUILDING 1 COURTYARD ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-63.10 RAILING DETAILS	905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
801	ALUMINUM STOREFRONT	909	METAL SIDING
802	VINYL WINDOW	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1018	WOOD FRAMED CANOPY, TYPE F
901	MANUFATURED FIBER CEMENTITIOUS SIDING	1502	WATER HEATER CONCENTRIC VENT, REFER TO MECHANICAL DRAWINGS
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING		

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

A -BUILDING 1 COURTYARD ELEVATION

B - BUILDING 1 COURTYARD ELEVATION

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

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DAVIA EAST ELEVATIONS

0' 25' 50'

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DATE
SCALE
1" = 50'-0"

MVE PARTNERS

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

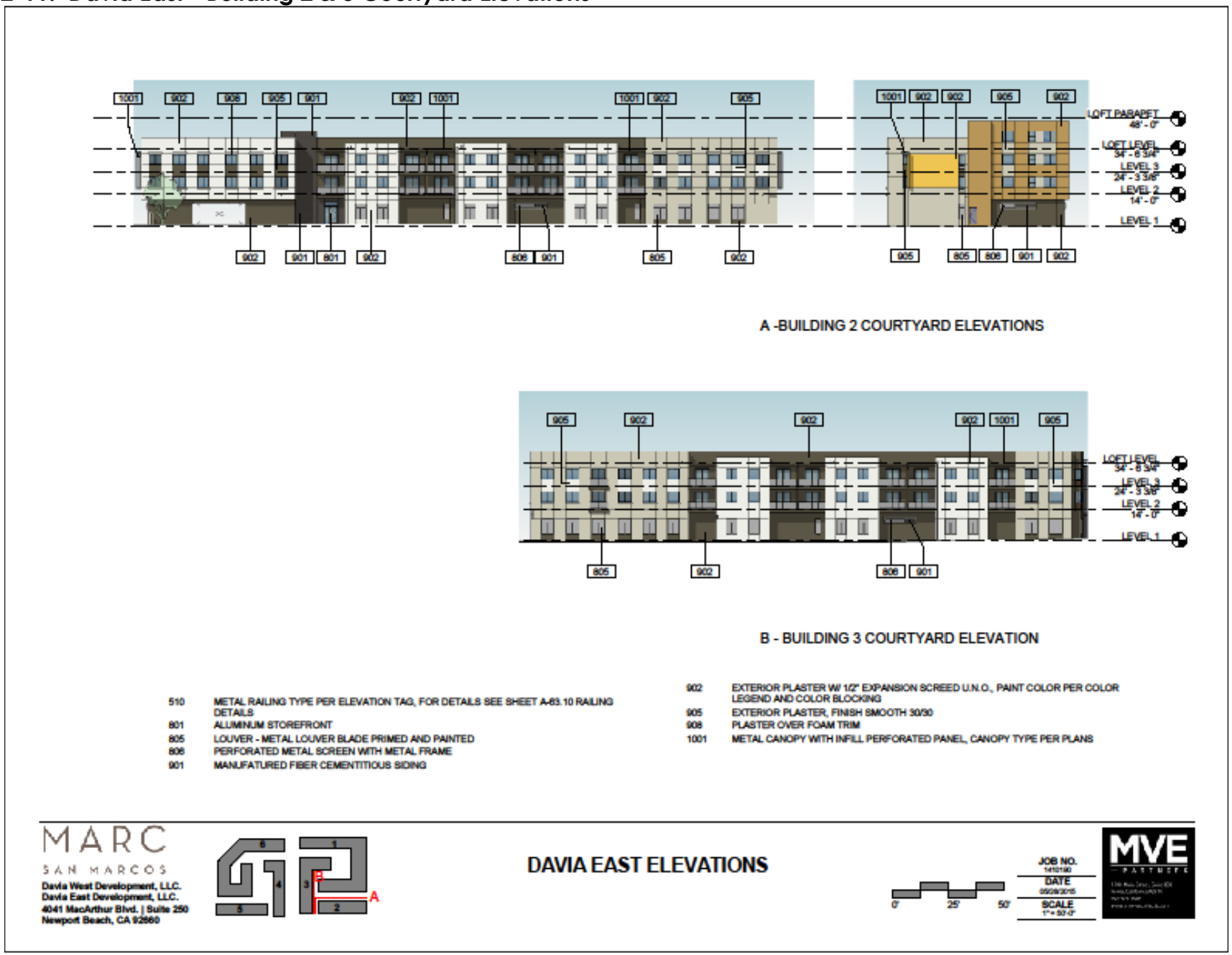
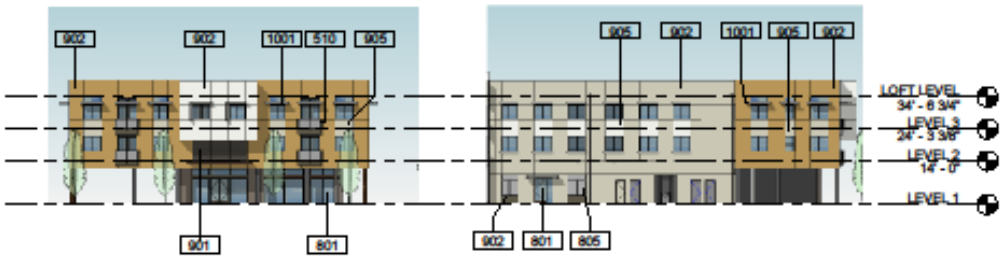


Figure 2-12. Davia East - Building 3 Courtyard Elevations



A -BUILDING 3 COURTYARD ELEVATIONS

B - BUILDING 3 COURTYARD ELEVATION

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

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

A - ARMORLITE DRIVE STREET ELEVATION

B - ARMORLITE DRIVE STREET ELEVATION

203	CUSTOM STEEL GATE,SEE LANDSCAPE DWG	911	FOAM TRIM CORNICE
520	DECORATIVE METAL GRILL	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
801	ALUMINUM STOREFRONT	1003	ENTRY CANOPY,TYPE C
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1004	TUBE STEEL FRAME WITH PERFORATED METAL INFILL PANELS. FACTORY PRIMED AND PANTED.
901	MANUFATURED FIBER CEMENTITIOUS SIDING	1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O. PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING		
905	EXTERIOR PLASTER, FINISH SMOOTH 30/30		

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B A

DAVIA WEST STREET ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE

MVE + PARTNERS

Figure 2-14. Davia West – Internal Street Elevations

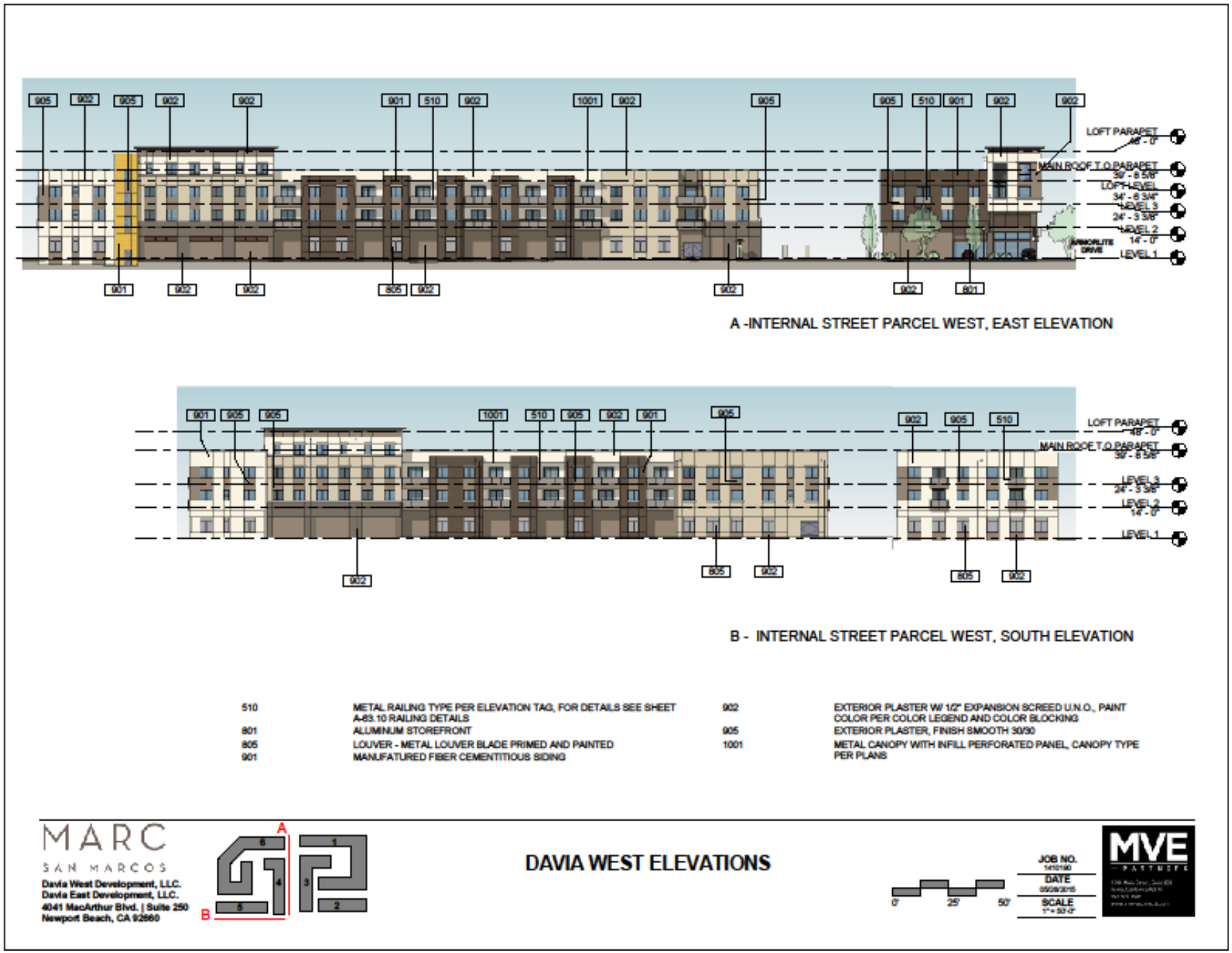

Figure 2-15. Davia West – Internal Street Parcel West Elevations

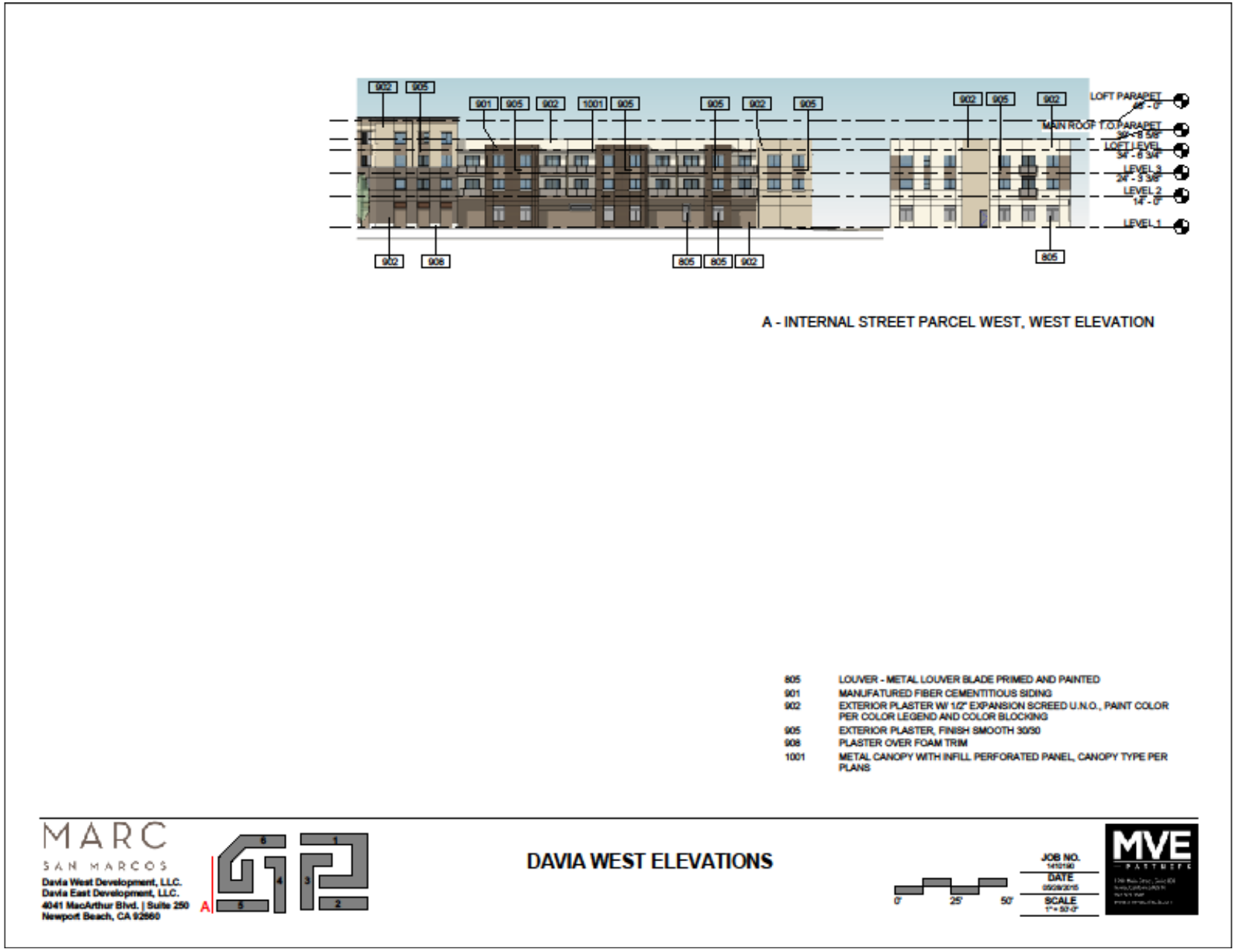

Figure 2-16. Davia West – Courtyard Elevations

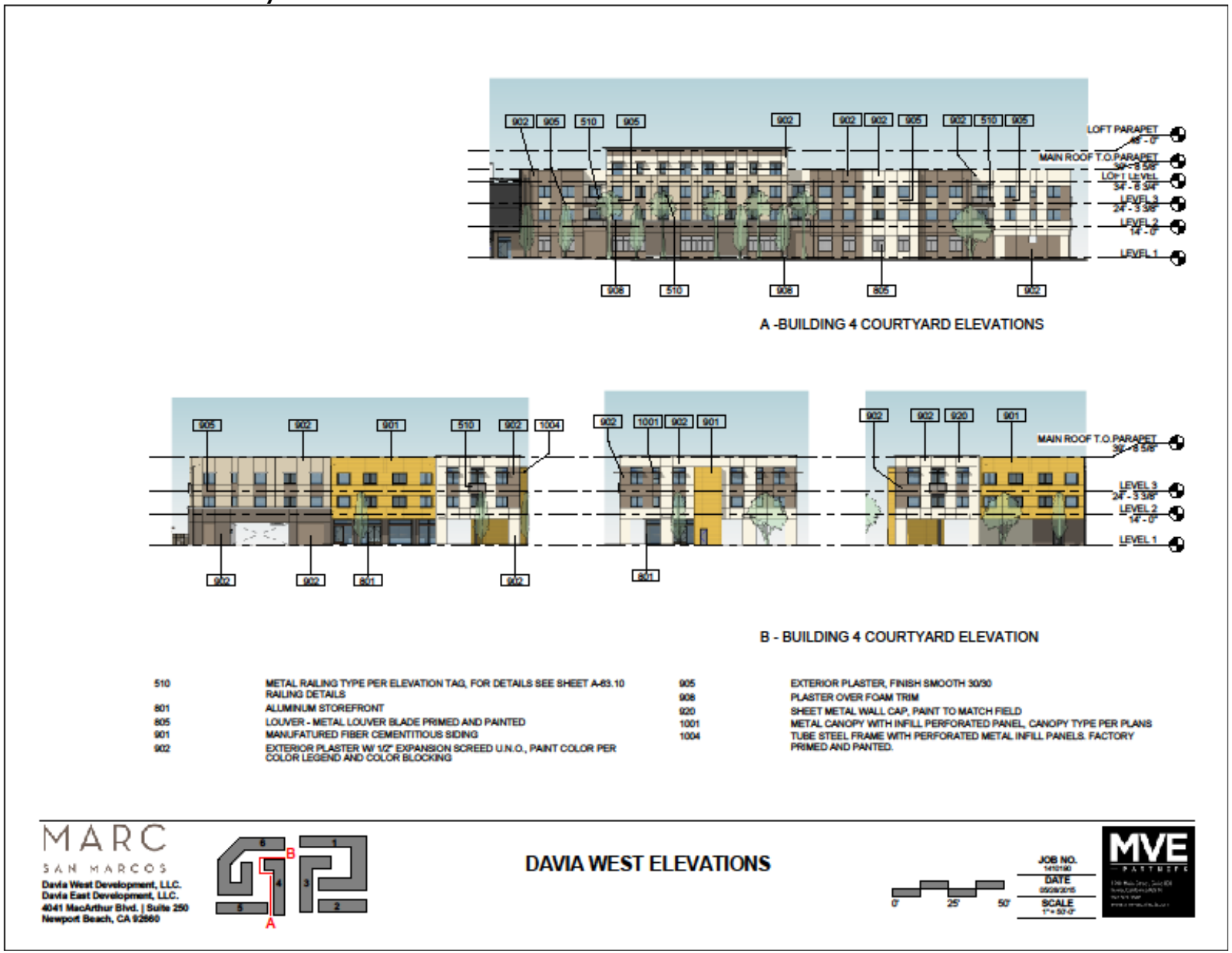

Figure 2-17. Davia West – Building 5 & 6 Courtyard Elevations

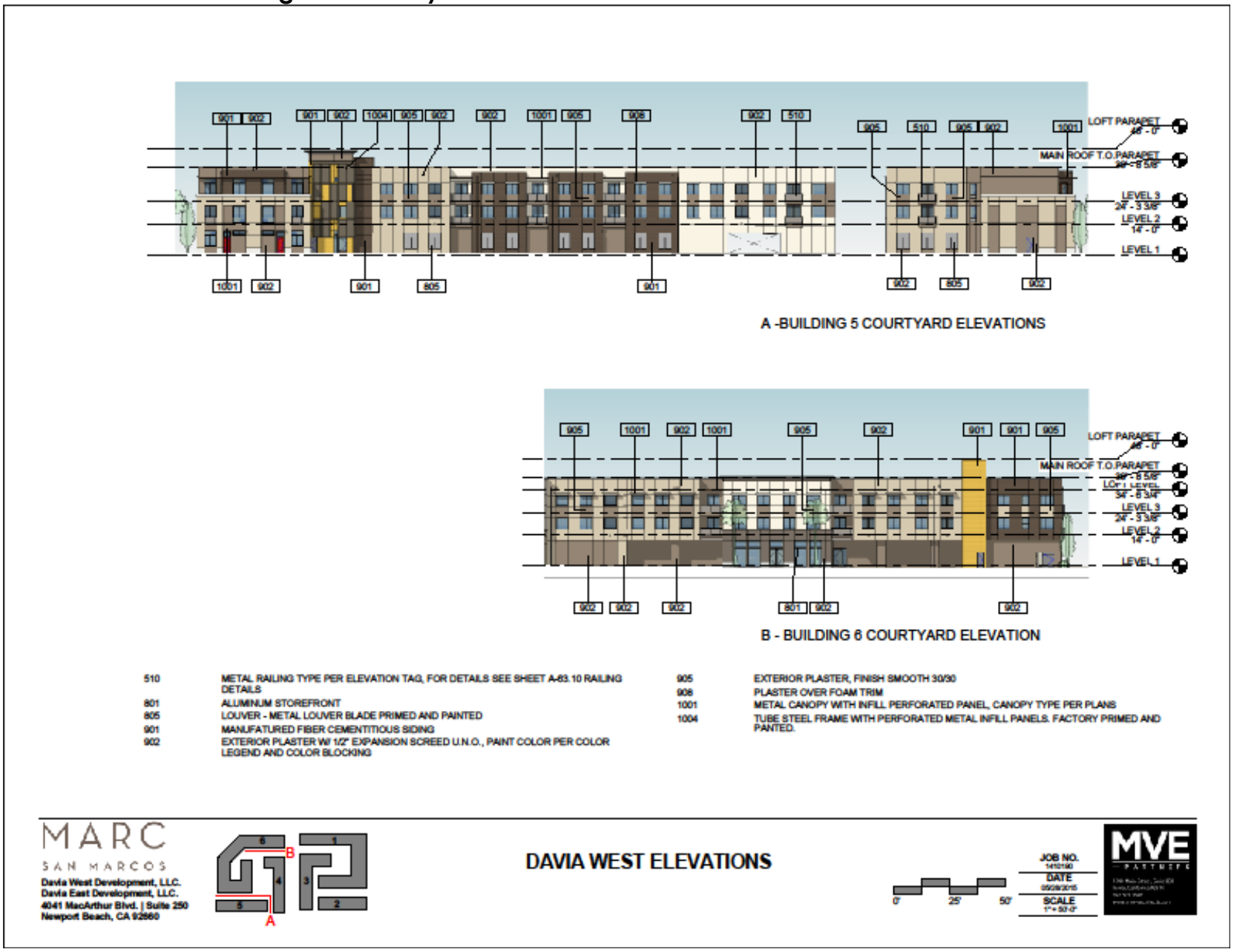

Figure 2-18. Davia West – Building 6 Courtyard Elevations

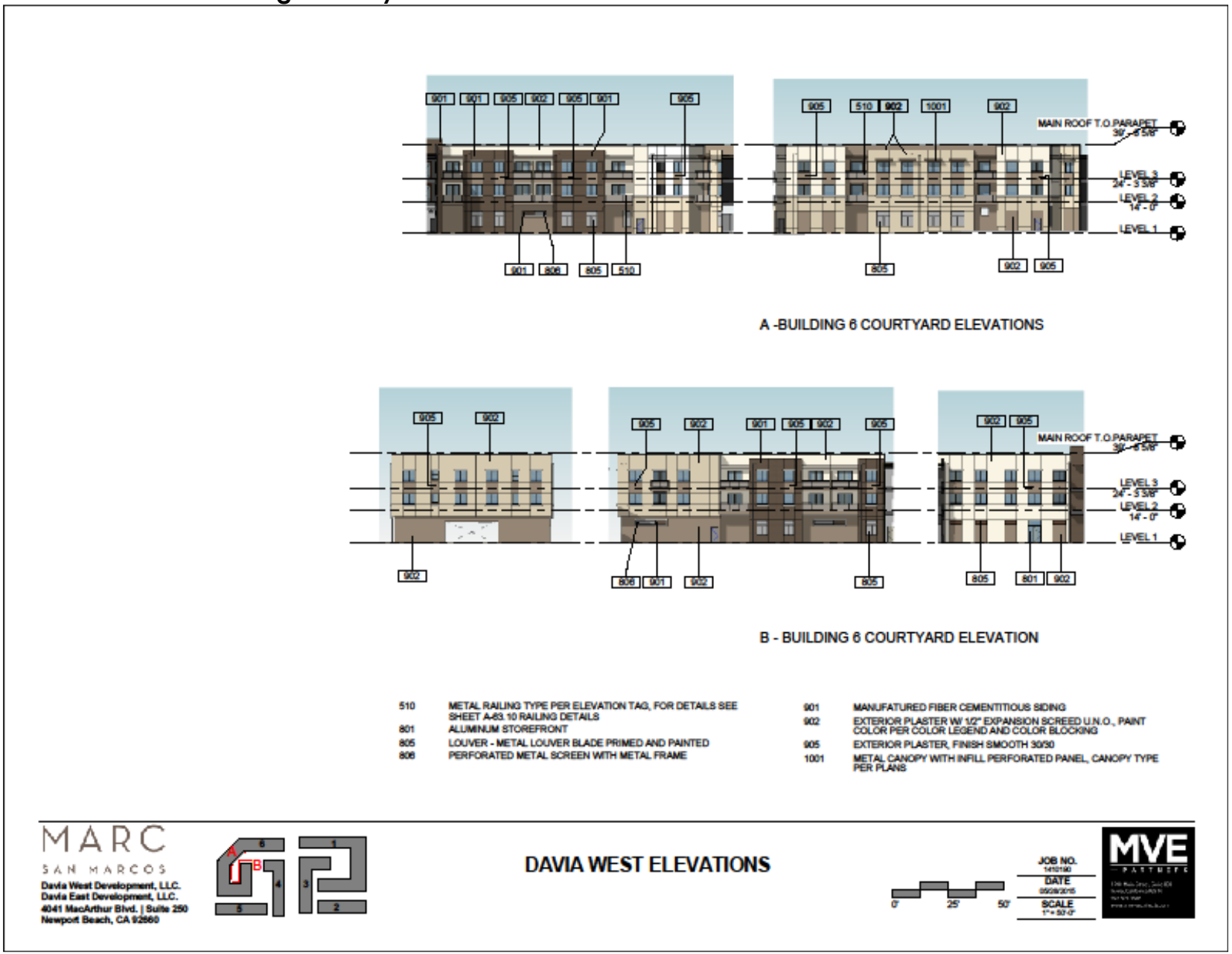

Figure 2-19. Davia West – Building 6 Courtyard Elevations

A -BUILDING 6 COURTYARD ELEVATIONS

B - BUILDING 6 COURTYARD ELEVATION

510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-83.10 RAILING DETAILS
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED
901	MANUFATURED FIBER CEMENTITIOUS SIDING
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING
905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS

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0' 25' 50'

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1" = 50'-0"

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2.1.3 PARKS AND RECREATION AND OPEN SPACE

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

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

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

2.2 LANDSCAPE DESIGN CONCEPT

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

2.2.1 LANDSCAPE ZONES

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

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

Park and Open Space Landscape

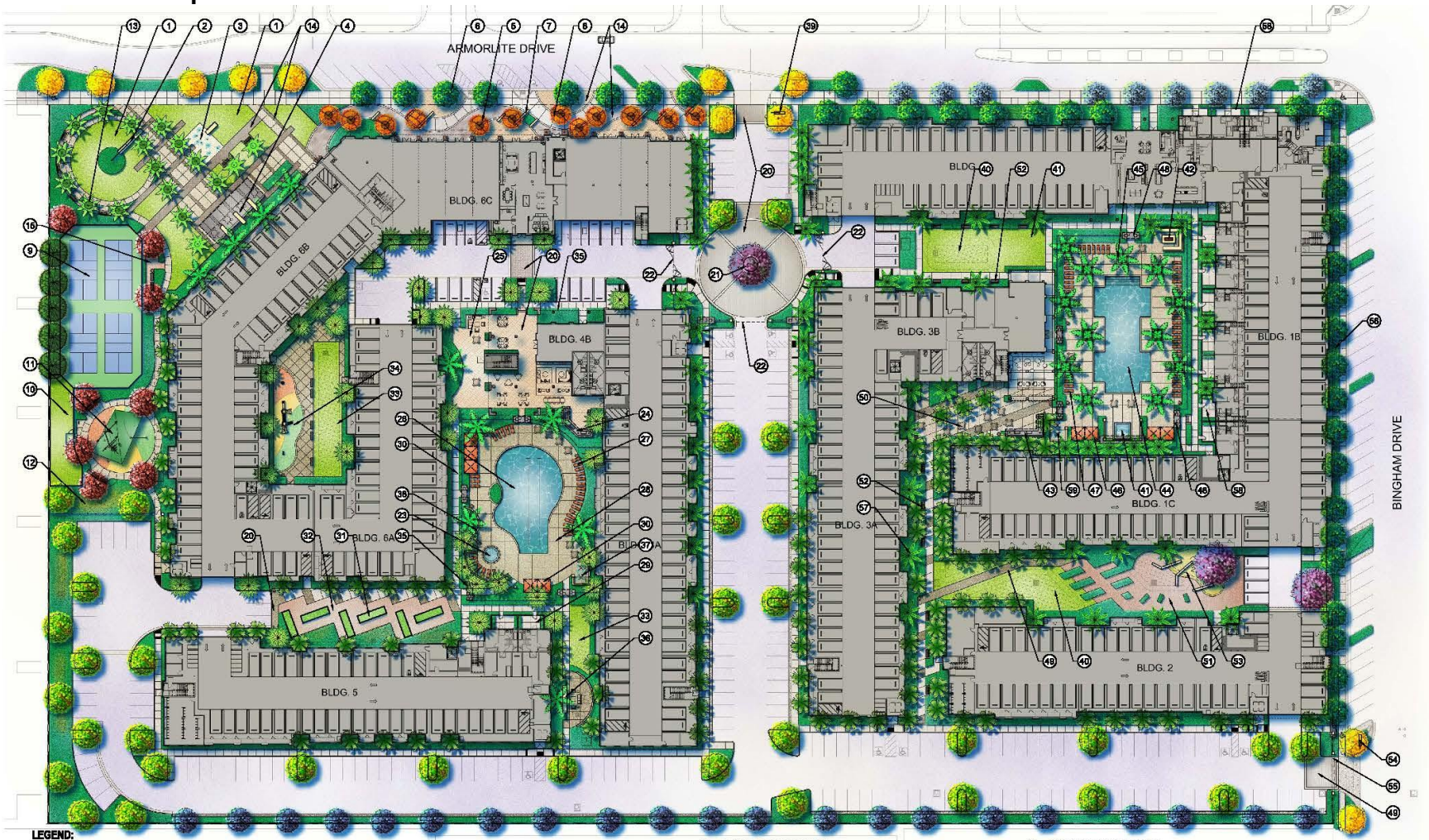
Davia Village-MARC will provide 1.157 acres of public open and passive park area. This area will include a tot lot, pickle ball court and passive park area, picnic areas, a dog park, and a plaza area. The bulk of the park space is located in the Northwest corner Davia Village-MARC, with a linear strip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

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

Davia Village-MARC Landscape Design

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

Figure 2-20. Landscape Plan



LEGEND:

PUBLIC PARK

1. PASSIVE PLAY AREA
2. ENTRY PLAZA WITH MONUMENT WALL
3. POP JETS / WATER PLAY
4. SHADE STRUCTURE / DINING AREA
5. PEDESTRIAN PROMENADE WITH ACCENT TREES & IRON TREE GRATES
6. CITY STREET TREES ALONG ARMORLITE DRIVE
7. LOW ACCENT SEAT WALLS
8. AREA FOR OUTDOOR SEATING / TABLE & CHAIRS
9. PICKLEBALL COURTS WITH SCREEN FENCE
10. DOG PARK WITH CONTAINMENT FENCE
11. TOT LOT (5 - 12 YEAR OLD) WITH SEATING BENCHES & SHADE STRUCTURE
12. OPEN GRASS AREA / BIO-BASIN
13. ACCENT LANDSCAPE PLANTING
14. ACCENT PAVING
15. BIKE RACK AND SEATING BENCHES

WEST VILLAGE

20. ENHANCE PAVING
21. ACCENT LANDSCAPE PLANTING
22. DECORATIVE VEHICULAR & PEDESTRIAN GATES
23. 12' DIAMETER SPA
24. BARBECUE AREA W/ STEEL SHADE STRUCTURE
25. LOUNGE AREA
26. FREE FORM POOL - 2,985 S.F.
27. CHAISE RECLINING LOUNGE CHAIRS
28. ENHANCED CONCRETE PAVING
29. RESIDENT PRIVATE PATIOS WITH LOW WALL AND GATE
30. SHADE CABANAS
31. COMMUNITY GARDEN / BIO-BASIN
32. DECOMPOSED GRANITE PAVING
33. OPEN TURF AREA / BIO-BASIN
34. TOT LOT (2 - 5 YEAR OLD) WITH SEATING BENCHES
35. POOL SAFE TUBULAR STEEL FENCE, GATES, & STEEL OVERHEAD STRUCTURE
36. LOUNGE AREA W/ FIREPLACE
37. SHOWER AREA
38. DECORATIVE PLANTER WALL
39. ENTRY MONUMENT

EAST VILLAGE

40. OPEN TURF AREA / BIO-BASIN WITH SEATING BENCHES
41. 12' SQUARE SPA WITH LOW SEATWALL
42. FIREPIT WITH BUILT-IN SEATING
43. BARBECUE AREA WITH STEEL SHADE STRUCTURE
44. RECTILINEAR POOL - 2,940 S.F.
45. RAISED PLANTERS AROUND POOL
46. SHADE CABANAS
47. CHAISE RECLINING LOUNGE CHAIRS
48. POOL SAFE TUBULAR STEEL FENCE, GATES, & STEEL OVERHEAD STRUCTURE
49. ACCENT PAVING
50. OUTDOOR DINING AREA
51. DECOMPOSED GRANITE PAVING
52. BENCH SEATING
53. DECORATIVE GRASS BERM WITH LOW ACCENT SEAT WALLS
54. SECONDARY ENTRY MONUMENT
55. DECORATIVE VEHICULAR GATE
56. LANDSCAPE BUFFER PLANTING ALONG BINGHAM DRIVE
57. ACCENT LANDSCAPE PLANTING
58. RESIDENT PRIVATE PATIOS WITH LOW WALL AND GATE
59. SHOWER AREA

Figure 2-21. Hardscape Plan

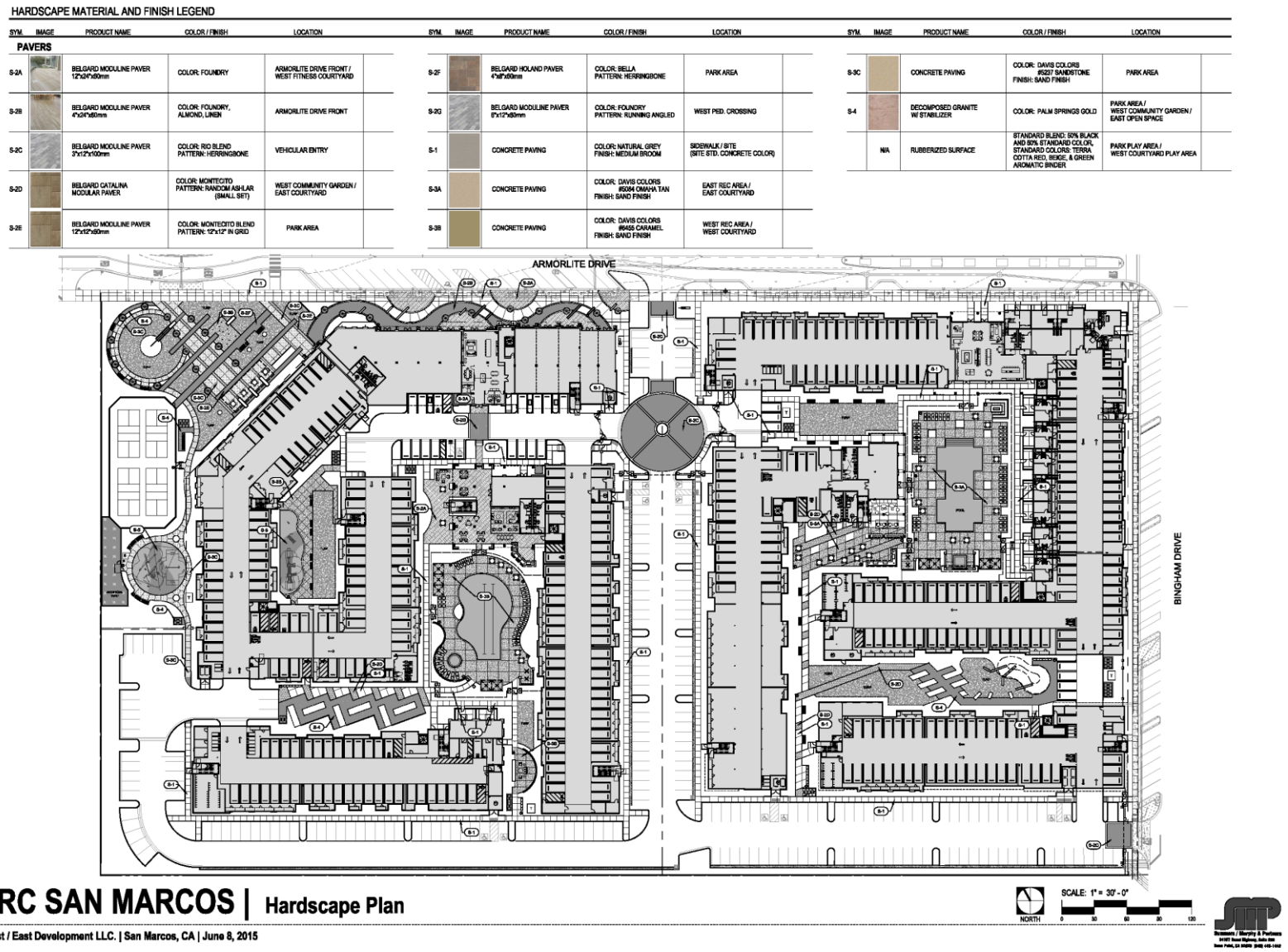
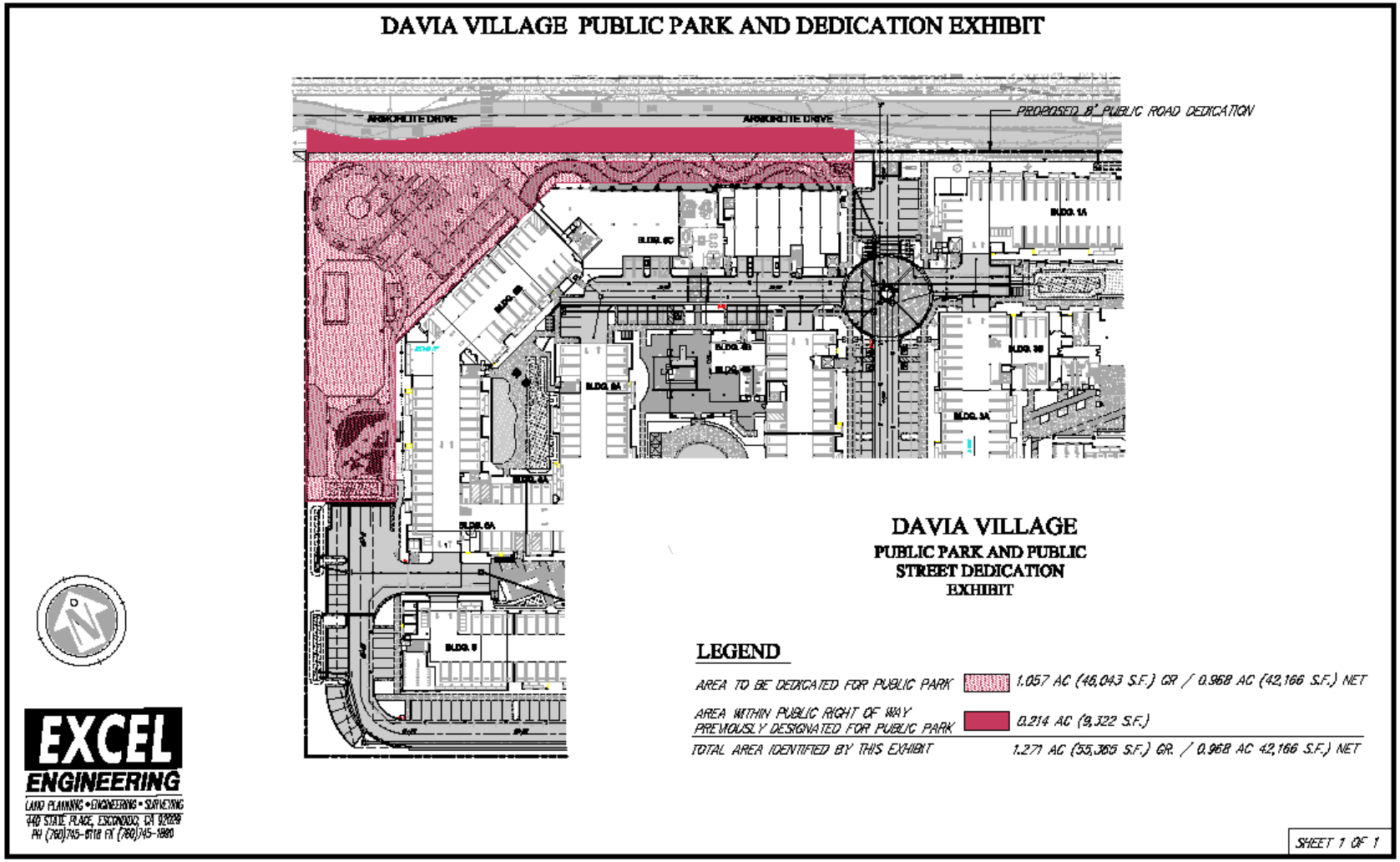


Figure 2-22. Public Park & Dedication Exhibit



2.2.2 COMMUNITY DESIGN ELEMENTS

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

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

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

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

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

2.2.3 FUEL MODIFICATION

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

2.2.4 LANDSCAPE PALETTE

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

Table 2-6. Landscape Palette

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

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

3.0 CIRCULATION PLAN

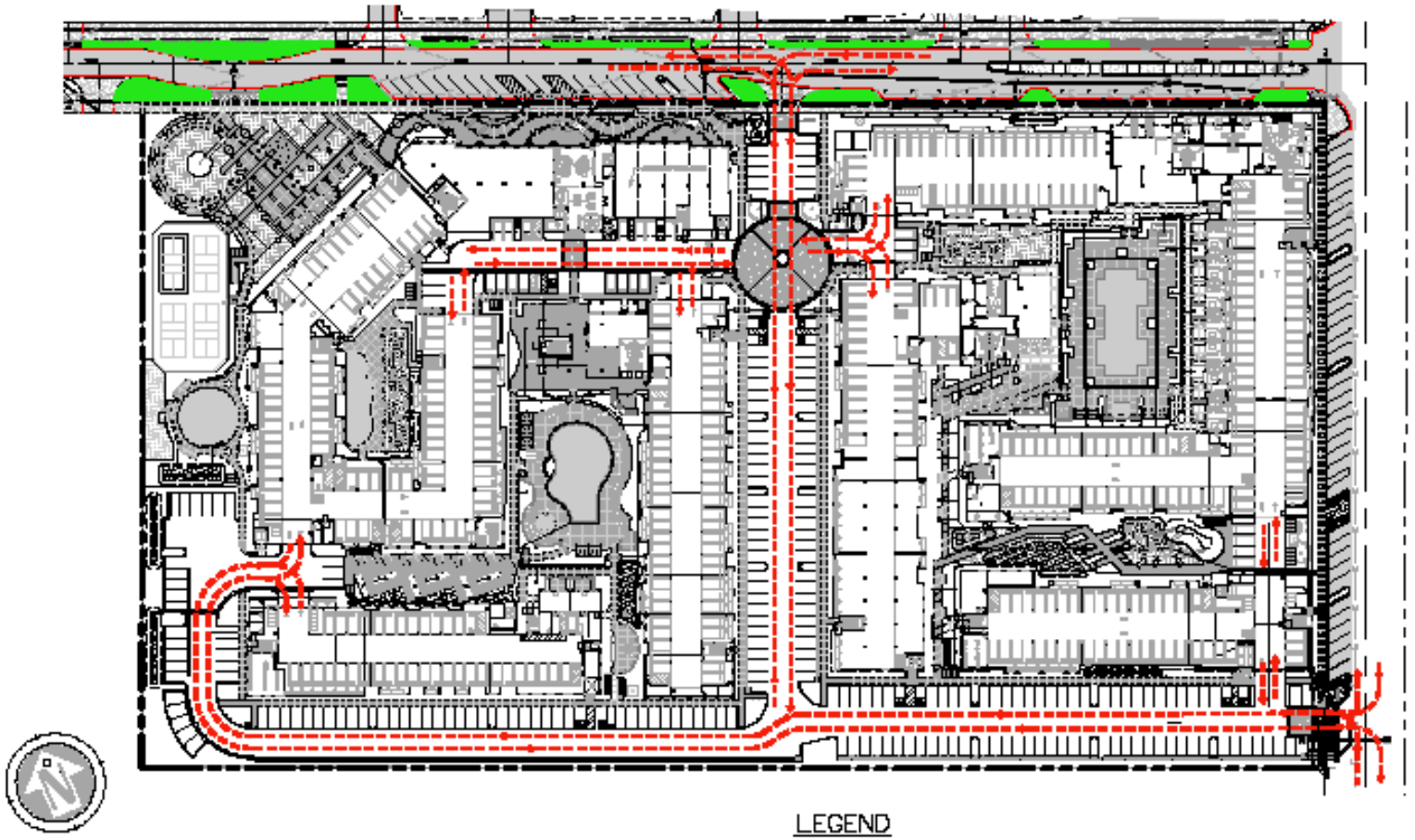
3.1. OVERVIEW OF CIRCULATION PLAN

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

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

DAVIA VILLAGE

FIGURE 3-1 CIRCULATION PLAN–VEHICULAR ACCESS



3.2. PROPOSED ROADWAYS/ ROAD IMPROVEMENTS

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

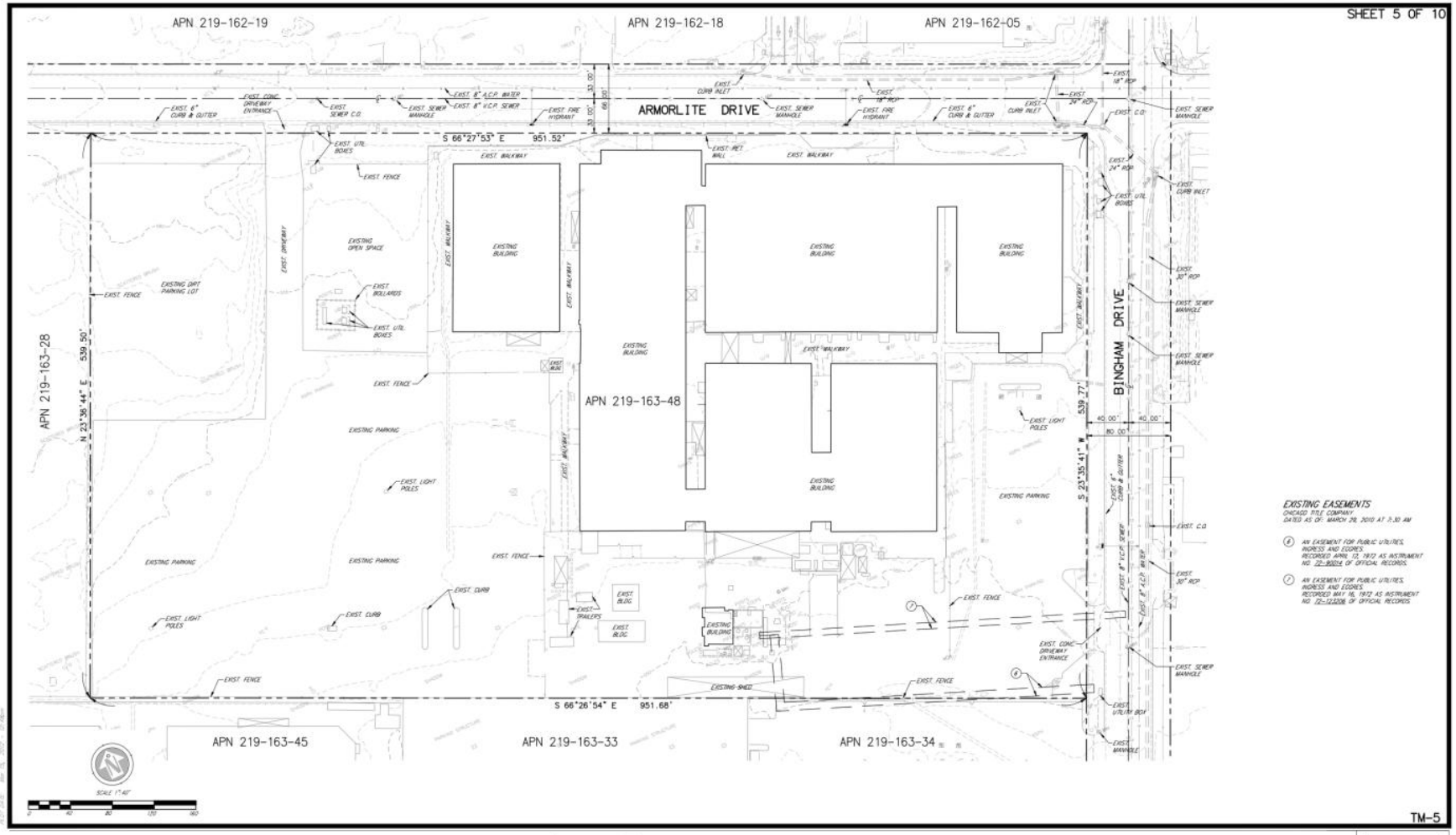
Improvements to Armorlite Drive
The City is planning to improve Armorlite Drive from Las Posas Road to Bingham Drive to a Complete Street, which will include a raised landscaped center median, angled parking stalls along the south side of the street, new sidewalks on both sides of the street. Developers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

Improvements to Bingham Drive
The Specific Plan also implements parking improvements along Bingham Drive.

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

Davia Village
Figure 3-2 Armorlite Drive Improvements

Figure 3-3. Existing Site Conditions Map



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March 15, 2012

SAN MARCOS TENTATIVE MAP No. _____

DAVIA VILLAGE

SHEET TITLE: EXISTING CONDITION EXHIBIT

EXCEL ENGINEERING

3.2.1 TRAFFIC CALMING MEASURES

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

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

3.2.2 STREET LANDSCAPING

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

3.3 TRAIL NETWORK

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

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

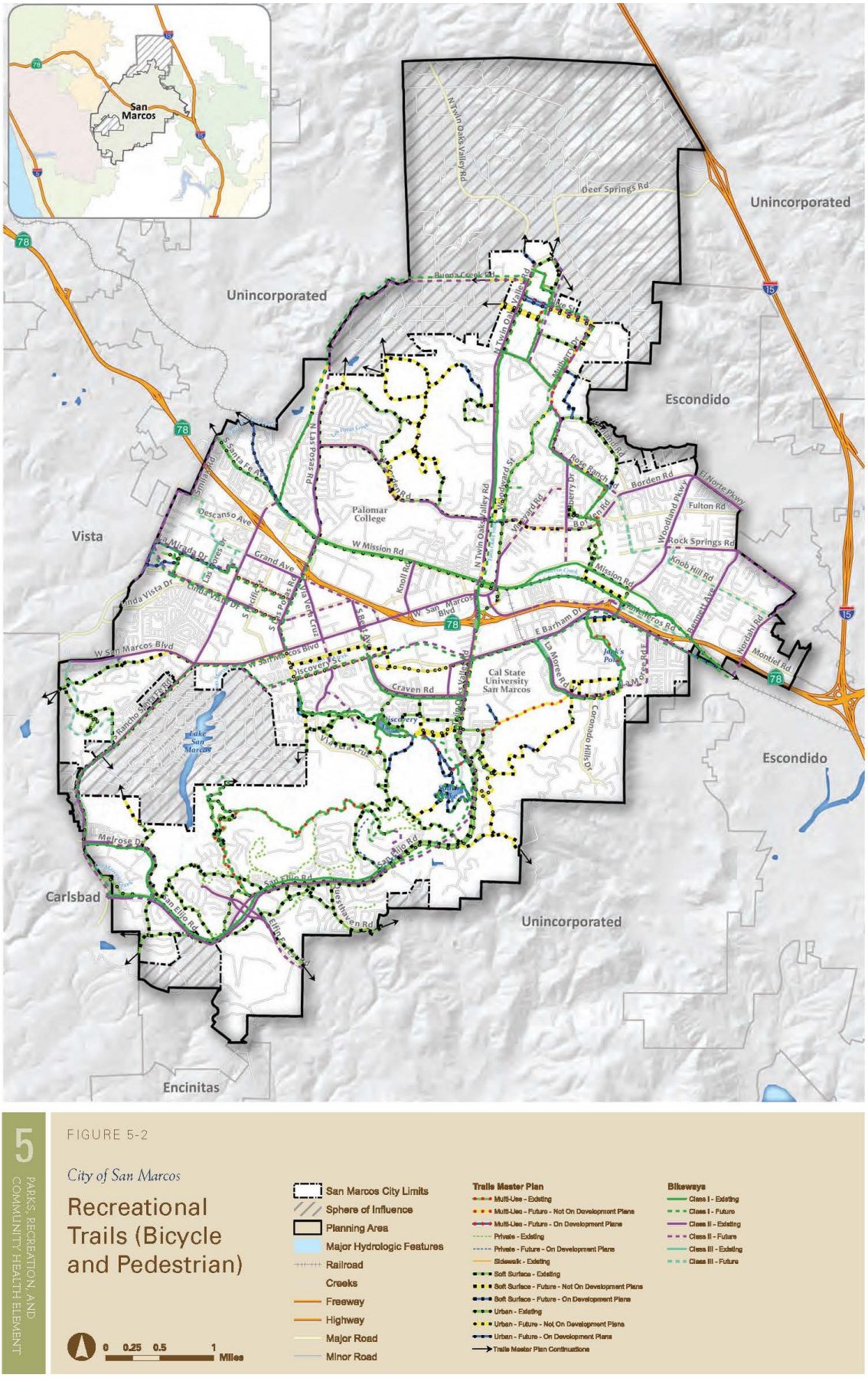
Mission Sports Park – The Davia Village-MARC Specific Plan will connect to the Mission Sports Park through a proposed class II or class III bike path shown as a portion of the "Complete Street" (**Exhibit 1-9** on pg. 20). This opportunity will allow residents another outlet to San Marcos's open spaces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

Davia Village

Figure 3-4 Pedestrian Bridge Crossings

Davia Village
Figure 3-5 Trail Connections

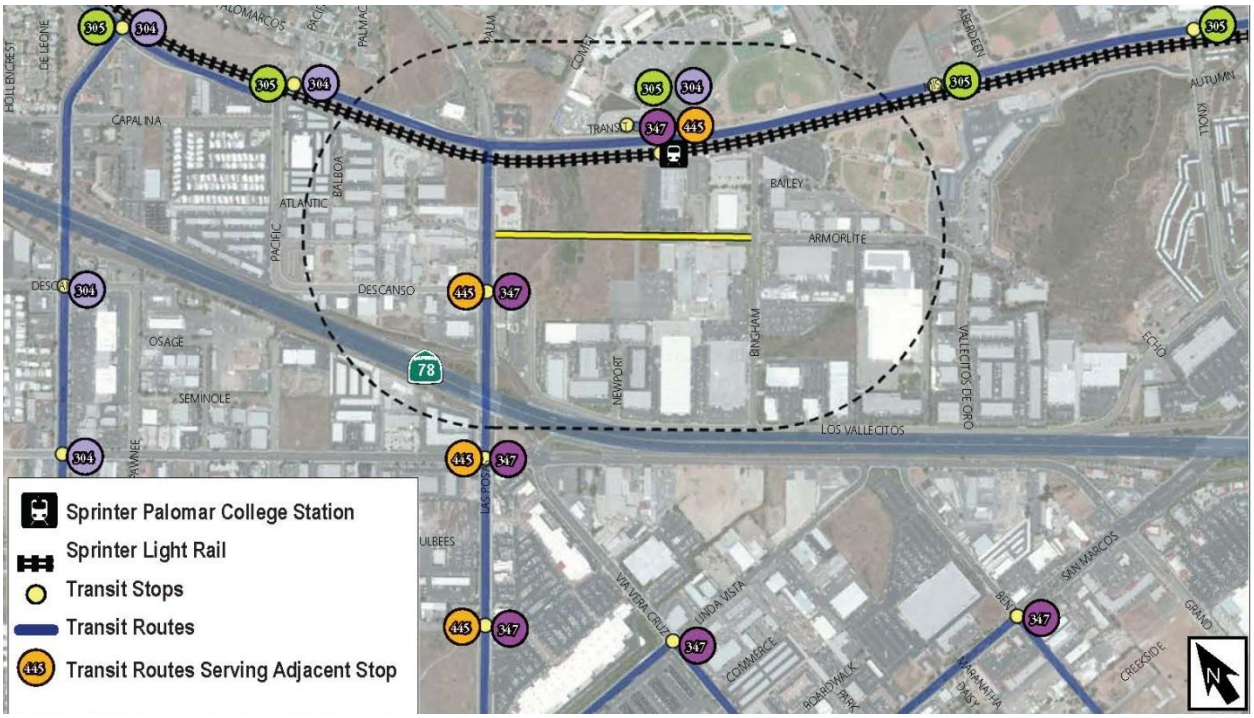
Figure 3-6. City of San Marcos Recreational Trails (Bicycle and Pedestrian) Map



3.4 PUBLIC TRANSIT

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

Figure 3-7. Existing Public Transportation



4.0 PUBLIC SERVICES AND FACILITIES PLAN

4.1. OVERVIEW OF PUBLIC SERVICES AND FACILITIES PLAN

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

4.2. SCHOOLS

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

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

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

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

Table 4-1. School Coverage Table

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

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

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

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

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

4.3. COMMUNITY FACILITIES

4.3.1. PARKS AND RECREATION SPACE

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

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

4.3.2. LIBRARY SERVICES

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

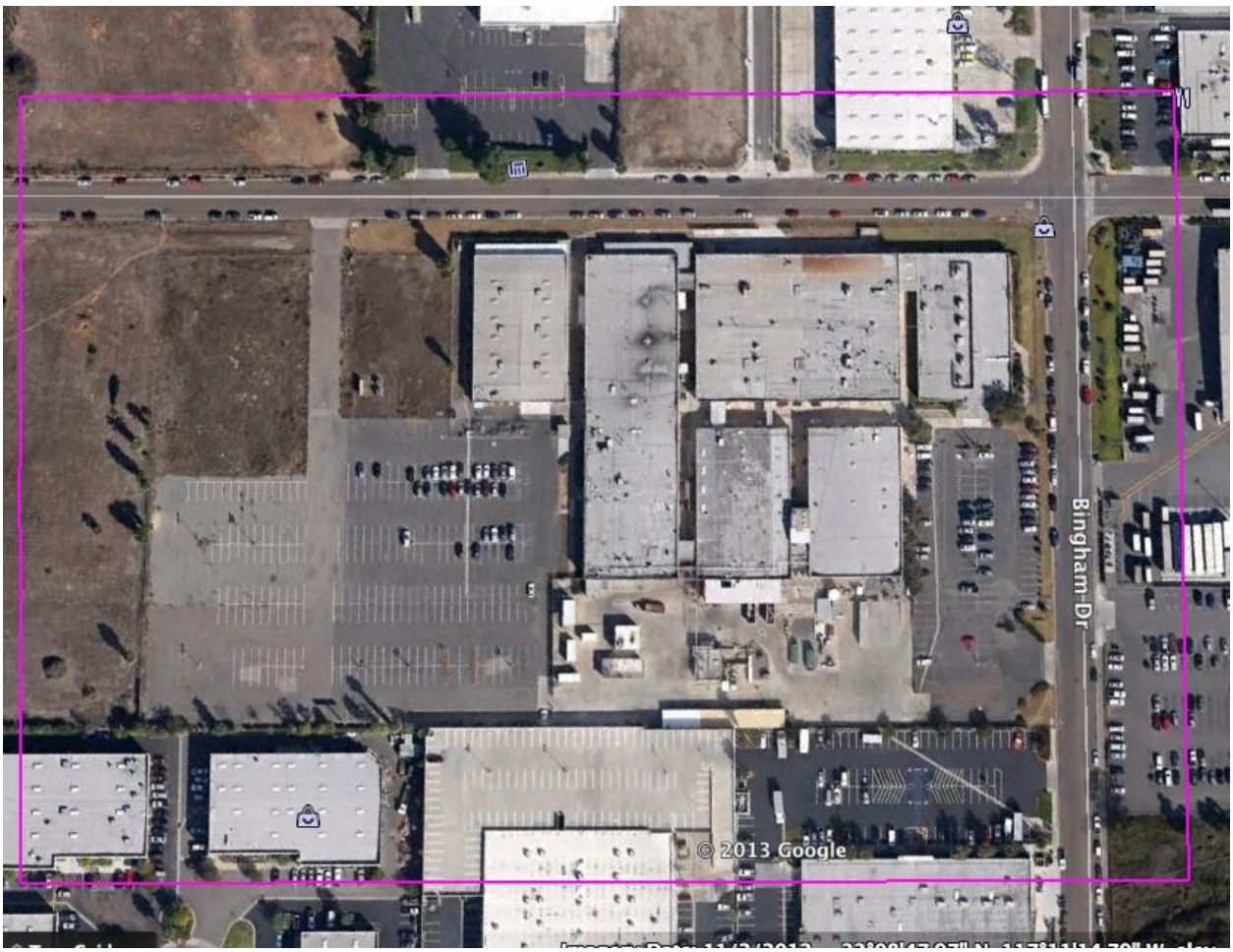
4.4. FIRE PROTECTION

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

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

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

Figure 4-1. Fire Buffer exhibit



4.5. POLICE PROTECTION

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

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

4.6. SOLID WASTE DISPOSAL

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

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

5.0 UTILITIES PLAN

5.1. OVERVIEW OF UTILITIES PLAN

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

Table 5-1 Utility Providers

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

5.2. WATER SUPPLY

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

5.3. WASTEWATER

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

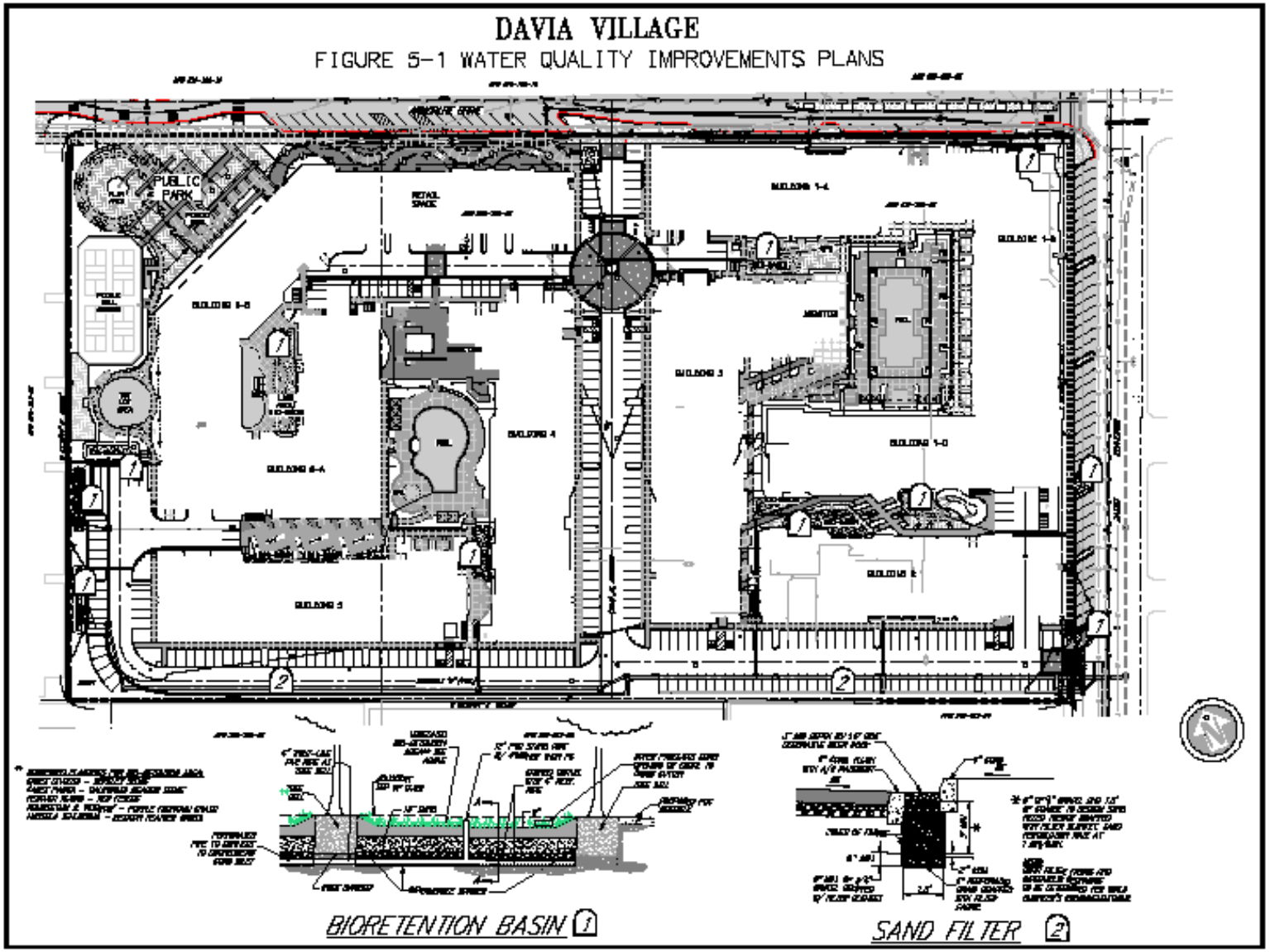
increased densification will create wastewater flows requiring the upsizing approximately 1,195 feet of 8-inch wastewater collection pipe in Armorlite Drive and Bingham Drive to 10-inch diameter pipe and 652 feet of 8-inch wastewater collection pipe in Bingham Drive to 12-inch diameter pipe. The development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

5.4. STORMWATER MANAGEMENT

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

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

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


DAVIA VILLAGE
FIGURE 5-1 WATER QUALITY IMPROVEMENTS PLANS
PUBLIC PARK
BIORETENTION BASIN 1
SAND FILTER 2

5.5 DRY UTILITIES

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

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

5.5.1. ELECTRICITY

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

5.5.2. GAS

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

6.0 PUBLIC FACILITY AND FINANCING PLAN

6.1. OVERVIEW

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

6.2. FINANCING OF PUBLIC IMPROVEMENTS

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

Davia Village-MARC will contribute to the future CFD, in combination with a CALTRANS grant to pay for their portion of the construction of the pedestrian bridge.
A SANDAG grant will contribute to the construction of public improvements to the Armorlite Drive. The SANDAG grant, in conjunction with private funds from Davia Village-MARC and contributed to the City of San Marcos, will be used by the City of San Marcos to complete the construction of the Armorlite Drive Complete Street Plan.

6.3. PHASING

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

6.4. OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

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

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

7.0 IMPLEMENTATION

7.1. OVERVIEW

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

7.2. PROJECT REVIEW PROCEDURES AND FUTURE ENTITLEMENTS

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

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

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

7.3. PROJECT PROCESSING

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

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

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

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

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

7.4. MODIFICATIONS AND SPECIFIC PLAN AMENDMENTS

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

Minor Modifications

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

- Expansions or reductions of the net acreage covered by any given planning area by 15 percent or less.

- Any decrease in project density.

- Any modifications or realignment of any street serving the project, if also reviewed and approved by the City Engineer.

- Any modifications or realignment of any lot lines, easement locations, or any grading adjustments, if also reviewed and approved by the City Engineer.

- Any collector or public road alignment revisions, when reviewed and approved by the City Engineer.

- Any changes made to any utility facilities or the location of any utility facilities such as water, sewer, storm drainage improvements, gas, electricity, cable television or any other utilities required to serve the project when requested or directed by the applicable serving agency.

- Any changes made by any utility provider or public agency providing any utility services to the project.

- Any modifications or changes to any design criteria such as paving treatments, architectural details, landscape treatments, sidewalks, fencing, lighting, entry treatments, or any other changes in any design criteria prescribed in the specific plan, determined to be in substantial conformance with the Davia Village-MARC Specific Plan by the Director of Development Services.

- Modifications to any landscape, wall material, wall designs, wall

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

- Any changes to recreational facilities or ancillary recreational amenities so long as the Director of Development Services determines they are consistent with the intent of the specific plan.

- Modifications to any of the architectural design guidelines such as variations of material within the particular architectural style and any variations in colors, as determined by the Director of Development Services.

- Any revisions to the specific plan graphics that would be consistent with the overall intent of the specific plan, as determined by the Director of Development Services.

- Any modifications to architecture, plotting, or unit size determined consistent with the overall intent of the specific plan by the Director of Development Services.

- Any other modifications, name changes to the Specific Plan, or requested changes to any part of the specific plan or any design details of the specific plan that are deemed minor by the Director of Development Services.

SPECIFIC PLAN AMENDMENTS

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

ATTACHMENT A

VICINITY MAP

City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

ATTACHMENT B

REQUESTED ENTITLEMENTS

City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

REQUESTED ENTITLEMENTS

1. Specific Plan Amendment (SP24-0002)
   An amendment of the Davia Village-MARC Specific Plan adding language permitting the conversion ten (10) existing retail suites to ten (10) residential suites, subject to approval of a Conditional Use Permit;

2. Conditional Use Permit (CUP24-0001)
   A Conditional Use Permit to allow for the conversion of commercial space for ten (10) residential apartment units on the ground floor of an existing mixed-use building;

RESOLUTION NO. 2026-9549

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONVERSION OF COMMERCIAL SPACE FOR TEN (10) RESIDENTIAL APARTMENT UNITS ON THE GROUND FLOOR OF AN EXISTING MIXED-USE BUILDING IN THE SPECFIC PLAN AREA (SPA) ZONE

CUP 24-0001
MG Properties

WHEREAS, on December 16, 2024, the City received an application from MG Properties requesting a Conditional Use Permit to allow for a conversion of commercial space for ten (10) residential apartment units on the ground floor of an existing mixed-use building located at 1045 Armorlite Drive in the Davia Village-Marc Specific Plan Area of the Specific Plan Area (SPA) Zone in the Business/Industrial District more particularly described as:

Brief Legal Description: PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 21282, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 01, 2015 AS FILE 2015-7000387 OFFICIAL RECORDS

Assessor's Parcel Number(s): 219-163-62-00, 219-163-63-00 and 219-163-64-00; and

WHEREAS, the Conditional Use Permit is being requested in conjunction with a Specific Plan Amendment (SP24-0002) for ten (10) residential apartment units on the ground floor of an existing mixed-use building; and

WHEREAS, the Development Services Department did study said request, and recommends approval of said request; and

WHEREAS, on February 2, 2026, the San Marcos Planning Commission held a duly noticed public hearing and recommended approval of said request and the appropriate environmental document for said request to the City Council by a 6-1 vote, in favor; and

WHEREAS, on March 10, 2026, the City Council held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the City Council did review and consider an Addendum prepared for the previously adopted Mitigated Negative Declaration (MND 13-003) for said request pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the subject property has been annexed into Community Facility District (CFD) 98-01: Improvement Area 1, Police Only; CFD 98-02: Lighting, Landscape and Street Maintenance; CFD 2001-01: Fire and Paramedic; and CFD 2011-01: Congestion Management.

NOW, THEREFORE, the City Council does hereby resolve as follows:

A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Resolution.

B. The City Council hereby approves this Conditional Use Permit per the submitted plans date stamped December 8, 2025 (conversion of 13,500 square feet of commercial space within a 175, 911 square foot building on a 5.37 acres lot) except as modified herein, and subject to compliance with the conditions of approval in Exhibit A attached hereto and incorporated by reference and made a part of this Resolution as though fully set forth herein.

C. This Conditional Use Permit is approved in conjunction with the submitted Specific Plan Amendment (SP24-0002) and all conditions of approval specified in Ordinance 2026-1577, respectively, which documents are incorporated herein by this reference; and the mitigation measures in previously adopted Mitigated Negative Declaration (MND13-003) are hereby incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.

D. The City Council's decision is based on the following findings and determinations:

1. Approval of the Conditional Use Permit would not result in detrimental impacts to adjacent properties or the character and function of the neighborhood, in that the proposed project will increase residential units within an existing mixed-use building that has been deemed compatible with the existing and future noise environment, access is controlled and staggered for residential traffic, parking demands for increased residential units will continue to be satisfied and controlled on-site through a lease agreement and Parking Management Plan. The project continues to ensure sufficient open space, parking areas, and landscaping designed to enhance the visual and physical use of the property.

2. The design, development, and conditions associated with the Conditional Use Permit are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable Zone and the character of any applicable Specific Plan, in that the proposed project in that the proposed project will continue to operate as a mixed-use development.

3. The land use allowed in conjunction with the Conditional Use Permit is compatible with the existing and future land uses of the applicable Zone, and the general area in which the proposed use is to be located, in that the proposed project will convert underutilized retail space to residential units within an existing mixed-use building, maintaining the overall balance of commercial and residential uses in the area while avoiding conflicts with surrounding properties and ensuring that on-site parking, access, and open space remain adequate.

4. The conditions imposed are necessary to protect the best interests of the surrounding property and neighborhood or to lessen or prevent any detrimental effect, in that the proposed project is located within a developed site which implements controlled residential access, on-site parking management, and

maintenance of open space and landscaping, ensuring that the addition of residential units does not adversely affect adjacent properties or the character of the neighborhood.

5. All requirements of CEQA have been met, in that previously adopted Mitigated Negative Declaration (MND 13-003) addressed the environmental impacts of the existing mixed-use development, an Addendum was prepared to evaluate any changed conditions resulting from the conversion of commercial space for residential use. It has been determined that no substantial changes to the project, to the circumstances under which it is undertaken, or new information of substantial importance will occur that would require preparation of a subsequent MND or EIR.

E. This Conditional Use Permit is within the scope of the Addendum to Mitigated Negative Declaration (ND 13-003) (SCH No. 2013061059) and the mitigation monitoring and reporting program, and both are hereby recommended to the City Council for adoption pursuant to CEQA.

F. This Conditional Use Permit shall become null and void if not acted upon within twelve (12) months of the adoption of this resolution, or the approved use ceases to operate at the subject property for a period more than twelve (12) months.

G. This Conditional Use Permit shall expire on March 10, 2036. Any request for permit extension shall be applied for by the permittee no later than 120 days prior to the expiration date.

H. Any future expansion to the facility shall require a modification to this Conditional Use Permit. The Conditional Use Permit application must be submitted for review and approval by the Development Services Department prior to the issuance of any building permits.

I. The Planning Division may, but is not obligated to, inspect the premises annually to ensure compliance with all conditions of the use permit approval. If the Planning Division determines that compliance is not being achieved after a cure period, then a public hearing must be scheduled for possible use permit modification and/or revocation, in accordance with Chapter 20.545 of the San Marcos Municipal Code (SMMC).

J. The applicant/developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, and all City ordinances, resolutions, policies and procedures, and as authorized by the Davia Villag-MARC Specific Plan, and with all applicable state and federal regulations, as may be amended from time to time, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.

K. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, or equipment needed, and the hiring of local residents to stimulate the San Marcos economy to the greatest extent possible.

L. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos, its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. The applicant/developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Marcos, California, at a regular meeting thereof, held on this 10th day of March 2026, by the following roll call vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

APPROVED:

Rebecca D. Jones, Mayor

ATTEST:

Phillip Scollick, City Clerk

ATTACHMENT(S):

EXHIBIT A – Conditions of Approval

EXHIBIT A
RESOLUTION 2026-9549
CUP24-0001
Conditions of Approval

A. Reliance on this Conditional Use Permit shall comply with the following operational standards:

1. Operation of the facility is not allowed on site until occupancy has been approved by the Building Division.

2. The applicant/developer shall maintain a City Business License for the duration of the business operations.

3. Trash dumpsters shall be kept within the existing enclosure(s) on site, and gates shall be closed to screen the dumpsters from view. When not in use, dumpster lids shall remain closed in order to prevent rainfall from entering the dumpsters in compliance with the City's Storm Water Management requirements.

4. The facility must comply with all applicable provisions of San Marcos Municipal Code (SMMC) Chapter 14.15 (Storm Water Management and Discharge Control) and other State and regional permits/standards for the protection of storm water quality.

5. Non-storm water discharge into the City's storm drain conveyance system is considered an illicit discharge and is prohibited during construction, operation and maintenance of the business in accordance with SMMC Chapter 14.15.

6. The building address and suite number must be clearly labeled at the front and rear doors for day- and night-time emergency responses. In addition, adequate lighting must be provided to deter potential criminal activities (i.e.: vehicle burglaries, prowlers, loitering, etc.).

7. A separate permit will be required for any new signage, including temporary signs. Signage must comply with the approved Marc San Marcos Comprehensive Sign Program. Portable signs (i.e.: A-frame, T-frame, etc.) are prohibited on or off site.

8. Use of the site must be conducted so as not to become obnoxious by reason of noise, odor, refuse, parking impacts, or maintenance of grounds and in such a manner as will not detrimentally affect adjoining properties and uses.

9. All trees and landscaping shall be maintained in a healthy, thriving manner. If any trees/landscaping shall die or become diseased, the trees/landscaping shall be replaced in numbers and quantity to provide the same landscaping and screening value.

10. All conditions as stated in the final Resolutions approving the Specific Plan (Ordinance 2014-1387), Site Development Plan (Resolution 2014-7873) and Multifamily Site Development Plan Modification (Resolution 2019-8610) are

incorporated by reference and shall be complied with.

B. Any modifications, alterations, expansions or other changes must require the modification to this Conditional Use Permit and may necessitate the issuance of Building Permits and reissuance of a Certificate of Occupancy from the Building Division.

C. Prior to issuance of any building permit, the applicant/developer shall comply with the following conditions:

1. The applicant/developer must obtain written approval from the Planning Division that the modifications proposed under any Building Permit will be in substantial conformance with this adopted Conditional Use Permit.

2. Tenants are required to obtain written permission from the building owner, or owner's agent, prior to obtaining a building permit from the city. Per SMMC Section 17.08.030 (Section 105.10), the tenant must obtain written permission from the building or property owner that the applicant/developer is authorized to proceed with the proposed construction.

3. All rooftop mechanical units, vents, ducts, etc. shall be screened by parapet walls or other architectural features from street grade view and adjacent properties as approved by the Planning Division Manager. A roof plan and cross sections showing lines of sight shall be submitted with construction drawings illustrating that roof equipment will be screened. Screening plan shall be approved by the Planning Division prior to issuance of a building permit.

4. The applicant/developer shall submit a parking management plan to the Planning Division for review and approval. The Parking Management Plan shall account for the applicable parking standards for the ten (10) new residential units created through the conversion of existing retail space and shall identify how existing on-site parking spaces, previously required for retail use, will be reassigned and managed to serve the new residential units without reducing overall parking availability. The plan must also continue to ensure sufficient funding and procedures to implement and administer parking controls, including, but not limited to: limited access to resident parking spaces located below buildings; vehicle registration for all residents; monitoring and enforcement of parking restrictions within the development; and active administration of parking policies. The plan shall include a parking sticker program limiting parking to a maximum of two (2) resident parking stickers per unit and regulating guest parking so that the total number of vehicles does not exceed available parking capacity. Strict enforcement measures shall be included, including towing vehicles without valid parking stickers and daily on-site security patrols. Storage of any items other than a registered vehicle shall be prohibited within garage areas. The Parking Management Plan shall be monitored and enforced by an on-site resident property manager, who shall be required to: maintain accurate records of all occupants and registered vehicles; designate and monitor all parking space assignments for each tenant; and coordinate with local law enforcement for parking violations and towing as necessary.

5. Remodeled structures and/or tenant improvements must be designed to conform to the latest design standards adopted by the State of California in the California Building Code, Part 2, Title 24, California Code of Regulations.

6. Building plans and instruments of service submitted with a building permit application shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.

7. The City is located in Seismic Design Category "D." Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.

8. The handling, storage, use and disposal of hazardous, toxic or flammable materials shall be clearly indicated on all floor plans submitted for a building permit and shall be in compliance with any and all Federal, State, County and City rules, regulations, and requirements for hazardous waste control, including but not limited to the Hazardous Waste Control Act of 1973 (HWCA) (Health & S C §25100 *et seq*.), as may be amended from time to time, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated by reference and made a part hereof with the same force and effect as though fully set forth herein.

9. The project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, for accessibility standards.

10. The project is subject to the approval of the applicable water/sewer district(s) for water and sewer services and all applicable fees and charges shall be paid to the satisfaction of the water/sewer district(s) prior to issuance of building permit.

11. The outer boundary of schools (grades K through 12) as listed in the current California Private School Directory shall comply with Education Code Section 33190 relating to the location of a school facility within 1,000 feet of businesses that are regulated for the storage, use and handling of hazardous materials as defined by the California Health and Safety Code.

12. The project shall include an automatic fire extinguishing system in accordance with the latest adopted California Building Code, California Residential Code and/or San Marcos Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the San Marcos Fire Marshal.

13. Applicant shall have an acoustical consultant generate a document to confirm that interior noise levels of new units do not exceed 45 dB(A). If deemed necessary, a noise analysis shall be done to verify units meet City standards for indoor areas and patios.

D. During the construction phase, the applicant/developer shall comply with the following

conditions:

1. Dust and dust producing materials shall be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust during blasting, construction and grading operations. Projects are required to comply with the Air Pollution Control District's standards for mitigating fugitive dust during all phases of construction.

2. All construction operations authorized by building permits, including the delivery, setup and use of equipment must be conducted on premises during the hours of 7:00 AM and 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work shall be conducted on Sundays or Holidays observed by the City. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citation for hours of work violations re quires a mandatory court appearance in North County Superior Court.

3. During construction the applicant/developer shall implement and maintain the storm water pollution prevention measures as required on the approved plans. Violations of the City's Storm Water Management Ordinance will result in Stop Work Orders, Notices of Violation and citations with fines. Work on the project may be delayed until the City determines that the project is in compliance with the storm water requirements.

E. Prior to occupancy, the applicant/developer shall comply with the following conditions:

1. Prior to a final inspection or issuance of a Certificate of Occupancy, the proposed development must satisfy the conditions of approval prior to the occupancy. The applicant/developer must obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy from the Development Services Department.

2. All rooftop mechanical units, vents, ducts, etc. shall be screened from view from street grade & adjacent properties. Said screening mechanism shall be inspected by the Planning Division, and if determined necessary, additional screening may be required, as determined acceptable by the Planning Division Manager.

F. All residential lease agreements for the ten (10) residential units created through the conversion of existing retail space shall be expressly conditioned to terminate upon expiration of the associated Conditional Use Permit and shall not extend beyond the ten (10)-year term of the permit. This condition shall apply to all initial and renewal leases, except where State or federal housing laws require a longer term or otherwise prohibit such limitation.

1. Upon expiration or revocation of this Conditional Use Permit, the residential use of the ten (10) converted units shall cease unless otherwise authorized by a new discretionary approval. The applicant/property owner shall comply with all City requirements in effect at that time regarding discontinuation or conversion of the

use.

2. The property owner shall provide written disclosure to all tenants of the ten (10) converted residential units stating that the units are approved pursuant to a time-limited Conditional Use Permit scheduled to expire ten (10) years from the effective date of approval. Proof of such disclosure shall be provided to the Planning Division upon request.

3. Residential conversion under this Conditional Use Permit is limited to a maximum of ten (10) dwelling units. Any increase in the number of residential units shall require approval of a modification to this Conditional Use Permit.

4. Short-term rentals, including rentals of fewer than thirty (30) consecutive days, are prohibited within the ten (10) converted residential units.

ATTACHMENT C

SITE AND PROJECT CHARACTERISTICS

City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

SITE AND PROJECT CHARACTERISTICS

Property	Existing Land use	Zoning	General Plan Designation
Subject	Developed – Mixed Use	Specific Plan Area (SPA)	SPA
North	Mixed Use	Specific Plan Area (SPA)	SPA
	Industrial	Transitional (L-I/MU-1)	MU-1
	Industrial	Industrial (I)	Industrial
South	Industrial	Light Industrial (L-I)	Light Industrial
East	Industrial	Light Industrial (L-I)	Light Industrial
West	Mixed Use	Specific Plan Area (SPA)	SPA

ITEM	YES	NO
Flood Hazard Zone		X
Sewers	X	
Septic		X
Water	X	
Gen. Plan Conformance	X	
Land Use Compatibility	X	

ATTACHMENT D

ADDENDUM TO MITIGATED

NEGATIVE DECLARATION

The Marc Project

Addendum to Davia Village Specific Plan
Initial Study/Mitigated Negative Declaration

SP24-0002/ CUP24-0001

Prepared for:

MG Properties
10505 Sorrento Valley Road, Suite 300
San Diego, CA 92121

Prepared by:

Sophia Mitchell & Associates
P.O. Box 1700
Gualala, CA 95445
Contact: Sophia Habl Mitchell

December 2025

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Background And Action Triggering The Addendum

This document serves as an Addendum to the Initial Study/Mitigated Negative Declaration ND 13-003 (IS/MND) (State Clearinghouse No. 2013061059) for the Davia Village Specific Plan (Specific Plan). The Specific Plan area (SPA) is in the City of San Marcos in northern San Diego County, south of Mission Road and west of N. Las Posas Road. The Davia Village Specific Plan was approved for development by the San Marcos City Council on January 14, 2014. Davia Village was approved for the construction of 416 residential units, approximately 15,000 square feet (s.f.) of retail space, a 60,000 s.f. neighborhood park, and approximately 170,000 s.f. of landscaping on 11.79 acres.

The Davia Village IS/MND evaluated the environmental impacts resulting from the construction and operation of a mixed-use development that included 416 residential units with 625 bedrooms. The IS/MND concluded that the construction of the Specific Plan's proposed 416 residential units would result in approximately 1,256 new residents, which is slightly below the City's population estimates of 3.1 persons per household or 1,290 residents (SANDAG 2022). However, during the final hearings for the project, an occupancy limit was placed upon the project as a condition of development which established a limit of 885 residents (Condition "0"). In February 2018, Davia West Development, LLC and Davia East Development, LLC requested that the City remove Condition 0 from the project 's conditions of approval. An Addendum to the Davia Village IS/MND was prepared to evaluate removal of the occupancy limit and determined that the change would not result in any new or substantially more severe environmental impacts than were previously identified in the Davia Village Specific Plan IS/MND.

Since its approval, the Davia Village project has been constructed pursuant to 2014 approvals and renamed The Marc project The Applicant (MG Properties) is proposing a Specific Plan Amendment and Conditional Use Permit to convert the majority of the existing vacant retail space (13,500 s.f.) to 10 residential apartment flats to meet current market demand. The residential flats would range in size from 1,085 s.f. to 1,530 s.f. The existing 3,225 s.f. leasing center would remain. As the Lead Agency under the California Environmental Quality Act (CEQA), the City of San Marcos has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed changes to The Marc project warrant the preparation of an Addendum to the Davia Village IS/MND. Based upon the analysis and conclusions of this Addendum, none of the conditions in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or negative declaration have occurred and no new or substantially more severe environmental impacts would result from the conversion of unoccupied retail uses to apartment uses.

PREVIOUS ENVIRONMENTAL ANALYSES

The environmental process for the Davia Village Specific Plan involved the preparation of the following documents that are relevant to the consideration of the project.

- Davia Village Specific Plan IS/MND (Consultants Collaborative 2013)
- The MARC Project Addendum to the Davia Village Specific Plan IS/MND (Ascent Environmental 2018).

California Environmental Quality Act Guidelines Regarding an Addendum to an IS/MND

Altered conditions, changes, or additions to the description of a project that occur after certification of an IS/MND may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish a mechanism to address this issue: an addendum to a negative declaration.

Section 15164(b) of the State CEQA Guidelines provides that:

> *"An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred".*

With respect to the preparation of an addendum to an adopted mitigated negative declaration, Section 15162(a) provides that a Subsequent EIR shall be prepared only if the lead agency determines, on the basis of substantial evidence in the record, that one or more of the following conditions are present:

1. Substantial changes are proposed in the project which will require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous mitigated negative declaration was adopted, shows that, as applicable to a mitigated negative declaration, the project will result in significant new or substantially more severe environmental impacts.

Section 15164(c) of the CEQA Guidelines provides that an "addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration." Section 15164(d) requires, in this case, that the City Council consider the addendum with the previously adopted IS/MND prior to making a decision on the Applicant's request to convert 13,500 s.f. of retail to 10 residential apartment flats.

This addendum is intended to evaluate and confirm CEQA compliance for the proposed conversion of 13,500 s.f. of retail uses to 10 residential apartment flats. This addendum is organized as an environmental checklist. Initially, it will determine if either (i) substantial changes in the project description are proposed, (ii) substantial changes have occurred with respect to the circumstances under which the project is undertaken, or (iii) new information of substantial importance which was not previously known (as described in Section 15162(a)(3)) is now available. This addendum will then evaluate all environmental topic areas for any substantial changes in circumstances or the project description, as compared to the adopted IS/MND, and determine whether such changes were or were not adequately covered in the certified IS/MND. This checklist is not the traditional CEQA Environmental Checklist, per Appendix G of the CEQA Guidelines. As explained below, the purpose of

this checklist is to evaluate the checklist categories in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the EIR. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162 and 15164.

1.0 Introduction and Project History

1.1 History of the Davia Village Specific Plan IS/MND

In approving the Davia Village Specific Plan project on January 14, 2014, the San Marcos City Council adopted Resolution Nos. 2014-7871 (General Plan Amendment from MU-1 to SPA), 2014-7872 (Multifamily Site Development Plan for residential), and 2014-7873 (Site Development Plan for commercial use) and introduced Ordinance Nos. 2014-1386 (Rezone from L-1/Mixed Use to SPA) and 2014-1387 (Specific Plan). The ordinances were subsequently adopted by the City Council on January 28, 2014, after a second reading. As approved, the Davia Village Specific Plan allowed development of up to 416 residential units including studios, one-bedroom, two-bedroom, and three -bedroom units, approximately 15,000 s.f. of retail space, a 60,000 s.f. neighborhood park, and approximately 170,000 s.f. of landscaping on 11.79 acres.

The Davia Village IS/MND (State Clearinghouse No. 2013061059) evaluated the environmental impacts resulting from the construction and operation of a mixed-use development that included 416 residential units with 625 bedrooms. The IS/MND concluded that the construction of the Specific Plan's proposed 416 residential units would result in approximately 1,256 new residents, which is slightly below the City's population estimates of 3.1 persons per household (1,290) (SANDAG 2022).

During the final hearings for the project, the project was conditioned to allow a maximum of 885 residents with a fee placed upon additional residents over the population cap. This condition was set forth in Condition O of Resolution No. 2014-7872 which reads as follows:

> "Davia Village's total occupancy shall be capped at 885 residents. An annual notarized report shall be submitted to the City Manager or his designee by the project owner/operator no later than November 15th of each year and shall be based on data collected as of October 15th of the same year. Said report shall include copy of leases and any other documentation that supports the annual report's conclusions. The City has the right but not the obligation to audit all leases to verify data within the report. In any year that the number of residents exceeds 885 residents the project owner/operator shall pay the City $2,000 per resident over the 885 cap for said year. The applicant/developer shall record a deed restriction covering this requirement."

Since its approval, the Davia Village project has been constructed and renamed The Marc Project. In February 2018, the Applicant (Davia West Development, LLC and Davia East Development, LLC) requested that the City remove Condition O, which established a limit of 885 residents, from the project 's conditions of approval. The proposal to remove occupancy limits did not include any changes to the project footprint, dwelling unit count, or bedroom count. The proposed application was consistent with the existing land use designation (Davia Village SPA) and zoning designation (Davia Village SPA) that was approved during the entitlement of the project in 2014. The City prepared an Addendum to the IS/MND which evaluated the potential environmental impacts related to the removal

of the occupancy limit and found the change would not result in any new or substantially more severe environmental impacts than were previously identified in the Davia Village Specific Plan IS/MND.

The Applicant (MG Properties) is proposing a Specific Plan Amendment and Conditional Use Permit to convert the majority of the existing retail space (13,500 s.f.), which has been constructed but is vacant, to 10 residential apartment flats to meet current market demand. The residential flats would range in size from 1,085 s.f. to 1,530 s.f. The 3,225 s.f. leasing center would remain. As the lead agency under the California Environmental Quality Act (CEQA), the City of San Marcos has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed changes to The Marc project warrant the preparation of an Addendum to the Davia Village IS/MND. Based upon the analysis and conclusions of this Addendum, none of the conditions in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR or negative declaration have occurred and no new or substantially more severe environmental impacts would result from the conversion of unoccupied retail uses to apartment uses. This request requires the preparation and adoption of an environmental document that will examine and identify potential significant adverse environmental impacts, if any, that may result from implementation of the Applicant's request.

2.0 Project Description

2.1 Project Overview

The project applicant is proposing the conversion of approximately 13,500 s.f. of ground-floor commercial at the existing The Marc site into 10 residential flats. The residential flats would range in size from 1,085 s.f. to 1,530 s.f. The conversion includes the addition of expanded private patios along Armorlite Drive to meet the requirement of the Specific Plan. The existing leasing office would remain.

This conversion results in an increase in residential density (36.1 dwelling units/acre) over what was approved for the original project (35 dwelling units/acre). However, the overall floor area ratio (FAR) for the project would remain consistent with the overall project FAR of 1.16.

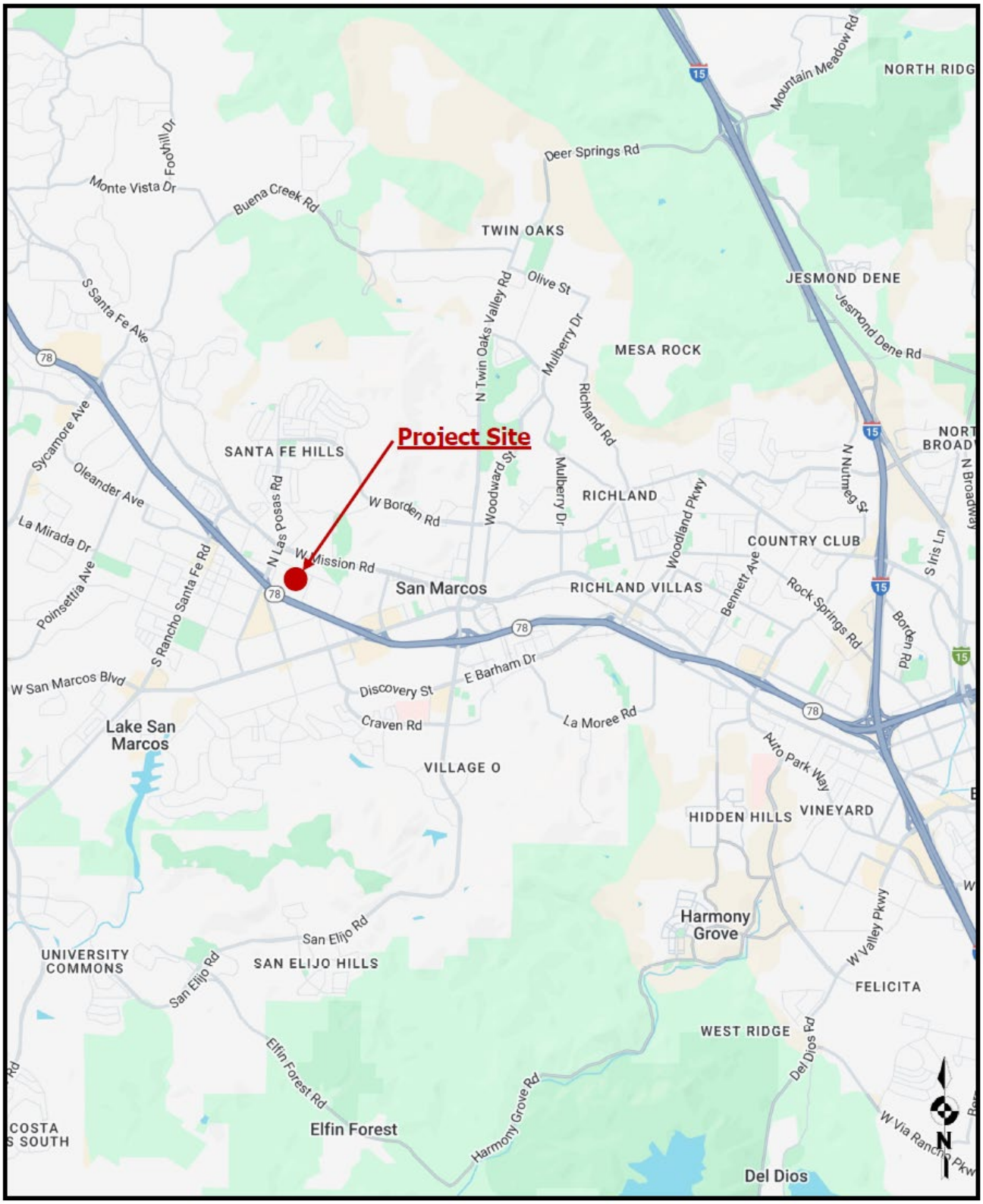
An amendment to the Davia Village Specific Plan and approval of a Conditional Use Permit would be required.

2.2 Project Location and Setting

The 11.79-acre project site for The Marc project (formerly Davia Village) is located in the City of San Marcos in northern San Diego County, generally south of Mission Road and west of N. Las Posas Road at 1045 Armorlite Drive (**Figure 1**). The project site is fully developed with The Marc project which includes 416 apartment units and ground-floor retail space along Armorlite Drive.

The project site is bounded on the north by Armorlite Drive, on the east by Bingham Drive, on the south by existing retail uses and on the west by the Palomar Station mixed use project. The site is near existing light industrial uses, the Palomar Station SPRINTER stop, Palomar Community College, and the Las Posas/SR- 78 ramps.

Figure 1 Project Vicinity Map



3.0 Supplemental Environmental Review Checklist Instructions

3.1 Explanation of Checklist Evaluation Categories

The purpose of this checklist is to evaluate the categories in terms of any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in environmental impact significance conclusions different from those found in the Davia Village IS/MND. The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the State CEQA Guidelines. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to State CEQA Guidelines Section 15164. A "no" answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact because it was analyzed and addressed with mitigation measures in the Davia Village IS/MND. For instance, the environmental categories might be answered with a "no" in the checklist because the impacts associated with the project were adequately addressed in the Davia Village IS/MND, and the environmental impact significance conclusions of the Davia Village IS/MND remain applicable. The purpose of each column of the checklist is described below.

3.1.1 Where Topic was Analyzed

This column provides a cross-reference to the pages of the Davia Village IS/MND where information and analysis may be found relative to the environmental issue listed under each topic.

3.1.2 Do Proposed Changes Involve New Significant Impacts?

The significance of the changes proposed to the approved Davia Village IS/MND, as it is described and thereafter amended in the certified Davia Village IS/MND, is indicated in the columns to the right of the environmental issues.

3.1.3 Any new Circumstances Involving New or Substantially More Severe Significant Impacts?

Pursuant to Sections 15162 and 15164 of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to the prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or having substantial increases in the severity of previously identified significant impacts.

3.1.4 Any New Information Requiring New Analysis or Verification?

Pursuant to Sections 15162 and 15164 of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete and is now available, requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be

substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, the question would be answered “yes” requiring the preparation of a subsequent MND. However, if the additional analysis completed as part of this Environmental Checklist Review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered “no” and no additional MND documentation would be required.

3.1.5 Do Prior Environmental Documents’ Mitigation Measures Address/Resolve Impacts?

This column indicates whether the prior environmental documents and adopted CEQA Findings provide mitigation measures to address impacts effects in the related environmental category. In some cases, the mitigation measures have already been implemented. A "yes" response will be provided in either instance. If "NA" is indicated, this Environmental Checklist Review concludes that as analyzed in the IS/MND there was no impact, or the impact was less-than-significant and, therefore with the current proposal, no additional mitigation measures are needed.

3.2 Discussion and Mitigation Sections

3.2.1 Discussion

A discussion of the elements of the checklist is provided under each environmental category to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

3.2.2 Mitigation Measures

Applicable mitigation measures from the prior environmental review that would apply to the proposed amendment are listed under each environmental category. No new or changed mitigation measures are needed. This section also includes design features identified in the Davia Village IS/MND.

3.2.3 Conclusions

A discussion of the conclusion relating to the need for additional environmental documentation is contained in each section.

4.0 Environmental Checklist

4.1 Aesthetics

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Aesthetics: Would the project:					
a. Have a substantial adverse effect on a scenic vista?	IS/MND Analysis: pp.24	No Impact	No	No	No Change
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	IS/MND Analysis: pp.24	No Impact	No	No	No Change
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	IS/MND Analysis: pp.24	Less Than Significant	No	No	No Change
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	IS/MND Analysis: pp.29	Less Than Significant	No	No	No Change

4.1.1 Discussion

The conversion of 13,500 s.f. of ground floor retail storefronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to aesthetics compared to what was previously evaluated in Chapter IV-I, Aesthetics of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The Davia Village IS/MND evaluated full buildout of the project site, and the current proposal would not change the project footprint nor impact the requirements of

the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding aesthetics.

The project location remains the same and therefore does not change the constrained nature of access to scenic vistas or scenic resources because of a lower relative elevation and developed nature of adjacent properties. The project site is not located within the vicinity of a scenic highway. The proposed project would not involve substantial alteration of the appearance, location, scale or height of the buildings approved in the Davia Village IS/MND. The project would not introduce new sources of light or glare beyond what was previously evaluated. Under the proposed project, the existing store fronts would remain as shown in the project plans (Appendix A) and in **Figure 2.** The only visual change would be expanded private patios including 48-inch-high metal fencing and landscaping features along Armorlite Drive. Therefore, the conversion of 13,500 s.f. of ground floor retail storefronts to 10 residential apartment flats would not change the visual character or quality of the site from what was previously evaluated. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

No mitigation measures are required.

The Davia Village IS/MND included the following design consideration for the project, which has already been implemented:

- Implementation of a Comprehensive Signage Program.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the Davia Village IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to aesthetics.

Figure 2. The Marc Apartments Building Elevations/ Perspectives

ELEVATION KEYNOTES

1 EXISTING STOREFRONTS TO REMAIN

2 PRIVATE PATIOS, TYPICAL - 48" HIGH METAL FENCING

3 CMU PLANTER

FRONT ELEVATION - ARMORLITE DRIVE

4.2 Agriculture and Forest Resources

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Agriculture and Forestry Resources. Would the project:					
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	IS/MND Analysis: pp.29	No Impact	No	No	No Change
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	IS/MND Analysis: pp.29	No Impact	No	No	No Change
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	IS/MND Analysis: pp.29	No Impact	No	No	No Change
d. Result in the loss of forest land or conversion of forest	IS/MND Analysis: pp.29	No Impact	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
land to non-forest land?					
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	IS/MND Analysis: pp.30	No Impact	No	No	No Change

4.2.1 Discussion

The conversion of 13,500 s.f. of ground floor retail storefronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to agriculture and forestry compared to what was previously evaluated in Chapter IV-II, Agriculture and Forestry resources of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The IS/MND evaluated full buildout of the project site, and the current proposal would not change the project footprint nor impact the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding agricultural and forestry resources.

As evaluated in the Davia Village IS/MND, the site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; therefore, the project would not convert designated farmland to a non-agricultural use. The project site is not under a Williamson Act contract and is not designated or zoned for agricultural uses. The site does not contain forest land or timberland. Therefore, the proposed project would not impact agriculture and forest resources. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

None required.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in

the Davia Village IS/MND. Therefore, the "no-impact" conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to agricultural or forestry resources.

4.3 Air Quality

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification ?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Air Quality. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?	IS/MND Analysis: pp.30	Less Than Significant	No	No	No Change
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	IS/MND Analysis: pp. 30 to 35	Less Than Significant	No	No	No Change
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	IS/MND Analysis: pp. 35	Less Than Significant	No	No	No Change
d. Expose sensitive receptors to substantial pollutant concentrations?	IS/MND Analysis: pp. 35 to 37	Less Than Significant	No	No	No Change
e. Create objectionable odors affecting a substantial number of people?	IS/MND Analysis: pp. 37 to 38	Less Than Significant	No	No	No Change

4.3.1 Discussion

The conversion of 13,500 s.f. of ground floor retail storefronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to air quality compared to that was previously evaluated in Chapter IV-III, Air Quality, of the Davia Village IS/MND. Since certification of the Davia Village IS/MND, the San Diego County Air Basin (SDAB) Attainment Status has improved with respect to some criteria pollutants. At the time the IS/MND was written, SDAB was considered to be in extreme nonattainment with respect to the state standards (California Ambient Air Quality Standard ([CAAQS]) for Ozone (O_3) 1-hour. The SDAB is still in nonattainment but not extreme nonattainment and is in attainment with the federal O_3-1-hour standards (National Ambient Air Quality Standards [NAAQS]). In 2014 the County was in nonattainment with the federal Fine Particulate Matter 2.5 microns or less ($PM_{2.5}$) standard but is now in attainment. Also, in 2014, the County was in nonattainment with the Nitrogen Dioxide (NO_2) state standards but is now in attainment (SDAPCD 2024). Additionally, the project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The improvement in regional air quality and development of the site would not constitute a substantial change in circumstance regarding air quality.

The project includes a Specific Plan Amendment and Conditional Use Permit to convert 13,500 s.f. of ground floor retail to 10 residential apartment flats. The project would still be consistent with the General Plan Land Use and Zoning (SPA) for the site. As discussed in more detail in Section 4.16, the proposed project would result in 2,608 average daily trips, which is 279 fewer trips than analyzed in the Davia Village IS/MND. Since the proposed project would be considered less intense than previously analyzed, it would be considered consistent with the Regional Air Quality Strategy (RAQS), which is based on City's land use projections. Additionally, the almost 10 percent decrease in vehicle trips would result in a corresponding decrease in vehicle emissions. Construction activities would be minimal since the site has already been built out. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

None required.

The Davia Village IS/MND included the following design considerations, which were implemented during construction of The Marc project. These measures may still be applicable to the minimal construction activities required for the proposed project:

- The project shall implement dust control measures. These measures include watering of active grading sites and unpaved roads a minimum of twice daily, replacement of ground cover as quickly as possible, reducing speeds on unpaved roads/ surfaces to 15 miles per hour or less, and reducing dust during unloading and loading operations.

- Low- VOC coatings hall be used for all buildings, as required under SDAPC Rule 67.0

Conclusion

The proposed conversion of ground floor retail store fronts to residential flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the Davia Village IS/MND.

Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to air quality.

4.4 Biological Resources

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Biological Resources. Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	IS/MND Analysis: pp. 38	No Impact	No	No	No Change
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	IS/MND Analysis: pp.38	No Impact	No	No	No Change
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh,	IS/MND Analysis: pp.38	No Impact	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?					
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	IS/MND Analysis: pp. 38	No Impact	No	No	No Change
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	IS/MND Analysis: pp. 39	No Impact	No	No	No Change
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	IS/MND Analysis: pp. 39	No Impact	No	No	No Change

4.4.1 Discussion

The conversion of 13,500 s.f. of retail uses to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to biological resources compared to what was previously evaluated in Chapter IV-IV, Biological Resources of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail

store fronts pursuant to the 2014 project approvals. The IS/MND evaluated the full buildout of the project site, and the current proposal would not change the project footprint nor impact the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding biological resources.

As evaluated in the Davia Village IS/MND, the site did not support any habitat that supports species identified as candidate, sensitive or special status species identified in local or regional plans, policies or regulations by the California Department of Fish and Wildlife or the US Fish and Wildlife Services. The site does not support riparian habitat nor contain federal wetlands. The project site and vicinity are not identified as being within a Wildlife Corridor per Figure 4-2 of the City of San Marcos General Plan. There are no sensitive habitats or sensitive species on the project site. Thus, the project would not conflict with any local policies or ordinance that protects biological resources and would not impact biological resources. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

No mitigation measures required.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "no-impact" conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to biological resources.

4.5 Cultural Resources

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Cultural Resources. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	IS/MND Analysis: pp.39	Less Than Significant	No	No	No Change
b. Cause a substantial adverse change in the significance of an	IS/MND Analysis: pp.39 to 42	Less Than Significant with	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
archaeological resource pursuant to §15064.5?		Mitigation Incorporated			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	IS/MND Analysis: pp.42	Less Than Significant	No	No	No Change
d. Disturb any human remains, including those interred outside the formal cemeteries?	IS/MND Analysis: pp.42	Less Than Significant with Mitigation Incorporated	No	No	No Change
e. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074, per Assembly Bill 52 (AB 52) as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe?	Not Analyzed in IS/MND	Not Analyzed in IS/MND	NA	NA	No Change

4.5.1 Discussion

The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to cultural resources compared to what was previously evaluated in Chapter IV-V, Cultural Resources of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The Davia Village IS/MND evaluated the full buildout of the project site, and the current proposal would not change the project footprint nor impact

the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding cultural resources.

The Davia Village IS/MND concluded that there were no cultural resources or archaeological resources recorded within the project site, and no identified historical resources on the site. However, the project site is located within 100-feet of a bedrock milling site identified as CA-SDI-5633, The City of San Marcos consulted with local tribes pursuant to Senate Bill 18, and the request to include an archaeological monitor and Native American monitor were satisfied by Mitigation Measures CR-1 and CR-2 (see below). Assembly Bill 52 which requires a sacred lands check with local tribes went into effect on January 1, 2016 (after certification of the IS/MND), however, the proposed project would not result in new or different ground disturbing impacts than were previously evaluated in the Davia Village IS/MND. Conclusions related to the presence of paleontological resources or human remains are unchanged by the proposed conversion of uses.

Mitigation Measures CR-1 through CR-8 were adopted as a condition of approval to reduce potential archaeological impacts and impacts to human remains. The project would be required to implement these adopted mitigation measures if any new ground disturbing or grading activities occurs. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

The previously adopted mitigation measures presented in the Davia Village IS/MND have been implemented to reduce potential impacts to below a level of significance. Those implemented mitigation measures are:

- Mitigation Measure CR-1: An archaeological monitor and a Native American monitor shall be present during the earth moving and grading activities to assure that any potential cultural resources, including tribal, found during project grading be protected.
- Mitigation Measure CR-2: Prior to beginning project construction, the Project Applicant shall retain a San Diego County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to cultural resources evaluation.
- Mitigation Measure CR-3: At least 30 days prior to beginning project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation, and the monitoring program and to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation, and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site.
- Mitigation Measure CR-4: Prior to beginning project construction, the Project Archaeologist shall file a pre- grading report with the City to document the proposed methodology for grading activity observation, which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM-CR-3, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe to evaluate the significance

of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the authority to stop and redirect grading activities.

- Mitigation Measure CR-5: The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts that are found on the project are to the appropriate Tribe for proper treatment and disposition. All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods, and human remains which will be addressed in the Treatment Agreement required in MM-CR-3, shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which will meet the standards set forth in 35 CFR Part 79 for federal repositories.
- Mitigation Measure CR-6: All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- Mitigation Measure CR-7: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbances shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Codes Section 5097.98(b) remains shall be left in place and free from disturbances until a final decision as to the treatment and disposition has been made. If the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM-CR-3.
- Mitigation Measure CR-8: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist, and the Tribe cannot agree on the significance of mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make a determination based upon the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under law, the decision of the Planning Director shall be appealable to the Planning Commission and/or City Council.

As described in the Davia Village IS/MND, with implementation of these measures, cultural resources impacts were reduced to a less-than-significant impact.

Senate Bill 18 (SB 18)

SB 18, approved in 2004, amends the California Civil Code and the California Government Code, requiring cities and counties to contact and consult with California Native American tribes prior to adopting or amending any general plan or specific plan, or designating land as open space in order to

preserve or mitigate impacts to specified Native American places, features and objects that are located within a city's or county's jurisdiction. SB 18 also requires cities and counties to hold in strict confidence any information about the specific identity, location, character, or use of these resources. The NAHC maintains a list of California Native American Tribes with whom cities and counties must consult pursuant to SB 18.

Pursuant to Senate Bill 18 (SB 18), the City of San Marcos conducted consultation with California Native American tribes during preparation of the Davia Village IS/MND. That process resulted in adoption of mitigation measures (CR-1 through CR-8), including archaeological and Native American monitoring. The current project is a Specific Plan Amendment to allow conversion of existing, constructed retail space into residential units. No new grading or ground disturbance would occur. Because the site has already been fully developed and SB 18 consultation was previously completed, no additional consultation is required for this Addendum.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the Davia Village IS/MND. Therefore, the "less-than-significant-with-mitigation-incorporated" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to cultural resources.

4.6 Geology and Soils

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Geology and Soils. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: i. Rupture or a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issues by the State Geologist for the area	IS/MND Analysis: pp.43	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
or based on other substantial evidence of a known fault? Rever to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides					
b. Result in substantial soil erosion or the loss of topsoil?	IS/MND Analysis: pp.44	No Impact	No	No	No Change
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in: on-or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	IS/MND Analysis: pp.44	Less Than Significant	No	No	No Change
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	IS/MND Analysis: pp.44	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	IS/MND Analysis: pp.44	No Impact	No	No	No Change

4.6.1 Discussion

The conversion of 13,500s.f. of retail uses to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to geology and soils compared to what was previously evaluated in Chapter IV-VI, Geology and Soils of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The Davia Village IS/MND evaluated the full buildout of the project site, and the current proposal would not change the project footprint nor impact the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding geology and soils.

A project-specific geotechnical report was completed in 2012 and formed the basis for impact conclusions in the Davia Village IS/MND analysis. Converting existing ground floor retail store fronts to apartments would not require revisions to the 2012 Geology and Soils report and the conclusions of the Davia Village IS/MND remain valid. Impacts related to earthquakes, seismicity, liquefaction, landslides, lateral spreading, soil erosion, and expansive soils would remain less than significant with implementation of the proposed project because the project would not result in any physical changes to the size or orientation of buildings, related infrastructure, or engineering methods as a result of converting ground floor retail to additional apartment units. The project would continue to be required to comply with all existing codes and regulations related to structural engineering and seismic safety. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

No mitigation measures required.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "less-than-significant-with-mitigation-incorporated" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to geology and soils.

4.7 Greenhouse Gas Emissions

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Greenhouse Gas Emissions. Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	IS/MND Analysis: pp.44 to 48	Less than Significant	No	No	No Change
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	IS/MND Analysis: pp.48	Less than Significant	No	No	No Change

4.7.1 Discussion

Since the certification of the 2014 Davia Village IS/MND and the 2018 Addendum, new policies, laws, and regulations have been enacted with regard to the evaluation of project-related greenhouse gas (GHG) emissions. Regulations of GHGs as they relate to the contribution of global climate change are inherently dynamic and frequently changing. California continues to pass legislation (i.e., AB 32 and SB 32) to serve as legally binding targets for the state to achieve its goals of reducing GHGs. Regulations targeted at increasing energy efficiency, renewable energy procurement, water conservation, solid waste reduction, and reduction in vehicle emissions, continue to evolve as well.

City of San Marcos Climate Action Plan and Consistency Review checklist

The most relevant change in the regulatory environment since certification of the Davia Village IS/MND relates to the City's adoption of a Climate Action Plan (CAP) in 2013 as a long-range plan to reduce GHG emissions and mitigate climate change impacts associated with City government operations and with implementation of the City's General Plan. An updated CAP was adopted on December 8, 2020.

The CAP outlines strategies and measures that the City will undertake to achieve its proportional share of State GHG emissions reduction targets. The CAP is a plan for the reduction of GHG emissions in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP (City of San Marcos 2020a).

The CAP set the following citywide targets:

- 4% below 2012 levels (575,000 MT CO_2e) by 2020.
- 42% below 2012 levels (347,000 MT CO_2e) by 2030.

The City has also developed a Climate Action Plan Consistency Review Checklist (CAP Checklist), in conjunction with the CAP, to provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to CEQA. The CAP Consistency Guidance Memo dated July 15, 2020, summarizes the methodology and application of a GHG screening threshold which is set at 500 metric tons of carbon dioxide equivalent [MT CO_2e] per year as outlined in the CAP.

A project applicant can demonstrate compliance with the CAP by filling out the CAP Checklist. Consistency with the CAP would allow the City to determine that GHG impacts would be less than significant. According to the CAP Checklist multi-family housing with less than 55 dwelling units would emit fewer than 500 $MTCO_2e$ per year. The proposed project includes the conversion of existing ground floor retail to 10 residential apartment flats, which is fewer than the 55 dwelling unit threshold. In accordance with the City's CAP screening criteria, the project's GHG impact is less than significant and is not subject to the measures of the CAP. The proposed project's completed CAP Consistency Worksheet is included as Appendix B of this document.

Impact Summary

Although the regulatory environment has changed since the certification of the Davia Village IS/MND as identified above, the proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartments would result in less than significant GHG impacts according to the thresholds set forth in the City's CAP checklist. Therefore, the proposed project would not result in a substantial change in the environmental or regulatory setting related to GHGs than was evaluated in Chapter IV-VII, Greenhouse Gas Emissions, of the Davia Village IS/MND.

The project site has been fully developed with The Marc apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The Davia Village IS/MND evaluated full buildout of the project site and concluded less than significant impacts would occur. As discussed in more detail in Section 4.16, the proposed project would result in 2,608 average daily trips, which is 279 fewer trips than analyzed in the Davia Village IS/MND. Therefore, the conversion of retail store fronts to apartments would be considered less intense than previously analyzed. The almost 10 percent decrease in vehicle trips would result in a corresponding decrease in GHG mobile source emissions. Construction activities would be minimal since the site has already been built out. No new circumstances or project changes

have occurred, nor has any new information been found requiring new analysis or verification. The proposed project would continue to be required to implement the air quality design features that were approved with the certified Davia Village IS/MND.

Mitigation Measures

No mitigation measures required.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the Davia Village IS/MND. Therefore, the "less-than-significant-impact" conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to greenhouse gas emissions.

4.8 Hazards and Hazardous Materials

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Hazards and Hazardous Materials. Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	IS/MND Analysis: pp. 48 to 49	Less Than Significant	No	No	No Change
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	IS/MND Analysis: pp.49	Less Than Significant with Mitigation Incorporated	No	No	No Change
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials,	IS/MND Analysis: pp.49	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
substances, or waste within one-quarter mile of an existing or proposed school?					
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	IS/MND Analysis: pp. 49 to 52	Less Than Significant with Mitigation Incorporated	No	No	No Change
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	IS/MND Analysis: pp.53	No Impact	No	No	No Change
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working on the project area?	IS/MND Analysis: pp. 53	No Impact	No	No	No Change
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	IS/MND Analysis: pp.53	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	IS/MND Analysis: pp.53	No Impact	No	No	No Change

4.8.1 Discussion

The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to hazards and hazardous materials compared to what was previously evaluated in Chapter IV-VIII, Hazards and Hazardous Materials of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The IS/MND evaluated the full buildout of the project site, and the current proposal would not change the project footprint nor impact the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding hazards and hazardous materials.

The proposed project would not result in changes related to the transportation, use or disposal of hazardous materials, nor would it result in changes related to proximity to schools or airports. The project would also not change the configuration of the project, or orient buildings or infrastructure in such a way as to interfere with emergency response or evacuation plans. The project site is not located in a fire hazard severity zone per Figure 6-4, Fire Hazard Severity Zones of the City's General Plan. The Davia Village IS/MND identified the potential for exposure to hazardous materials released into the air as a result of demolition of the previously existing light industrial structures on site. Since the certification of the IS/MND, the on-site structures have been demolished, and therefore Mitigation Measure HAZ-1 (see below) would no longer apply. The Davia Village IS/MND also identified the potential for exposure to historical subsurface soil and groundwater contamination during construction activities. The proposed project would continue to be required to comply with all existing local, State, and federal regulations regarding the use, transport, handling, and storage of hazardous materials.

Mitigation Measures HAZ-2 and HAZ-3 were adopted as a condition of approval to reduce potential hazards and hazardous materials impacts. The project would be required to implement these adopted mitigation measures if any new construction was proposed. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

The following mitigation measures were referenced in the Davia Village IS/MND analysis and have been implemented during project construction:

- Mitigation Measure HAZ-1: Prior to any demolition of existing structures or improvements on the site, a hazardous building materials survey focusing on asbestos containing materials, lead-based paint, polychlorinated biphenyls, and other typical hazardous material shall be required. In the event that such hazardous materials are identified during the building material survey, proper abatement and disposal shall occur by a state-licensed abatement contractor.
- Mitigation Measure HAZ-2: A Soil Management Plan shall be prepared and submitted to the SD-RWQCB for review and concurrence prior to the commencement of mass grading operations. The plan will describe contingency protocols in the event that significantly impacted soil requiring special handling, segregation and off-site disposal is discovered during future construction work.
- Mitigation Measure HAZ-3: A passive mitigation measure (i.e., vapor barrier) shall be incorporated in to the design and construction of future building slabs to ensure continuous protection of human health after the project site is redeveloped.

As described in the Davia Village IS/MND, with implementation of these measures, hazards and hazardous materials impacts were reduced to a less-than-significant impact.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "less-than-significant-with-mitigation-incorporated" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to hazards and hazardous materials.

4.9 Hydrology and Water Quality

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Hydrology and Water Quality. Would the project:					
a. Violate any water quality standards or waste discharge requirements?	IS/MND Analysis: pp.53 to 54	Less than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
b. Have a potentially significant adverse impact on groundwater quality or cause or contribute to an exceedance of applicable groundwater receiving water quality objectives or degradation of beneficial uses?	IS/MND Analysis: pp.54 to 55	Less Than Significant	No	No	No Change
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g.„ the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	IS/MND Analysis: pp.55	No Impact	No	No	No Change
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or in a manner which would result in substantial erosion or siltation on-or off-site (e.g. downstream)?	IS/MND Analysis: pp.55	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
e. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	IS/MND Analysis: pp.56	Less Than Significant	No	No	No Change
f. Substantially alter the existing drainage pattern of the site or area, including through the alternation of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	IS/MND Analysis: pp.56	Less Than Significant	No	No	No Change
g. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	IS/MND Analysis: pp.56	Less Than Significant	No	No	No Change
h. Result in increased impervious surfaces and associated increased runoff?	IS/MND Analysis: pp.56	Less Than Significant	No	No	No Change
i. Result in significant alteration of receiving water quality during or following construction?	IS/MND Analysis: pp.57	Less Than Significant	No	No	No Change
j. Result in an increase in pollutant discharges to receiving waters? Consider water quality	IS/MND Analysis: pp.57 to 58	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification ?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
parameters such as temperature, dissolved oxygen, turbidity, and other typical storm water pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash).					
k. Be tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list If so, can it result in an increase in any pollutant for which the water body is already impaired?	IS/MND Analysis: pp.58	Less Than Significant	No	No	No Change
l. Be tributary to environmentally sensitive areas (e.g. MSCP, RARE, Areas of Special Biological Significance, etc.)? If so, can it exacerbate already existing sensitive conditions ?	IS/MND Analysis: pp.58	Less Than Significant	No	No	No Change
m. Have a potentially significant environmental impact on surface water quality, to either marine, fresh or wetland waters?	IS/MND Analysis: pp.58 to 59	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification ?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
n. Otherwise substantially degrade water quality?	IS/MND Analysis: pp.59	Less Than Significant	No	No	No Change
o. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	IS/MND Analysis: pp.59	No Impact	No	No	No Change
p. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	IS/MND Analysis: pp.59	No Impact	No	No	No Change
q. Expose people or structures to a significant risk of loss, injury or death involving flooding including flooding as a result of the failure of a levee or dam?	IS/MND Analysis: pp.59	No Impact	No	No	No Change
r. Inundation by seiche, tsunami, or mudflow?	IS/MND Analysis: pp. 59	No Impact	No	No	No Change

4.9.1 Discussion

The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to hydrology and water quality compared to what was previously evaluated in Chapter IV-IX, Hydrology and Water Quality of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The IS/MND evaluated the full buildout of the project site, and the current proposal would not change the project footprint nor impact

the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding hydrology and water quality. The proposed project would not lead to any changes related to water quality standards, waste discharge requirements, or groundwater quality. The project would continue to utilize municipal water sources provided by Vallecitos Water District and would not result in the use of groundwater. No substantial changes would occur related to site drainage, hydrology, or stormwater runoff as a result of the project. Any project site modification would be required to adhere to the City's Best Management Practices (BMP) Design Manual (City of San Marcos 2023). Similarly, the project would not result in an increased impact related to nearby receiving waters or nearby environmentally sensitive areas. Finally, the project would not result in any new or substantially more significant flood hazards. The project would continue to be required to comply with all local, State, and federal regulations related to water quality standards. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

No mitigation measures required.

The Davia Village IS/MND included the following design considerations, which were implemented during construction of The Marc project. These measures may still be applicable to the minimal construction activities required for the proposed project:

- The project will be required to provide a design to mitigate water quality and HMP under the land development requirements deemed to be in effect of either R9 2007-001 or R9 2013-0001.
- Mark all inlets with the words "No Dumping! Drains to Waterways" and " No Contamine" in Spanish.
- All parking garage floors drain to a clarifier and to the public sewer.
- Landscaping has been designed to minimize irrigation and runoff and to minimize the use of fertilizers and pesticides that can contribute to storm water.
- Roofing, gutters and trim will not be constructed of copper or other unprotected materials that may leach into runoff.
- Plazas, sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing will be collected to prevent entry into the storm drain system. Wash water containing any cleaning agents or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain. '
- Implementation of all construction-related BMPs identified in the SWPPP.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND

remain valid, and approval of the project would not result in new or substantially more severe impacts to hydrology and water quality.

4.10 Land Use and Planning

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Land use and Planning. Would the project:					
c. Physically divide an established community?	IS/MND Analysis: pp.59	No Impact	No	No	No Change
d. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	IS/MND Analysis: pp.59-63	Less than Significant with Mitigation Incorporated	No	No	No Change
e. Conflict with any applicable habitat conservation plan or natural community conservation plan?	IS/MND Analysis: pp.63	No Impact	No	No	No Change

4.10.1 Discussion

The conversion of 13,500s.f. of ground floor retail storefronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to land use and planning compared to what was previously evaluated in Chapter IV- X, Land Use and Planning of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. Additionally, as part of the 2014 project approvals, and as required in Mitigation Measure LU-1 and LU-2, the site's land use and zoning designation was changed to Specific Plan Area. These changes do not constitute a change in circumstances regarding land use and planning.

The project site is already built out so the conversion of retail store fronts to apartments would not physically divide an established community, nor would it conflict with any applicable habitat conservation plan or natural community conservation plan. The project proposes a Specific Plan Amendment and Conditional Use Permit to allow for the conversion of ground floor retail to residential apartments, which would make the development less intense in terms of traffic, which results in a corresponding reduction of air quality and GHG emissions and vehicular noise. The project would not conflict with the project site's current land use and zoning designation of Specific Plan Area, nor would it conflict with any land use policies adopted for the purpose of avoiding or mitigating an environmental effect.

The Mitigation Measures LU-1 and LU-2 that were included in the approved Davia Village IS/MND are no longer applicable because the land use designation and zoning have already been approved and amended. Therefore, those mitigation measures are no longer applicable. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

Previously imposed and implemented mitigation measures include:

- Mitigation Measure LU-1: Prior to project implementation, a General Plan Amendment shall be approved to change the project site from MU-1 to MU-2/Specific Plan Area.
- Mitigation Measure LU-2: Prior to project implementation, the City Zoning Ordinance shall be amended to change the project site from a Transitional Zone of LU-I/MU-1to MU-2/Specific Plan Area.

As described in the Davia Village IS/MND, with implementation of these measures, land use and planning impacts were reduced to a less-than-significant impact.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "less-than-significant-with-mitigation-incorporated" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to land use and planning.

4.11 Mineral Resources

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Mineral Resources. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	IS/MND Analysis: pp.63	No Impact	No	No	No Change
b. Result in the loss of availability of a locally-important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?	IS/MND Analysis: pp.63	No Impact	No	No	No Change

4.11.1 Discussion

The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to mineral resources compared to what was previously evaluated in Chapter IV-XI, Mineral Resources of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The IS/MND evaluated the full buildout of the project site, and the current proposal would not change the project footprint nor impact the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding mineral resources.

As evaluated in the Davia Village IS/MND, the project site does not contain any known locally important mineral resources that would be considered to have local, regional, or statewide importance as delineated by either the City of San Marcos or San Diego County General Plans. There are no known mineral resources on the project site. Therefore, the proposed project would not impact mineral resources. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Mitigation Measures

None required.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the less-than-significant impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to mineral resources.

4.12 Noise

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Noise. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	IS/MND Analysis: pp. 64 to 69	Less Than Significant	No	No	No Change
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	IS/MND Analysis: pp. 69 to 70	Less Than Significant	No	No	No Change
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	IS/MND Analysis: pp. 70 to 73	Less Than Significant	No	No	No Change
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above	IS/MND Analysis: pp. 73 to 75	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New or Substantially More Severe Significant Impacts?	Any Substantially Important New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
levels existing without the project?					
e. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	IS/MND Analysis: pp.75	No Impact	No	No	No Change
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	IS/MND Analysis: pp.75	No Impact	No	No	No Change

4.12.1 Discussion

The conversion of 13,500 s.f. of ground floor retail storefronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to noise compared to what was previously evaluated in Chapter IV-XII, Noise of the Davia Village IS/MND. The project site has been fully developed with The Marc San Marcos multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The IS/MND evaluated full buildout of the project site, and the current proposal would not change the project footprint nor impact the requirements of the Specific Plan or other project entitlements. This change does not constitute a change in circumstances regarding noise.

The project includes a Specific Plan Amendment and Conditional Use Permit to convert 13,500 s.f. of ground floor retail to 10 residential apartment flats. The project would still be consistent with the General Plan Land Use and Zoning (SPA) for the site. As discussed in more detail in Section 4.16, the proposed project would result in 2,608 average daily trips, which is 279 fewer trips than analyzed in the Davia Village IS/MND. Therefore, the conversion of retail store fronts to apartments would be considered less intense than previously analyzed. The almost 10 percent decrease in vehicle trips

would result in a corresponding decrease in vehicle noise. Construction activities would be minimal since the site has already been built out.

A noise impact analysis was prepared in March 2025 by LDN Consulting (Appendix C) to determine the estimated exterior and interior noise levels within the residential units. Per the Davia Village IS/MND, the primary source of noise impacts to the project is vehicular noise from Armorlite Drive and Bingham Drive . Based on future traffic projections along the roadways, portions of the site were projected to experience unmitigated exterior noise levels at the proposed exterior open space areas of 64 dBA CNEL. Since the 2013 noise analysis prepared for the Davia Village IS/MND, current traffic projections have been compared to the traffic volumes used in the 2013 noise assessment to determine If the anticipated noise levels at the project site have changed. According to the 2025 noise report, future year (2035) traffic along Armorlite Drive is expected to have 8,100 ADT and future year traffic along Bingham Drive is expected to have 1,000 ADT, which is lower than the traffic projections used in the 2013 noise assessment. Therefore, the anticipated noise levels would be less than 64 dBA CNEL at the proposed exterior open space areas. However, to be conservative, a worst-case building façade noise level of 64 dBA CNEL was utilized for all units to determine interior noise.

Interior Noise

The City of San Marcos as part of its noise guidelines states, consistent with Title 24 of the California Code of Regulations (CCR), a project is required to perform an interior assessment on the portions of a project site where building façade noise levels are above the normally compatible noise level in order to ensure that acceptable interior noise levels can be achieved. For noise sensitive residential land uses, the City has adopted an exterior noise level goal of 65 dBA CNEL for the outdoor living areas and requires an interior noise level of less than 45 dBA CNEL.

To meet the 45 dBA CNEL interior noise standard, an overall minimum interior noise level reduction of 19 dBA CNEL is needed for the proposed project buildings having a direct line of sight to the adjacent roadway. Therefore, a closed window and door condition is required to reduce interior noise levels to comply with CCR Title 24 and City of San Marcos requirements. The windows-closed condition does not require the windows to be non-operable but does require that mechanical ventilation be installed to move air within the structure and control temperatures when the windows are closed. The existing building already incorporates an HVAC system with mechanical ventilation.

In summary, the 2025 LDN noise report found that exterior noise levels would be less than 65 dBA CNEL and the interior noise levels will be at or below 45 dBA CNEL. No new exterior or interior noise impacts would occur as a result of the conversion of 13,500 s.f. of ground floor retail to 10 residential apartment flats. The project would continue to be required to comply with all applicable noise ordinance regulations.

Mitigation Measures

None required.

The Davia Village IS/MND included the following design considerations, which were implemented during construction of The Marc project. The required final noise assessment referenced below is included as Appendix C and is summarized in the analysis above.

- All construction equipment shall be properly fitted with mufflers.

- A final noise assessment is required prior to the issuance of the first building permit for first, second and third floors of the lots along Armorlite Drive and Bingham Drive since the building facades are above 60 dBA CNEL. This final report would identify the interior noise requirements based upon architectural and building plans to meet the City's established interior noise limit of 45 dBA CNEL.

Conclusion

The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to noise.

4.13 Population and Housing

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Population and Housing. Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	IS/MND Analysis: pp. 75 to 76	Less Than Significant	No	No	No Change
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	IS/MND Analysis: PP-76	No Impact	No	No	No Change
c. Displace substantial numbers of people, necessitating the construction of	IS/MND Analysis: pp.76	No Impact	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
replacement housing elsewhere?					

4.13.1 Discussion

The conversion of 13,500 s.f. of ground floor retail storefronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to air quality compared to that was previously evaluated in in Chapter IV- XIII, Population and Housing, of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The Davia Village IS/MND estimated that the construction of 416 apartments would result in approximately 1,256 new residents. Additionally, the Davia Village IS/MND assumed the improvements necessary to support this amount of density, including necessary water/sewer lines, roadways, SR-78 ramps, and the SPRINTER rail station. The 2018 Addendum removed Condition O which placed an occupancy cap of 885 residents on the project. The Addendum noted that the population estimates used in the IS/MND were low and based on a household size of 3.05 residents per household, the Marc project would more likely result in 1,269 residents (2018 Addendum pp 4-29). These changes do not constitute a change in circumstances regarding population and housing.

The project proposes the conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats. The original 416 apartments and leasing office would remain. Using the current City of San Marcos's population rate of 3.1 persons per household (SANDAG 2022), the conversion of retail store fronts to 10 residential flats would result in an additional 31 residents. This represents a 2.5 percent increase in population above what was evaluated in the IS/MND (2.4% increase compared to the population numbers estimated in the 2018 Addendum). The creation of 10 residential flats would not induce substantial population growth in the area nor would it require additional or expanded infrastructure to support the increase. The project would not displace existing housing or people. Therefore, while a minor increase related to population and housing would occur, the increase would not result in a new or substantially more severe impacts to population and housing.

Mitigation Measures

None required.

Conclusion

As described above, the certified Davia Village IS/MND evaluated the environmental impacts associated with the construction of 416 dwelling units and the proposed project would add ten additional units yielding approximately 31 more residents. This nominal increase in population and

dwelling units resulting from the conversion of 13,500 s.f. of ground floor retail storefronts to 10 residential apartment flats would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to population and housing.

4.14 Public Services

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Public Services.					
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any public services:					
a. Fire protection?	IS/MND Analysis: pp. 76 to 77	Less Than Significant	No	Yes	No Change
b. Police protection?	IS/MND Analysis: PP-77	Less Than Significant	No	Yes	No Change
c. Schools?	IS/MND Analysis: pp. 77 to 78	Less Than Significant	No	Yes	No Change
d. Parks?	IS/MND Analysis: pp.78	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
e. Other public facilities?	IS/MND Analysis: pp.78	Less Than Significant	No	No	No Change

4.14.1 Discussion

The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to public services compared to what was previously evaluated in Chapter IV-XIV, Public Services of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. This change does not constitute a change in circumstances regarding public services.

As evaluated in the Davia Village IS/MND, development of The Marc project increased demand for public services, including fire, police, schools, and parks, that was offset through the payment of development fees. The proposed conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartments would further incrementally increase demand on public services from the addition of 31 residents. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification.

Fire and Police

The San Marcos Fire Department has reviewed the proposed project and did not identify any significant impacts associated with servicing the additional 31 residents. Additionally, the project falls within the boundary of Community Facilities District (CFD) 2001-01 (Fire). Participation in CFD 2001-01 (Fire) would offset the project's increase in demand for fire services as it contributes funds toward the enhancement of fire stations, training facilities, dispatch center, communication systems and equipment. Thus, while the additional residents would place an increased demand on fire protection, the proposed project would not result in the need for new or expanded fire facilities and would not result in a significant impact on the environment.

Police

The MARC site is already developed and is being served by the San Diego County Sheriff's Department. The conversion of uses from commercial to residential would not result in a significant increase in demand of Sheriff resources. The project falls within the boundary of CFD 98-01 IA1 (Police). Participation in CFD 98-01 IA1 (Police) would offset the project's increase in demand for police services as it contributes funds towards police facilities, communication systems, equipment and

services. The proposed project would not result in the need for new or expanded fire or police facilities and would not have a significant impact on the environment.

Schools

As evaluated in the Davia Village IS/MND, development of the 416 apartments was estimated to result in 143 students (0.3433 students/unit). Using the same generation rate, the additional 10 apartments would generate 3 additional students. Based upon current SMUSD boundaries, students living in the Marc San Marcos development attend La Mirada Academy (TK-8) and San Marcos High School. The project applicant would be required to pay school mitigation fees pursuant to California Education Code Section 17620 et seq. and Government Code Sections 65995(h) and 65996(b) in effect at the time of building permit issuance. Current Level II school fees are $5.17/s.f. for residential development (SMUSD 2025). Payment of these fees would assist in funding SMUSD's long-range plans. Senate Bill (SB) 50 states that the fees imposed by school districts shall constitute the exclusive method of considering and mitigating impacts on school facilities caused by a development project. Such payment shall provide "full and complete mitigation of the impacts of any legislative or adjudicative act… on the provision of adequate school facilities" (Govern Code Section 65995(h)). As such, with contribution of required development fees, the proposed project's impact to schools would be less than significant.

Parks

The Davia Village IS/MND identified less than significant impacts to parks due to the provision of both private amenities for future residents and public amenities available for use by future residents and the greater community. These amenities have already been constructed. The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would generate an additional 31 residents, which would increase demand on existing recreational facilities. The project includes private enlarged patio space for the 10 apartments. While there would be an incremental increase in demand for existing park facilities, this minor increase would not increase the use of existing recreational facilities such that substantial physical deterioration would occur. No new recreational facilities would need to be constructed or expanded, which could have significant impacts on the environment.

Other Facilities

The Davia Village IS/MND concluded that the development would not have an impact on any other public facilities. While the proposed project's increase in residents may increase demand on libraries, the incremental increase on library facilities would not result in the need for new or expanded library facilities, which could have a significant impact on the environment. Therefore, the proposed project would not have a significant impact to other facilities.

Mitigation Measures

No mitigation measures required.

The Davia Village IS/MND included the following design considerations, which were implemented during construction of The Marc project.

- Roadways servicing the project shall have a minimum improved paved width of 24 feet with an additional 8 feet to each side for parking. Any other roadway features such as cul-de-sacs and gates must meet the design criteria for the San Marcos Fire Department.

- Any automatic gates are required to have a Knox rapid entry system and emergency vehicle strobe detector.

- Fire hydrants with an adequate water supply must be installed at locations approved by the San Marcos Fire Department. Hydrant spacing shall be 300 feet part for multi-family areas. For single-family areas, hydrants shall be spaced 600 feet apart.

- Residential structures shall be outfitted with fire sprinklers per California Building Code 2010 edition and City Ordinance.

Conclusion

As described above, the proposed project would result in an incremental increase in demand for public services as a result of the conversion of 13,500s.f. of retail to 10 residential apartment flats. However, this nominal increase in demand would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the Davia Village IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to public services.

4.15 Recreation

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Recreation.					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	IS/MND Analysis: pp.79	Less Than Significant	No	No	No Change
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an	IS/MND Analysis: pp.79	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
adverse physical effect on the environment?					

4.15.1 Discussion

The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to recreation compared to what was previously evaluated in Chapter IV-XV, Recreation of the Davia Village IS/MND. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals, including the 60,000 s.f. public recreational space (Innovation Park), with recreational amenities, passive green spaces, and private amenity space. Innovation Park is located at 1151 Armorlite Drive (northwest corner of The Marc project site) and includes a dog park, permanent restrooms, pickleball court, picnic tables and play equipment. This change does not constitute a change in circumstances regarding recreation.

The project proposes an additional 10 residential apartment flats which would yield an additional 31 residents and an incremental demand on recreational uses. However, this minor increase would not increase the use of existing recreational facilities such that substantial physical deterioration would occur. Beyond the expanded patio space along Armorlite Drive, the project would not require construction or expansion of recreational facilities. Therefore, while an incremental increase in demand for recreational facilities would occur, the increase would not result in a new or substantially more severe impacts to recreation. Additionally, the project applicant would be required to pay park fees as required by City Ordinance 88-799 (SMMC, Chapter 20.12, Growth Management) to offset any increase in demand on parks.

Mitigation Measures

None required.

Conclusion

As described above, the proposed project would result in an incremental increase in demand for recreational uses as a result of an additional 10 residential apartment flats. However, this nominal increase in demand would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the Davia Village IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid and approval of the project would not result in new or substantially more severe impacts to recreation.

4.16 Transportation / Traffic

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Transportation/ Traffic. Would the project:					
a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersection?	IS/MND Analysis: pp.80-92	Less than Significant with Mitigation Incorporated	No	No	No Change
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	IS/MND Analysis: pp.92-101	Less than Significant	No	No	No Change
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	IS/MND Analysis: pp.101	No Impact	No	No	No Change
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	IS/MND Analysis: pp.101	Less than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
e. Result in inadequate emergency access?	IS/MND Analysis: pp.101	Less than Significant	No	No	No Change
f. Result in inadequate parking capacity?	IS/MND Analysis: pp.101 to 102	Less than Significant	N/A	N/A	No Change
g. Conflict with adopted policies, plans or programs supporting alternative transportation?	IS/MND Analysis: pp.101 to 103	No Impact	No	No	No Change

4.16.1 Discussion

Since the certification of the 2014 Davia Village IS/MND and the 2018 Addendum, new policies, laws, and regulations have been enacted with regard to the evaluation of project-related transportation impacts. The following discussion provides a summary of the changes to the regulatory environment.

San Marcos Transportation Demand Management (TDM) Ordinance and Policy

To implement the City's Climate Action Plan measures and to reduce traffic impacts from development projects, the City of San Marcos adopted a TDM Ordinance and Policy in December 2023. The TDM Ordinance and Policy will be applicable to any development project that is not exempt from CEQA requirements and would result in emission of more than 500 metric tons of carbon dioxide ($MTCO_2$) per year. Projects that are subject to this Ordinance shall submit a project specific TDM Plan for the City's review and approval with the entitlement application to show compliance with the TDM Policy and Ordinance. As discussed in more detail in Section 4.7 Greenhouse Gas Emissions, in accordance with the City's CAP screening criteria, the proposed project would generate less than 500 $MTCO_2e$ per year, resulting in less than significant GHG impacts. Therefore, the TDM ordinance and policy would not apply to the proposed project.

SB 743, CEQA Guidelines Update

In December 2018, the California Natural Resources Agency certified and adopted the CEQA Guidelines update package, which included Guidelines for the Implementation of CEQA. As a result, the California Governor's Office of Planning and Research (OPR) updated and released the Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) in December 2018.

According to the updated guidelines, lead agencies had until July 1, 2020 to comply with the updated CEQA revision. The City of San Marcos has adopted Vehicle Miles Traveled (VMT) thresholds as part of their Transportation Impact Analysis Guidelines (City of San Marcos 2020).

While VMT is the preferred quantitative metric for assessing potentially significant transportation impacts under CEQA, it should be noted that SB 743 does not prevent a city or county from using metrics such as LOS as part of the application of local general plan policies, municipal and zoning codes, conditions of approval, or any other planning requirements through a city's planning approval process; cities can still ensure adequate operation of the transportation system in terms of transportation congestion measures related to vehicular delay and roadway capacity. As such, the City can continue to require congestion-related transportation analysis and mitigation projects through planning approval processes outside CEQA.

City of San Marcos Transportation Impact Analysis Guidelines

The City of San Marcos approved *Transportation Impact Analysis Guidelines* (TIAG) on November 16, 2020 (City of San Marcos 2020b). The TIAG provide screening criteria for determining whether a land development project should conduct a VMT analysis. These thresholds are based on the project's consistency with the General Plan, estimated daily trips, project location, and other project characteristics. A VMT analysis applies to all land development projects except for those that meet at least one of the screening criteria.

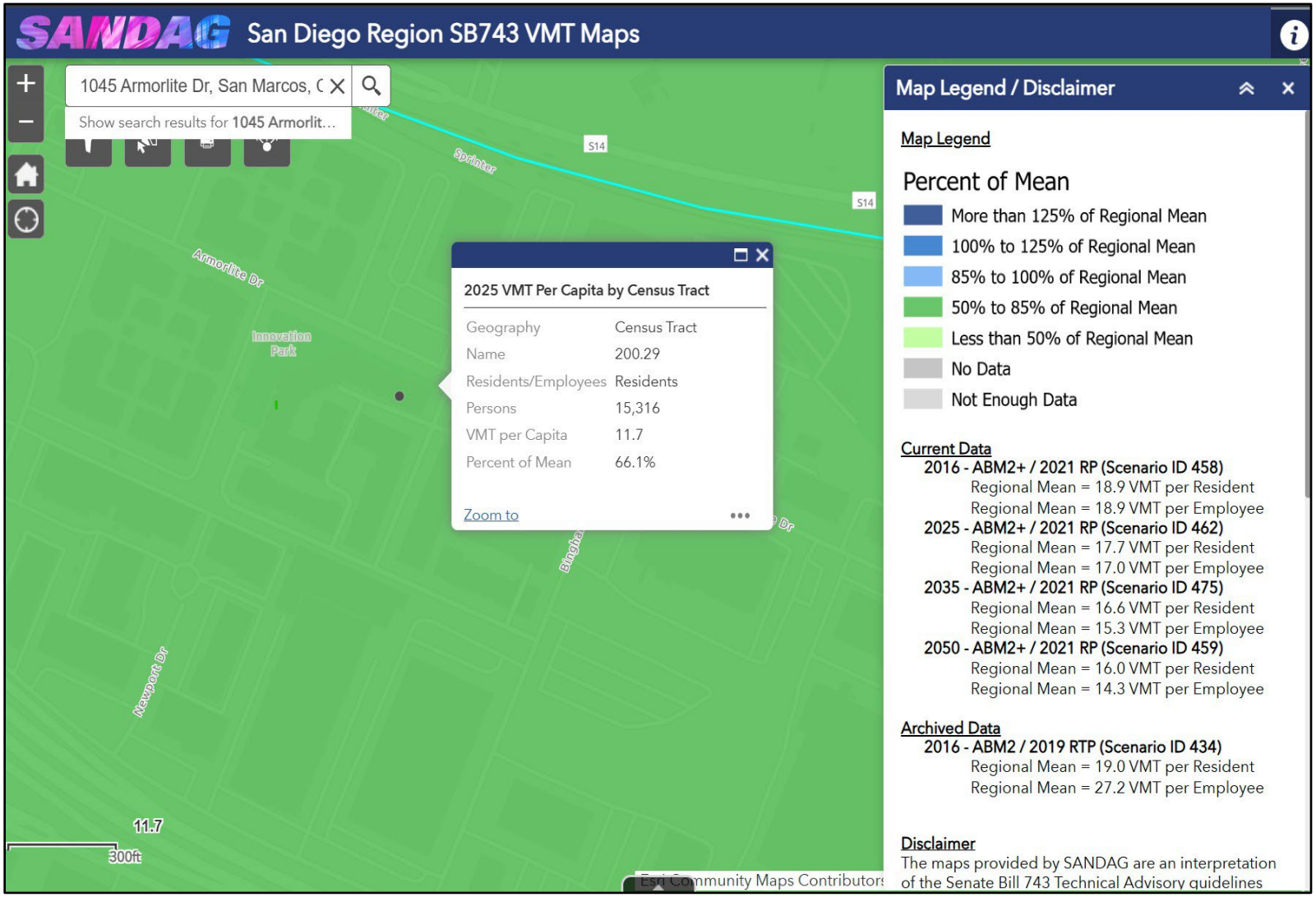
VMT

Section 15064.3(b) of the CEQA Guidelines provide criteria for analyzing transportation impacts. At the Time the 2014 Davia Village IS/MND was certified and 2018 Addendum adopted, CEQA Guidelines Section 15064.3 was not in effect. The TIAG (City of San Marcos 2020b) provides several screening approaches to identify when a project should be expected to cause a less-than-significant impact related to VMT. The City of San Marcos TIAG suggest that a detailed transportation VMT analysis applies to all land development projects, except those that meet at least one of the screening criteria. The relevant screening criterion for the proposed project is described below:

- **Map-Based Screening for (Projects Located in VMT Efficient Areas)** – Residential and employment projects that are proposed in areas that generate VMT below adopted City thresholds can be presumed to have a less-than-significant transportation impact and would not require a detailed VMT analysis. This determination must be made using SANDAG's online residential and employment VMT maps for existing year or model baseline year VMT (whichever is available at the time analysis is being conducted), which show census tracts in the city where the VMT is below the regional average.

Per the City's TIAG, a VMT analysis is not required as the project is located in a VMT efficient area (residential projects proposed in census tracts with residential VMT per capita below the City's threshold of exceeding 85 percent of the SANDAG regional average) based on the applicable location-based screening map produced by SANDAG. Using the SANDAG screening map for residential projects under per capita measurements (**Figure 3**) the project is located in census tract 200.29 and would be expected to generate 11.7 VMT/capita. This equates to 66.1% of the regional average VMT/capita. Therefore, based on the City's TIAG, a VMT analysis is not required as the project is located in a VMT efficient area and VMT impacts are presumed to be less than significant.

Figure 3. SANDAG VMT Screening Maps



Parking

Since approval of the project, the CEQA Appendix G Checklist was modified to remove the consideration of parking impacts as an environmental impact. According to the project plans (Appendix A), the approved 2014 project required 671 parking spaces and converting 13,500s.f. of retail store fronts to 10 residential apartment flats reduces that requirement to 650 spaces. The developed project site already provides 723 parking spaces including a combination of garage spaces, open spaces, and street parking. Parking spaces serving the converted retail uses shall be reallocated to the additional residential units, in accordance with the bedroom parking ratios in Table 2-3 of the Specific Plan. No additional parking is required, as the existing retail parking supply exceeds the residential parking demand. Therefore, sufficient parking exists to accommodate the proposed project.

Trip Generation

The proposed conversion of approximately 12,000 s.f. of retail store fronts to 10 residential apartment flats would not result in an increase to trip generation beyond that which was evaluated in the IS/MND as shown below in **Table 1**, This is because retail uses generate higher average daily trips than apartment uses do. The IS/MND assumed 2,887 trips for buildout of the approved project in 2014 (including 416 apartments and 15,000 s.f. of retail). The proposed project's conversion of retail store fronts to apartments (resulting in a total of 426 apartments and approximately 3,000 s.f. of retail) would yield 2,608 trips, which is 279 trips less than what was analyzed in the IS/MND.

Impact Summary

Although the regulatory environment has changed since the certification of the Davia Village IS/MND as identified above, the TDM Ordinance and Policy would not apply to the proposed project and due to the project's location within a VMT efficient area, the proposed project would have less than significant VMT impacts. The project site also provides sufficient parking to accommodate the proposed project. Therefore, the conversion of 13,500 s.f. of retail uses to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to transportation/traffic compared to what was previously evaluated in Chapter IV- XVI, Transportation/Traffic of the Davia Village IS/MND.

The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The conversion of 13,500s.f. of ground floor retail store fronts to 10 residential apartment flats would not substantially alter the project's existing site design and circulation network resulting in an increase in hazards, nor would it impede emergency access or access to public transportation, pedestrian and bicycle paths. The proposed project would decrease the number of trips generated by the project site and the trip distribution and assignment would remain consistent with the analysis in the Davia Village IS/MND. No new circumstances or project changes have occurred, nor has any new information been found requiring new analysis or verification Thus, the proposed project would not result in any new or more severe traffic impacts than were previously evaluated in Chapter IV- XVI, Transportation/Traffic of the Davia Village IS/MND.

Mitigation Measures TR-1 through TR-3 (see below) were included as part of the certified Davia Village IS/MND and were implemented during construction of The Marc project.

Table 1. Trip Generation for 2014 IS/MND Compared to Proposed Project

Land Use	Unit	Daily (Per unit)	AM Peak			PM Peak		
			Total	In	Out	Total	In	Out
Apartment	DU	6	8%	20%	80%	9%	70%	30%
Specialty Retail	TSF	40	3%	60%	40%	9%	50%	50%
Active Park	Acre	50	13%	50%	50%	9%	50%	50%
Forecast Project Generated Trips from 2014 IS/MND								
Land Use	**Size**	**Unit**	**Daily Trips**	**AM Peak**			**PM Peak**	
				Total	**In**	**Out**	**Total**	**In**	**Out**
Apartment	416	DU	2,496	200	40	160	225	157	67
Specialty Retail	15	TSF	600	18	11	7	54	27	27
Active Park	1.38	Acre	69	9	5	4	6	3	3
Subtotal			**3,165**	227	56	171	285	187	97
10% Mixed-Use Reduction			-120	-4	-2	-1	-11	-5	-5
5% Transit Reduction			-158	-11	-3	-9	-14	-9	-5
Net Project Trips (2014 IS/MND)			**2,887**	212	51	161	260	173	87
Proposed Project (Conversion of 13,500s.f. of Retail to 10 Apartments)								
Land Use	**Size**	**Unit**	**Daily Trips**	**AM Peak**			**PM Peak**	
				Total	**In**	**Out**	**Total**	**In**	**Out**
Apartment	426	DU	2,556	205	41	164	230	161	69
Specialty Retail	3	TSF	120	4	2	2	11	6	5
Active Park	1.38	Acre	69	9	5	4	6	3	3
Subtotal			**2,745**	218	48	170	247	170	78
5% Transit Reduction			-137	-11	-2	-9	-12	-8	-4
Net Project Trips (Proposed Project)			**2,608**	207	46	162	235	161	74
Change in trips from 2014 IS/MND to Proposed Project			**-279**	-5	-5	+1	-25	-12	-13

Source: SANDAG (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region (April 2002); Davia Village Specific Plan IS/MND (2014, pp 81).

Mitigation Measures

The following mitigation measures were referenced in the IS/MND analysis and were implemented with the construction of the previously approved The Marc project:

- Mitigation Measure TR-1: For the cumulative impact in Existing Plus Cumulative Condition at Grand Avenue/ SR-78 EB Ramps - Via Vera Cruz the following improvements are required:
    - Construct a dedicated right-turn lane at the southbound (off-ramp) approach of the intersection.
    - Convert existing shared through/right-turn lane to a shared left turn/ through lane.
    - Modify signal phasing to install a right-turn overlap phase at the southbound approach of intersection.

The project's fair share contribution to Mitigation Measure TR-1 is 10.8 percent.

- Mitigation Measure TR-2: For the cumulative impact in the 2035 Horizon Year Condition at Los Posas Road/SR-78 WB ramps the following improvement is required:
    - Construct a dedicated right-turn lane at the westbound (off-ramp) approach of the intersection. This improvement can be constructed within the Caltrans right-of-way.

The project's fair share contribution to Mitigation Measure TR-2 is 12.1 percent.

- Mitigation Measure TR-3: For the cumulative impact in the 2035 Horizon Year at Grand Avenue/ SR-78 Eastbound Ramps-Via Vera Cruz the following improvements are required:
    - Construct a dedicated right-turn lane at the southbound (off-ramp) approach of the intersection.
    - Convert existing shared through/right-turn lane to a shared left turn/ through lane.
    - Modify signal phasing to install a right-turn overlap phase at the southbound approach of intersection.

The project's fair share contribution to Mitigation Measure TR-3 is 10.8 percent.

The Davia Village IS/MND included the following design considerations, which were implemented with the construction of the previously approved Marc project.

- Access to the northerly project driveway on Bingham Drive will be restricted to right-turn in/right-turn out only.
- Implementation of a Parking Management Plan.

The Davia Village Specific Plan IS/MND concluded that impacts to level of service on all facilities would be reduced to a less than significant with implementation of the recommended mitigation.

Conclusion

As described above, the proposed project would result in a reduction in total vehicle trips as a result of the conversion of 13,500 s.f. of retail store fronts to 10 residential apartment flats. No new impacts related to site design, VMT or parking would occur. Therefore, the proposed project would not involve

new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid and approval of the project would not result in new or substantially more severe impacts to transportation.

4.17 Utilities and Service Systems

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
Utilities and Service Systems. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	IS/MND Analysis: pp. 103	Less Than Significant	No	No	No Change
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	IS/MND Analysis: pp. 103 to 105	Less Than Significant	No	No	No Change
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	IS/MND Analysis: pp. 105	Less Than Significant	No	No	No Change
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	IS/MND Analysis: pp. 105	Less Than Significant	No	No	No Change
e. Result in a determination by the wastewater	IS/MND Analysis:	Less Than Significant	No	No	No Change

Environmental Issue Area	Where Topic Was Analyzed in the Davia Village IS/MND	Davia Village IS/MND Impact Conclusion	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Would the Project Result in New Significant Impacts or Changes to Previous Impact Conclusion?
treatment provider which serves or may serve the project that has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	pp. 106				
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	IS/ND Analysis: pp. 106	Less Than Significant	No	No	No Change
g. Comply with federal, state, and local statutes and regulations related to solid waste?	IS/MND Analysis: pp. 106 to 107	Less Than Significant	No	No	No Change
h. Create demand for natural gas, electricity, telephone, and other utility services that cannot be met?	Not analyzed in IS/MND	Less Than Significant	NA	NA	No Change
i. Result in inefficient wasteful, and unnecessary consumption of energy?	Not analyzed in IS/MND	No Impact	NA	NA	No Change

4.17.1 Discussion

The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not result in a change in the environmental or regulatory setting related to utilities and service systems compared to what was previously evaluated in Chapter IV-XVI, Utilities and Service Systems of the Davia Village IS/MND. Since certification of the 2014 Davia Village IS/MND and 2018 Addendum, there have been additional regulatory requirements related to increasing energy efficiency, water conservation, and recycling and landfill diversion. The project site has been fully developed with The Marc multi-family apartments and ground floor retail store fronts pursuant to the 2014 project approvals. The improvement in regulatory standards and development of the site would not constitute a change in circumstances regarding utilities and service systems.

Water and Wastewater

The Vallecitos Water District (VWD) provides the water and sewer service for the project site and confirmed it has adequate capacity to continue to serve the site with the conversion of store fronts into apartments. VWD conducted a Water and Sewer Study in 2013 for buildout of the project site. The water demand for the approved project analyzed in the Davia Village IS/MND was projected to be 80,211 gallons-per-day (gpd), which was based upon the acreages of individual land uses proposed for the site. Using the same generation rates, the conversion of 13,500 s.f. of ground floor retail to 10 residential apartment flats would result in a 2 percent increase in water demand (1,580 gpd), because residential uses have a higher water demand than retail uses. The project applicant would pay applicable Water Capital Facility Fees to VWD per Water Capital Facility Ordinance #175. These fees would be used toward future capital improvements identified in VWD's master plan and would offset the incremental increase in water demand. The proposed project would not require the construction of new or expanded water facilities, the construction of which could cause significant environmental effects.

Similarly, the Davia Village IS/MND projected wastewater flows of 70,353 gpd based upon the acreages of individual land uses proposed for the site Using the same generation rates, the conversion of 13,500 s.f. of ground floor retail to 10 residential apartment flats would result in a 2 percent increase in wastewater flows (1,464 gpd) because residential uses have a higher sewer demand than retail uses. The project applicant would pay applicable Wastewater Capital Facility Fees to VWD per Wastewater Capital Facility Ordinance #176. These fees would be used toward future capital improvements identified in VWD's master plan and would offset the incremental increase in water demand. The proposed project would not require the construction of new or expanded wastewater facilities, the construction of which could cause significant environmental effects.

Solid Waste

The Davia Village IS/MND analyzed solid waste impacts related to the previously approved project and determined project demand (without considering any waste diversion through recycling) would be 219 tons per year based on the total number of residential dwelling units and commercial retail space that was proposed. Using the same generation rates, the conversion of 13,500 s.f. of ground floor retail to 10 residential apartment flats would result in an 11 percent decrease in solid waste generation (24 tons). There have been additional regulatory requirements related to increasing recycling and landfill diversion; thus, the actual amount of solid waste to be generated by the project would be less. Therefore, there would be sufficient permitted landfill capacity to accommodate the proposed project. Additionally, the project would comply with current federal, state, and local statutes and regulations related to solid waste, including proper handling of construction and demolition debris.

Storm Drainage

As discussed in more detail in Section 4.9 Hydrology and Water Quality, no substantial changes would occur related to site drainage, hydrology, or stormwater runoff as a result of the proposed project. Any project site modification would be required to adhere to the City's Best Management Practices (BMP) Design Manual (City of San Marcos 2023). The proposed project would not exceed wastewater treatment requirements, or require the construction of new or expanded storm water drainage facilities, the construction of which could cause significant environmental effects?

Other Services

The 2018 Addendum briefly addressed the project effects on other utility services and concluded there would be no impact. The Marc San Marcos development is already being served electricity, natural gas, telecommunications and other utility services by San Diego Gas & Electric (SDG&E) and local providers. The conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats would not significantly increase demand for these services or require construction or expansion of infrastructure currently serving the site. There would be minimal construction needed for the conversion of store fronts to apartments and the project's adherence to the most recent building code and green building standards would ensure the proposed project would not result in inefficient, wasteful, and unnecessary consumption of energy.

Mitigation Measures

No mitigation measures required.

The Davia Village IS/MND included the following design considerations, which have already been implemented.

- Payment of Water Capital Facility Fees per Vallecitos Water District Ordinance no. 175.
- Payment of Wastewater Capital Facility Fees per Vallecitos Water District Ordinance no. 176.
- Payment of Wastewater Density Impact Fees per Vallecitos Water District Ordinance No. 177.
- Upsize 1,195 feet of wastewater pipeline from 8-inch to 10-inch diameter within Armorlite Drive and Bingham Drive.
- Upsize 652 feet of wastewater pipeline from 8-inch to 12-inch diameter within Bingham Drive.

Conclusion

As described above, the proposed project would result in an incremental increase in demand for water and wastewater services as a result of the conversion of 13,500 s.f. of retail to 10 residential apartment flats. However, this nominal increase in demand would be offset through the payment of Water and Wastewater Capital Facility Fees. Solid waste generation would decrease, and the project would not significantly impact storm drainage facilities or increase demand for other services systems. Therefore, the proposed project would not involve new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the Davia Village IS/MND. Therefore, the "less-than-significant" impact conclusions of the Davia Village IS/MND remain valid, and approval of the project would not result in new or substantially more severe impacts to utilities and service systems.

CUMULATIVE IMPACTS DISCUSSION

The Davia Village Specific Plan IS/MND was completed in 2014 and evaluated potential cumulative impacts related to traffic, air quality, greenhouse gas emissions, and noise. The IS/MND determined the project would not have any cumulative impacts related to air quality, greenhouse gas emissions, and noise. The project contributed to a cumulative traffic impact in the Existing Plus Project and 2035 time frame. Mitigation measures MM-TR-1, MM-TR-2 and MM-TR-3, now implemented, were identified

to reduce the impact to below a level of significance. The project was required to pay a fair share for improvements to reduce the impacts to below a level of significance.

All other impacts were determined to be site-specific (e.g., cultural resources and hazards/hazardous materials) and not cumulatively significant. Therefore, the project was determined not to meet this Mandatory Finding of Significance and impacts are less than significant with the incorporation of mitigation.

As discussed throughout this document, the conversion of 13,500 s.f. of ground floor retail store fronts to 10 residential apartment flats conversion of store fronts to apartments is considered to be less intensive in terms of air quality, GHGs, and traffic compared to what was previously analyzed in the Davia Village IS/MND. Therefore, the proposed project would not result in new circumstances, new information, significant environmental effects, or a substantial increase in the severity of previously identified significant effects which were evaluated in the IS/MND.

5.0 List of Preparers and Persons Consulted

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ATTACHMENT G

RETAIL CONVERSION LAND USE

MARKET ANALYSIS

Retail Conversion Land Use and Market Analysis

THE MARC

MARCH 2025

PREPPARED BY: CCI | 160 INDUSTRIAL ST. STE 200 SAN MARCOS, CA 92078

The MARC retail conversion Land Use Analysis and Market Analysis

Project Description

The Marc project, APN 219-163-48 is a proposed conversion of exiting vacant retail space to residential apartments within the Davia Village Specific Plan area, which is fully built out. The project is Located north of Highway 78 on Armorlite Drive. The project is within the Davia Village Specific Plan Area which is situated in north San Marcos and close to a major transit hub in San Marcos. It is also located on a segment of Armorlite Drive already developed with complete street improvements that include a protected bicycle lane and pedestrian walkway on Armorlite Drive, which provides a safe and easy connection to high quality transit. The site also provides freeway access and is close to major San Marcos thoroughfares. The site is close to educational, office, retail, residential and industrial uses, making it an ideal location for infill development. The conversion would allow the Marc management team to convert approximately 10,000 square feet of vacant commercial/retail space to residential apartments with approval of a Conditional Use Permit (CUP). The CUP allows the residential use to occupy the retail space on a "temporary" basis until a time when the retail space is viable which could then be converted back to retail. Ten new dwelling units may range in size from a minimum of approximately 1,085 square feet to up to 1,530 square feet. There will be a mix of 1BR/1BA units and 2BR/2BA units with a loft, which equates to approximately 13,540 square feet of residential living space. Each dwelling unit will include private open space in the form of an outdoor patio.

Regional Connectivity

The Marc retail conversion project is in the Davia Village Specific Plan Area which is situated in the north central portion of the City of San Marcos, in an area defined as the Business/Industrial District by the City's General Plan. Regionally, the Specific Plan area is located approximately 1,000 feet north of Highway 78 and approximately 5 miles from Interstate 15.

Other uses near the Specific Plan area include retail and P-I uses to the west, Palomar College resides north of the project site, and mixed-uses are located immediately adjacent to the project's east and south boundary.

The Specific Plan Area is considered a Transit Oriented District because it's located within a half mile of a major transit station, provides pedestrian connectivity to sidewalks and bicycle facilities, and reduces parking and reliance on vehicle trips and promotes alternative modes of transportation. The Palomar College Transit Center is located approximately 400 feet from the Specific Plan area and consists of a bus depot on the north side of West Mission Road, near the main entrance to Palomar College, and a SPRINTER rail station on the south side of West Mission Road. Rail service and bus transit service offered at the Transit Center provide local and regional connections to schools, employment centers, 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.

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 (TOD) Strategy as well as SANDAG's TOD growth models for 2035 and 2050, which encourage denser development along future expanded transit corridors.

Land Use and Zoning Analysis

The mixed residential/retail uses proposed in the Davia Village Specific Plan represent compatible land uses with the existing surrounding development along Armorlite Drive. The Specific Plan Area is comprised of high-density mixed-use residential apartments and commercial-retail development. The added density from the Armorlite Lofts project should help contribute to the eventual sustainability of retail uses in the corridor, however, until such time as retail uses can sustain themselves, the project proposes amending the Specific Plan to allow for temporary residential use of the retail spaces via a Conditional Use Permit (CUP). The proposed CUP for conversion to residential units at the Marc will only help to increase the area's density in a way that could support retail use. Without additional residential units to increase density, there will not be enough foot traffic in the area to support commercial business and retail shopping now or in the future. The flexibility of the Specific Plan accounts for the necessity of these site adjustments to address current conditions. The temporary nature of the CUP allows for conversion back to retail if demand requires it. Lastly, the proximity to a major transit hub makes the location ideal for an increased residential density reducing reliance on single-use vehicle trips by promoting use of the Sprinter rail line and Breeze bus service located immediately north of the project area.

Taking into consideration the elements mentioned earlier in this paragraph, the project is better suited as residential use until densities in the area can sustain enough foot traffic to make retail viable. The proposed project area is a compatible land use for the site and is consistent with the Goals and Policies of the City of San Marcos General Plan Land Use Element also noted in the Land Use Compliance Table in this document as well as SANDAG's long-term transit development strategy, SANDAG's Regional Transit Oriented Development (TOD) Strategy, and SANDAG's TOD growth models for 2035 and 2050 encouraging dense development along future transit corridors.

Surrounding Land Uses and Site Characteristics

The Marc is a 416-unit, multi-family-retail, mixed-use development within the Davia Village Specific Plan Area and includes a total density of 35.8 du/acre. and includes six (6) buildings with site parking, landscaping, retail square footage, and a public park. There is currently a similar mix of fully developed residential/mixed uses, or development plans for future residential/mixed use projects in the immediate vicinity of the project site, which will help facilitate future retail viability in the community. Two other neighboring developments, the Palomar Station Specific Plan Area, which is fully built out and the Armorlite Lofts Specific Plan Area, which is currently in the entitlement process, are similarly situated.

Palomar Station is a 370-unit, multi-family development at 25.8 du/ac. Like The Marc, Palomar Station previously intended to use 13 ground-level units as retail on site. The development has since converted those 13 retail units into residential dwelling units or common area recreational amenity space. That conversion to residential use increased the number of dwelling units to 383 with an approximate density of 26.7 du/ac. And the still in-development Armorlite Lofts project will be a 165-unit multifamily complex at 67.6 du/ac, 7 of which are affordable units. The conversion of retail to residential units has been successfully demonstrated by the Palomar Station Specific Plan. Other existing uses located to the east along Armorlite Drive include light industrial suites, warehouse space, and institutional uses. It is possible many of these properties will redevelop to higher density residential or mixed-use projects in the future due to the proximity and access to the Palomar College Transit station, which includes a large bus depot as well as a Sprinter light rail stop.

Viability of Site as Commercial Retail

Development of the site as a commercial development remains unviable and presents certain economic and land use challenges. Property ownership has been unable to secure representation from various commercial brokerage firms because of the leasing challenges they see which are discussed below. Brokers identified two key factors necessary for the retail component to function. To support retail along Armorlite Drive the single biggest factor would be to significantly increase density which generates more foot traffic, and/or significantly increase parking in and around the retail spaces along Armorlite Drive. A study produced by the Local Government Commission *(Preuss, 2003)* cited higher density neighborhoods and developments are better able to sustain a larger range of commercial uses and conversely, lower density neighborhoods could only support limited retail uses at much lower square footage totals. These factors are important, because many of the mixed-use developments along Armorlite Drive are within a half mile of the Palomar Station transit center. The transit center is considered a major transit hub within San Marcos and a core feature of transit-oriented multi-family or mixed-use developments like the Marc, in which the development included implementation of a Climate Action Plan (CAP). Project design measure #4 of the CAP requires development within that half mile zone to reduce the total required parking spaces by 27%, thereby reducing reliance on vehicle trips by promoting transit use. Although the development of the Marc predated the update to the City's Transit Demand Management Plan and predates implementation of the CAP, the overall retail parking for the site was reduced based on the provision of on street parking on Armorlite Drive. Unfortunately, the results of the implementation of that measure have resulted in a lack of public parking that is critical to the support of successful retail developments. As noted in the Land Use and Zoning Analysis section of this document, the added density from the Armorlite Lofts project may help contribute to the eventual sustainability of retail uses in the corridor, but it will likely take more of the older parcels along Armorlite Drive converting to mixed use or multi-family developments to truly sustain a viable retail component along the corridor. As discussed previously, the neighboring development Palomar Station had to convert their ground-level retail units to residential units because they could not attract retail tenants due to the lack of parking afforded to customers and the lack of density and foot traffic driving customers to shopping. Potential tenants are not interested in submitting letters of intent for leasing the vacant retail space as it is clear there will not

be enough parking to accommodate both residents and commercial visitors to the site. On average, approximately one letter of intent is received by ownership from potential tenants per year. There has consistently been 10,000 SF of unused retail space on site over the past seven years. Another example of this is the Karl Strauss lot on Las Posas Road. The lot was originally owned and developed by Palomar Station. The City of San Marcos gave the developers a window of time in which they were required to obtain a commercial user for the site as part of Palomar Station's mixed-use development plans. If they could not obtain a commercial user, ownership of the lot would be transferred to the City of San Marcos. The developers were never able to attract a commercial user, and ownership was lost to the City. The City sold the lot for a small fee to a commercial user, Karl Strauss. Karl Strauss was never able to drive enough commercial traffic to the lot, despite ample parking. Thus, the venture was not a success, and lot ownership has been returned to the City to ultimately be developed into a fire station – a non-commercial use. Commercial use has consistently failed in this area. And, demand for additional housing will only increase as more people work and shop from home. Conversion of this space to residential dwelling units will better serve current and future residents of the City of San Marcos now and in the years to come.

Housing

Many cities across California are facing critical shortages in housing inventory for current and future residents, including the City of San Marcos. The City of San Marcos General Plan Housing Element's goals and policies reflect a desire by the city to facilitate housing development to address the challenges of low inventory. The proposed CUP to accommodate additional housing on site will help support the city's goals. Increasing this sought-after housing product is in line with housing directives promoted by the State as well as the City of San Marcos. The conversion from retail/mixed use to residential through the conditional use permit process will allow the city to support a future conversion back to retail if community demand for such uses increases, while allowing the city to support the community's current needs related to critical housing deficits across our state. The CUP facilitates a temporary use of the space as residential apartments, which could be reverted in the future if residential densities increase in the area which may lead to market conditions capable of supporting retail space in the immediate area.

Public Benefits

A total of seven public benefits have been identified and included in the following discussion:

1. Creation of 10 additional workforce housing units to San Marcos.
2. Activates the vacant storefronts and improves the street scene along Armorlite Drive.
3. Inclusion of transit-oriented design elements. The project is located within a half mile of a major transit station and would allow new residents to utilize pedestrian connectivity to sidewalks, bicycle facilities, and bike infrastructure, which would reduce the need for additional parking and reliance on vehicle trips and promote alternative modes of transportation thereby reducing the project's GHG emissions.

4. The project area is located within the SM-3 Mixed Use Transit Corridor as identified in the San Diego Association of Government's (SANDAG) Smart Growth Concept Map for North County. That SANDAG designation along with the proposed location and type of development would make the project a transit-oriented development. The project area is located within half a mile of a major transit station, provides pedestrian connectivity to sidewalks, bicycle facilities, and reduces parking and reliance on vehicle trips and promotes alternative modes of transportation. The proximity to transit and bicycle/pedestrian facilities also makes this a rare low Vehicle Miles Traveled (VMT) area within the City of San Marcos. These factors result in a unique project that is less reliant on vehicle transportation by promoting alternative transportation, which is a regional SANDAG goal, a goal for the City of San Marcos and an extremely rare project that can claim compliance with almost all state, regional, and local transit-oriented development goals.
5. Provides improved compatibility with the adjacent land uses. The conversion to residential use is similar to the existing developments in the immediate vicinity of the project.
6. Provides desperately needed housing for current and future residents of San Marcos.

Infrastructure and Community Services

The project is a conversion in use of existing square footage currently part of the Davia Village Specific Plan Area, and has already either constructed or contributed the required infrastructure funds to offset potential impacts to the City of San Marcos facilities and services. The project paid the following fees to the city to offset impacts to infrastructure and community services:

- Schools within San Marcos Unified School District where school age children will attend.
- Parks, recreation, and open space impacts.
- Library services.
- Fire services.
- Police protection, and
- Solid waste disposal.

In the case of Parks, recreation, open space, police, and fire services, the project has previously paid its share of Public Facility Fees at the time of building permit issuance, to offset any potential project impacts. The project will pay the in-lieu affordable housing fee.

Infrastructure to the site is fully constructed and includes water and sewer services, gas and electric service, stormwater facilities, and telecommunications services. Other than interior building and construction improvements, no additional infrastructure improvements are anticipated to convert the units to residential use.

Conclusions

Considering the factors analyzed herein, the proposed project would be a superior alternative to allowing the 10,000 SF of retail space included in the Davia Village Specific Plan Area to remain vacant . Approval of a Conditional Use Permit would allow for residential users to occupy the vacant space on a temporary

basis while also increasing the workforce housing within the Davia Village Specific Plan Area. Additionally, the site's proximity to transit and transportation opportunities lends itself to residential uses, transit-oriented development, and is well-suited to provide the type of residential development identified in SANDAG's Regional Transit Oriented Development Strategy by facilitating residential growth near employment and transit opportunities. The project is a viable alternative to the existing zoning and will also immediately contribute valuable workforce housing units to the housing stock of San Marcos, whereas leaving the spaces as vacant retail may yield little prospects for growth due to market conditions. Residential use of the site provides consistent style development with other existing developments along Armorlite Drive, thereby contributing to the residential density which, if residential development continues along Armorlite Drive, may later produce enough foot traffic to sustain commercial retail uses along the corridor. Therefore, processing a Conditional Use Permit to temporarily allow a retail to residential conversion would be an appropriate transition of uses as well as the best transition of land use for the prospective project site.

Appendix A General Plan Land Use Consistency Table

Goal	*Goal Description*	*Hallmark Barham Specific Plan Consistency*
Land Use Element		
LU-1 ***Achieve a balanced and compatible mix of land uses.***	*Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community.*	***The Marc retail conversion project is consistent with Goal LU-1.*** *The Marc retail conversion project proposes to convert approximately 10,000 sf of existing long-term vacant retail space to residential uses via a CUP. This change meets the present need for housing units during the ongoing housing crisis, while still allowing flexibility for future conversion back to retail square footage should market forces strengthen retail viability in the area. That conversion can happen if residential densities develop to a point where retail spaces become self-sustaining*
LU-2 ***High quality and sustainable development.***	*Promote development standards and land use patterns that encourage long-term environmental sustainability.*	***The Marc retail conversion project is consistent with Goal LU-2.*** *The Marc retail conversion project respects the long-term environmental sustainability goals of state, local, and city planning guidelines and standards. The project is less than a half mile from a Breeze bus station and Sprinter train station as well as the Inland Rail Trail, making it a walkable community. The project location near transit and transportation is consistent with SANDAG goals for Regional Transit Oriented Development. The project will incorporate all the current required California sustainability requirements.*
LU-3 ***Community Connections.***	*Develop land use patterns that are compatible with and support a variety of mobility opportunities and choices.*	***The Marc retail conversion project is consistent with Goal LU-3.*** *The Marc retail conversion project contributes to this goal by providing a transit, pedestrian and bike friendly project less than half mile from a Breeze bus station and Sprinter trains station. Additionally, the Inland Rail Trail promotes alternative transportation to the site. The project location near transit and transportation is consistent with SANDAG goals for Regional Transit Oriented Development.*
LU-4 ***Education Hub.***	*Promote San Marcos as the educational center of North County while creating a greater synergy between the business community and its academic institutions.*	***The Marc retail conversion project is consistent with Goal LU-4.*** *Implementation of the Marc retail conversion project would complement the LU-4 Goal by creating a development with easy access and close to Palomar Community College and transit accessible to California State University San Marcos.*
LU-5 ***A city of distinct and memorable places.***	*Promote community design that produces a distinctive, high- quality built environment with forms and character that create memorable places and enrich community life.*	***The Marc retail conversion project is consistent with Goal LU-5.*** *The Marc retail conversion project will provide architecture, design, and built forms consistent with the existing building design and will retain the commercial/retail building elements to allow the building to be easily converted back to retail should future conditions allow for sustainable retail markets. Therefore, the Project is consistent with LU-5.*

LU-6 ***Economic Strength and Stability***	*Maintain a supportive business climate and a healthy, sustainable economy to retain and attract high quality businesses and create additional employment opportunities.*	***The Marc retail conversion project is consistent with Goal LU-6.*** *The project proposes temporarily converting approximately 10,000 sf of existing retail space into 10 residential dwelling units. Retail space in the building has bene chronically unused and underutilized at the property which is surrounded by other mixed-use developments facing the same commercial retail market constraints. Conversion of the retail is consistent with other developments nearby which have undergone similar conversions. Additional residential units along the corridor will help contribute to retail economic sustainability.*
LU-7 ***Growth Management and Adequate Provision of Urban Services.***	*Direct and sustain growth and expansion in areas of San Marcos that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.*	***The Marc retail conversion project is consistent with Goal LU-7.*** *The project is situated less than half a mile from a Breeze Bus terminal and Sprinter transit station. The project location near transit and transportation closely mimics SANDAG goals for Regional Transit Oriented Development and would embody the intent of those goals providing an ideal location for a residential project to facilitate alternative modes of transportation.*
LU-8 ***Growth Management and Adequate Provision of Urban Services.***	*Ensure that existing and future development is adequately serviced by infrastructure and public services.*	***The Marc retail conversion project is consistent with Goal LU-8.*** *The project is located on Armorlite Drive which is a fully constructed complete street inclusive of existing water, sewer, and stormwater facilities as well as electrical infrastructure. The project only requires internal building permits to modify or connect to existing utilities and services.*
LU-11 ***Growth Management and Adequate Provision of Urban Services.***	*Ensure all residents have access to high-quality education.*	***The Marc retail conversion project is consistent with Goal LU-11.*** *The Project is an existing building which paid Public Facility Fees and school fees prior to issuance of building permits.*

References

Preuss, A. K. (2003). Creating Great Neighborhoods: Density In Your Community. *Local Government Commission in Cooperation with the Environmental Protection Agency.*

ATTACHMENT E

PROJECT PLANS

APPROVED
Signed_____Date_____

SHEET INDEX

A-0	COVER SHEET
A-01.1	SITE PLAN
A-1	BUILDING PLAN
A-2	ROW PLAN
A-3	LANDSCAPE PLAN
A-4	ELEVATIONS / PERSPECTIVES
A-5	UNIT PLANS
A-6	UNIT PLANS
A-7	UNIT PLANS

SAN MARCOS, CA

MARC APARTMENTS

JULY 25, 2025

SCALE:

COVER SHEET

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-0

Stamped & Approved Set Received 10/28/15

PROJECT AREA

ARMORLITE DRIVE

BINGHAM DRIVE

STC 30

LEASING CENTER

BUILDING 6

GATE, SEE LANDSCAPE

TRASH

ENTRY 6A

ENTRY 6B

ENTRY 5

BUILDING 5

GARAGE 6-B

GARAGE 6-A

GARAGE 5

BUILDING 4

POOL

GARAGE 4

FITNESS W

T.E.

ENTRY 1

ENTRY 3

BUILDING 1

GARAGE 1-A

LOUNGE

MAINT. SUPPLY

FITNESS E

GARAGE 3

BUILDING 3

GARAGE 1-B

GARAGE 1-C

BUILDING 2

GARAGE 2

ENTRY 2

R.O.W. SETBACK LINE

10' - 0" SETBACK MIN.

FIREWALL

TRANSFORMER TYP.

10' - 2" SETBACK

PROPERTY LINE 952.35'

PROPERTY LINE 531.50'

LIMIT OF WORK

STOP

N

SITE PLAN | 1" = 30'-0" | 1

PROJECT SUMMARY

THE EXISTING DAVIA VILLAGE 11.79 ACRE SITE IS A MIXED USE DEVELOPMENT COMPRISED OF A MIX OF RETAIL AND RESIDENTIAL UNITS.
THE EXISTING APARTMENT PROJECT CONSISTS OF 416 RESIDENTIAL UNITS TO REMAIN. THE EXISTING RETAIL SPACE WILL BE CONVERTED TO (10) RESIDENTIAL UNITS.

UNIT SUMMARY

EXISTING			
51	UNIT A	1BD/1BA	650SF
39	UNIT AL	2BD/2.5BA	1155SF
152	UNIT B	1BD/1BA	749 SF
6	UNIT C	1BD/1BA	924 SF
6	UNIT CL-L	2BD/2BA	1412 SF
12	UNIT CLDA	2BD/2BA	1357 SF
98	UNIT D	2BD/2BA	974 SF
31	UNIT E	2BD/2BA	1053 SF
5	UNIT EL	2BD/2BA	1320 SF
12	UNIT F	3BD/2BA	1250 SF
2	UNIT G	1BD/1BA	805SF
2	UNIT GL	2BD LOFT	1110 SF
416 TOTAL UNITS			

PROPOSED			
1	PLAN 1	1BD+LOFT/1BA	1085 SF
1	PLAN 2	2BD/2BA	1230 SF
2	PLAN 3	1BD+LOFT/1BA	1330 SF
1	PLAN 4	1BD+LOFT/1BA	1335 SF
1	PLAN 5	1BD+LOFT/1BA	1355 SF
2	PLAN 6	1BD+LOFT/1BA	1425 SF
1	PLAN 7	1BD+LOFT/1BA	1455 SF
1	PLAN 8	2BD/2BA	1530 SF
10 TOTAL UNITS			
426 TOTAL UNITS			

APPROVED PARKING SUMMARY

REQUIRED PARKING		
RESIDENTIAL		
EXISTING		
211 1BD X 1.25	264	
193 2BD X 1.75	338	
12 3BD X 2.0	24	
TOTAL RES	626	
RETAIL		
15,229 SF (3/1,000 SF)	45	
TOTAL REQUIRED	671	

PROVIDED PARKING	
RESIDENTIAL	
GARAGE	**417**
OPEN	**227**
TOTAL RES	**643**
RETAIL	
STREET	**68**
OPEN	**11**
TOTAL PROVIDED	**723**

PROPOSED PARKING SUMMARY

REQUIRED PARKING		
RESIDENTIAL		
EXISTING		
211 1BD X 1.25	264	
193 2BD X 1.75	338	
12 3BD X 2.0	24	
SUBTOTAL	626	
PROPOSED		
8 1BD X 1.75	10	
2 2BD X 1.75	4	
SUBTOTAL	14	
TOTAL RES	640	
RETAIL		
3,225 SF (3/1,000 SF)	10	
TOTAL REQUIRED	650	

PROVIDED PARKING	
RESIDENTIAL	
GARAGE	**417**
OPEN	**227**
TOTAL RES	**643**
RETAIL	
STREET	**68**
OPEN	**11**
TOTAL PROVIDED	**723**

LEGEND

✱ LOCATION OF PROPOSED 14 SPACES

SITE PLAN NOTES

SITE INFORMATION:
SITE AREA: 11.79 ACRE
ZONE: **DAVIA VILLAGE SPECIFIC PLAN AREA-SPA**
DENSITY: 35.2 DU/ACRE
FAR: 1.49

GENERAL NOTES:
1. FOR RESIDENCE COUNT AND MIX REFERENCE SEE SHEET GEN-3
2. FOR PARKING COUNT AND PARKING RATIOS REFERENCE SEE SHEET GEN-3
3. THE SITE PLAN IS PREPARED USING INFORMATION PROVIDED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT. THIS DRAWING IS INTENDED TO ONLY PROVIDE INFORMATION REGARDING ARCHITECTURAL ELEMENTS OF THE BUILDINGS.
4. REFER TO CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL DRAWINGS FOR INFORMATION PERTAINING TO THE DEVELOPMENT OF THE SITE WORK SURROUNDING THE BUILDINGS, THIS WOULD INCLUDE HORIZONTAL AND VERTICAL DIMENSION CONTROL, SETBACKS, GRADING AND EXCAVATION, LANDSCAPING AT GRADE AND THE PODIUM, SITE ACCESSIBILITY AND OTHER SITE DEVELOPMENT INFORMATION.
5. SETBACK AND GENERAL DIMENSIONS INDICATED ARE FOR REFERENCE ONLY. REFER TO CIVIL PLANS FOR PRECISE HORIZONTAL CONTROL INFORMATION.
6. FIRE DEPARTMENT POINTS OF CONNECTION ARE SHOWN FOR REFERENCE ONLY. REFER TO APPROVED FIRE PROTECTION PLANS (DEFERRED SUBMITTAL) FOR DETAILS AND FINAL LOCATIONS.
7. FOR ACOUSTICAL REQUIREMENTS REFER TO SHEET GEN-3 AND ACOUSTICAL REPORT.
8. REFER TO THE PROJECT GEOTECHNICAL REPORT FOR SITE GEOLOGICAL INFORMATION AND REQUIREMENTS.
9. REFER TO DRY UTILITY CONSULTANT DOCUMENTS FOR SD G&E SITE WORK.
10. CIVIL & LANDSCAPE PLANS ARE SUBMITTED UNDER SEPARATE PERMIT.
11. REFER TO EXTERIOR ELEVATION FOR SIGNATE LOCATIONS.

SITE PLAN LEGEND

DENOTES EXTENT OF UNITS REQUIRING WINDOW / DOOR UPGRADES PER ACOUSTICAL REPORT, TYPICAL ALL FLOORS. REFER TO ACOUSTIC REPORT ON SHEET GEN-3

DISABLED ACCESSIBLE ENTRY ROUTE - ACCESSIBLE PATH PROVIDED FROM PUBLIC WAY TO BUILDING ENTRY.
1": 12" MAX. RAMP SLOPE OR ELEVATOR ACCESS PROVIDED.

ACCESSIBLE PATH FROM BUILDING TO PUBLIC WAY

NOTE:
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THEMEANS PF EGRESS IS OCCUPIED.

KEYNOTES

201	CONCRETE WHEEL STOP, TYPICAL AT ALL COVERED PARKING SPACES AND WHERE OTHERWISE INDICATED ON PLANS. REFER TO DETAIL 16/A-62.21
202	CUSTOM STEEL FENCE, SEE LANDSCAPE DWG
203	CUSTOM STEEL GATE,SEE LANDSCAPE DWG
219	IN-LINE REDUCED PRESSURE DETECTOR ASSEMBLY, SEE CIVIL DWG.
220	WATER METER AND BACKFLOW PREVENTER ESSEMBLY, SEE CIVIL DWG.
221	FIRE HYDRANT, SEE CIVIL DWG
222	FIRE DEPARTMENT CONNECTION, SEE CIVIL AND FIRE PROTECTION DRAWINGS
223	GAS METER, SEE PLUMBING DRAWINGS
224	CLASS-I WET STANDPIPE, SEE FIRE PROTECTION DRAWINGS (DEFERRED SUBMITTAL)
225	FIRE HOSE VALVE, SEE FIRE PROTECTION DRAWINGS (DEFERRED SUBMITTAL)
1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS

MARC
SAN MARCOS

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

LICENSED ARCHITECT
JEFFREY A. LASKEY
No. C14641
Ren. 1-31-17
STATE OF CALIFORNIA

REVISIONS

	DESCRIPTION	DATE
A.	ADDENDUM 'A'	6/05/2015
C.	ADDENDUM 'C'	8/07/2015

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-01.1

JOB NO. 1410190
DATE 05/28/2015
SCALE 1" = 30'-0"

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www.mve-architects.com

8/11/2015 3:47:44 PM

ARMORLITE DRIVE

PL

UNIT #1
2BD/2BA
1230 SF

UNIT #2
2BD/2BA
1530 SF

UNIT #3
1BD/1BA
1455 SF

UNIT #4
1BD/1BA
1330 SF

UNIT #5
1BD/1BA
1330 SF

EXISITNG
LEASING

UNIT #6
1BD/1BA
1425 SF

UNIT #7
1BD/1BA
1425 SF

UNIT #8
1BD/1BA
1335 SF

UNIT #9
1BD/1BA
1355 SF

UNIT #10
1BD/1BA
1085 SF

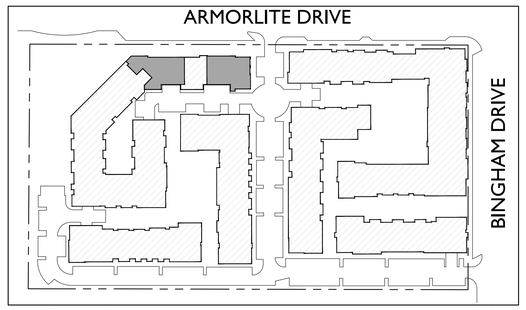
EXISTING
RESIDENTIAL

STAIRS

TRASH

UNIT SUMMARY

UNIT #1	PLAN 2	FLAT	2BD/2BA	1230 SF
UNIT #2	PLAN 8	FLAT+LOFT	2BD/2BA	1530 SF
UNIT #3	PLAN 7	FLAT+LOFT	1BD+LOFT/1BA	1455 SF
UNIT #4	PLAN 3	FLAT+LOFT	1BD+LOFT/1BA	1330 SF
UNIT #5	PLAN 3	FLAT+LOFT	1BD+LOFT/1BA	1330 SF
UNIT #6	PLAN 6	FLAT+LOFT	1BD+LOFT/1BA	1425 SF
UNIT #7	PLAN 6	FLAT+LOFT	1BD+LOFT/1BA	1425 SF
UNIT #8	PLAN 4	FLAT+LOFT	1BD+LOFT/1BA	1335 SF
UNIT #9	PLAN 5	FLAT+LOFT	1BD+LOFT/1BA	1355 SF
UNIT #10	PLAN 1	FLAT+LOFT	1BD+LOFT/1BA	1085 SF



KEY MAP NTS

SAN MARCOS, CA

MARC APARTMENTS

BUILDING COMPOSITE

JULY 25, 2025

SCALE: 0 8 16 24

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-1

ARMORLITE DRIVE

ROW

ROW

ROW

PUBLIC PARK

PL

PL

PL

PL

UNIT #1
2BD/2BA
1230 SF

UNIT #2
2BD/2BA
1530 SF

UNIT #3
1BD/1BA
1455 SF

UNIT #4
1BD/1BA
1330 SF

UNIT #5
1BD/1BA
1330 SF

UNIT #6
1BD/1BA
1425 SF

UNIT #7
1BD/1BA
1425 SF

UNIT #8
1BD/1BA
1335 SF

UNIT #9
1BD/1BA
1355 SF

UNIT #10
1BD/1BA
1085 SF

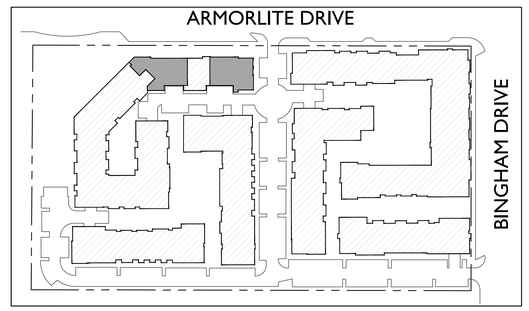
EXISITNG
LEASING

BUILDING FOOTPRINT

EXISTING
RESIDENTIAL

STAIRS

TRASH



KEY MAP NTS

SAN MARCOS, CA

MARC APARTMENTS

ROW PLAN

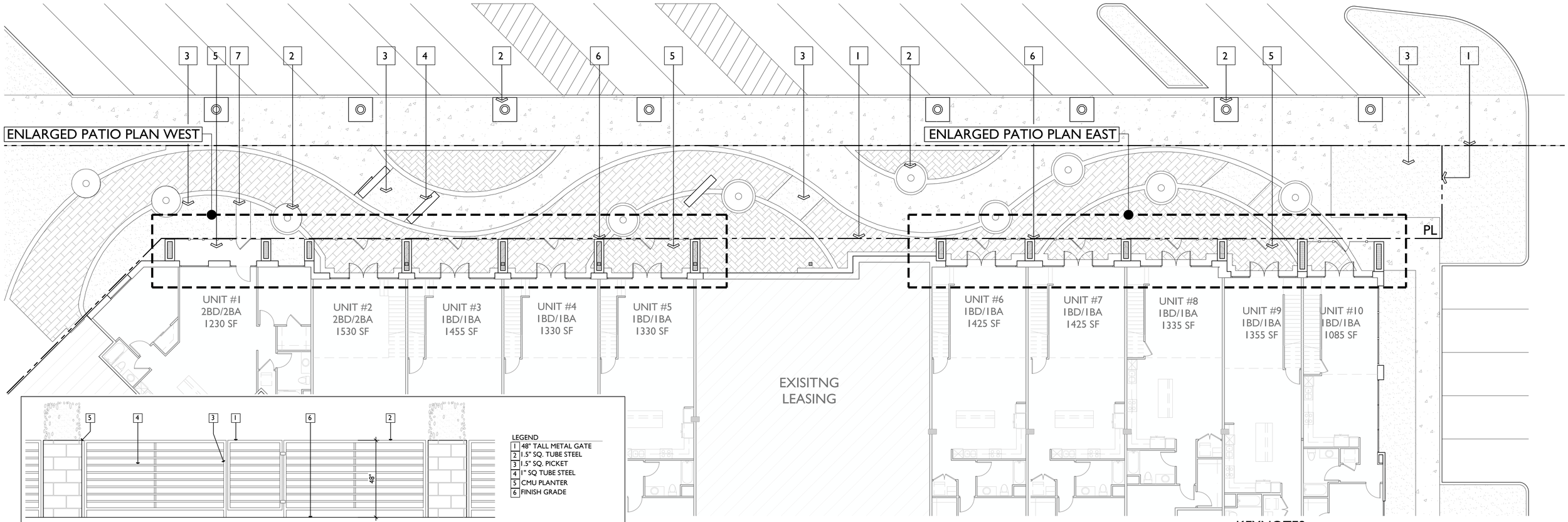
JULY 25, 2025

SCALE: 0 8 16 24

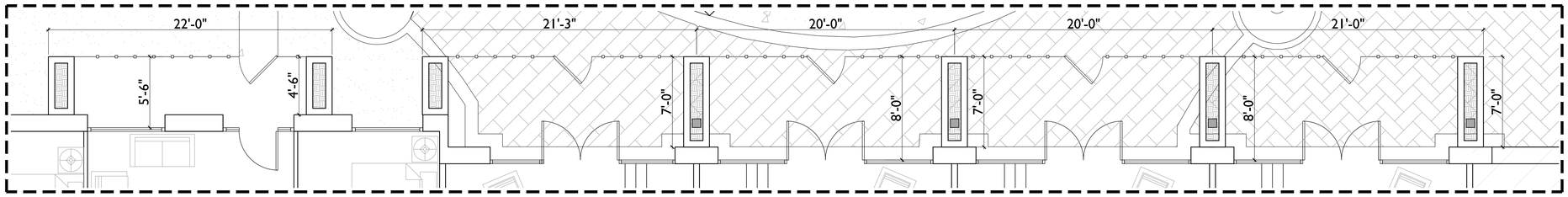
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-2

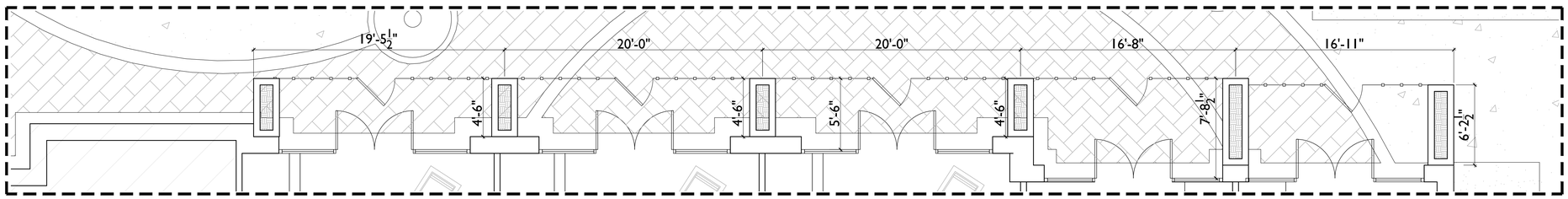
ARMORLITE DRIVE



METAL FENCE AND GATE DETAIL



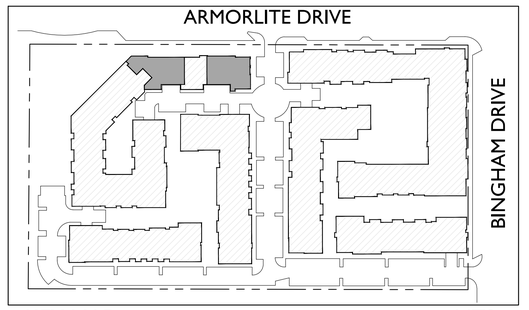
ENLARGED PATIO PLAN WEST
SCALE: 1/4" = 1'



ENLARGED PATIO PLAN EAST
SCALE: 1/4" = 1'

KEYNOTES

1. PROPERTY LINE
2. EXISTING TREE GRATES TO REMAIN, TYPICAL
3. EXISTING PLANTING TO REMAIN, TYPICAL
4. EXISTING BENCHES TO REMAIN, TYPICAL
5. PRIVATE PATIOS, TYPICAL - 48" HIGH METAL FENCING
6. 48" HIGH PLANTER PATIO SEPARATION
7. PROPOSED WALKWAY



KEY MAP NTS

SAN MARCOS, CA

MARC APARTMENTS

LANDSCAPE PLAN

JULY 25, 2025

SCALE: 0 8 16 24

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-3

ELEVATION KEYNOTES

1 EXISTING STOREFRONTS TO REMAIN

2 PRIVATE PATIOS, TYPICAL - 48" HIGH METAL FENCING

3 CMU PLANTER

FRONT ELEVATION - ARMORLITE DRIVE

SAN MARCOS, CA

MARC APARTMENTS

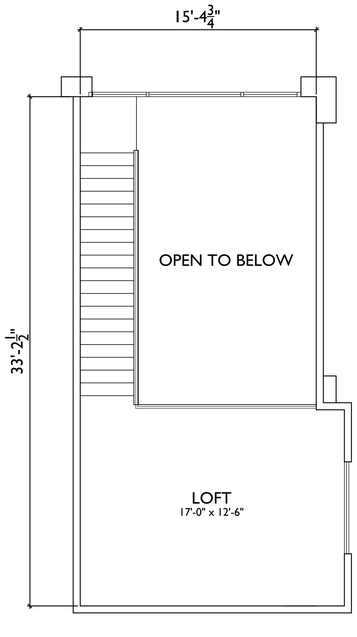
JULY 25, 2025

SCALE: 0 8 16 24

BUILDING ELEVATIONS / PERSPECTIVES

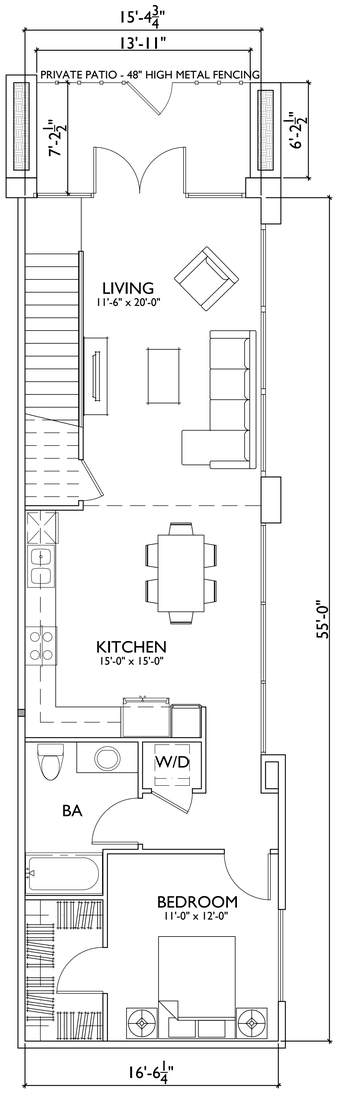
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-4

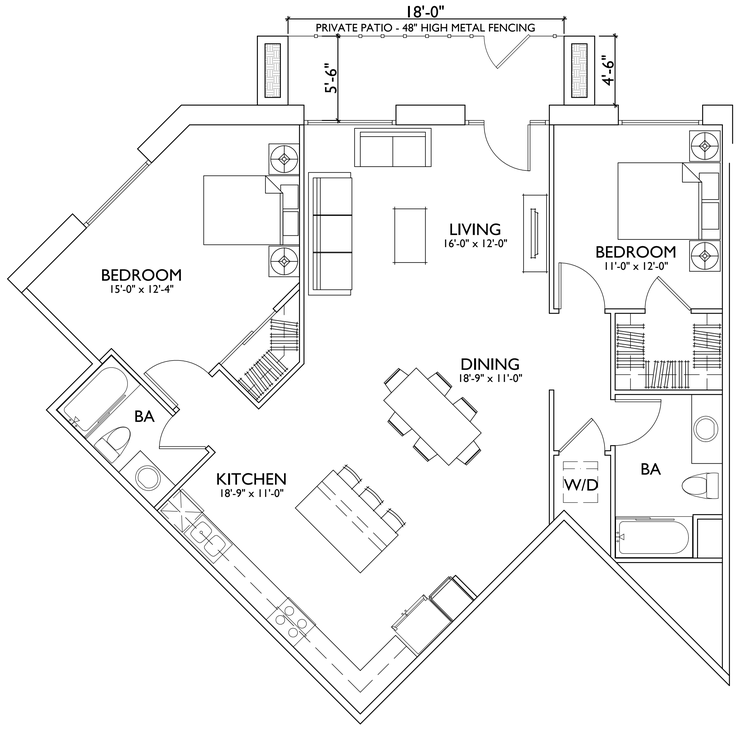


LOFT

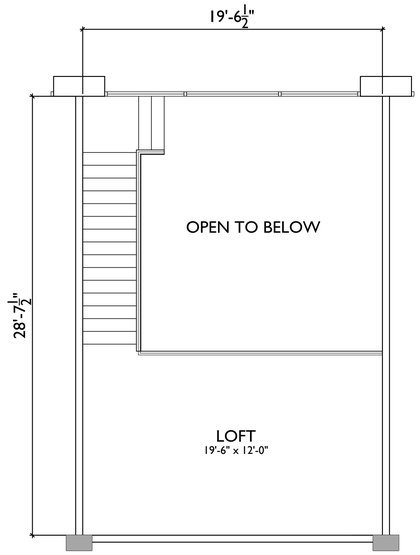
PLAN 1:	1BD+LOFT/1BA
FIRST FLOOR	865 S.F.
LOFT	220 S.F.
TOTAL	1085 S.F.



FIRST FLOOR

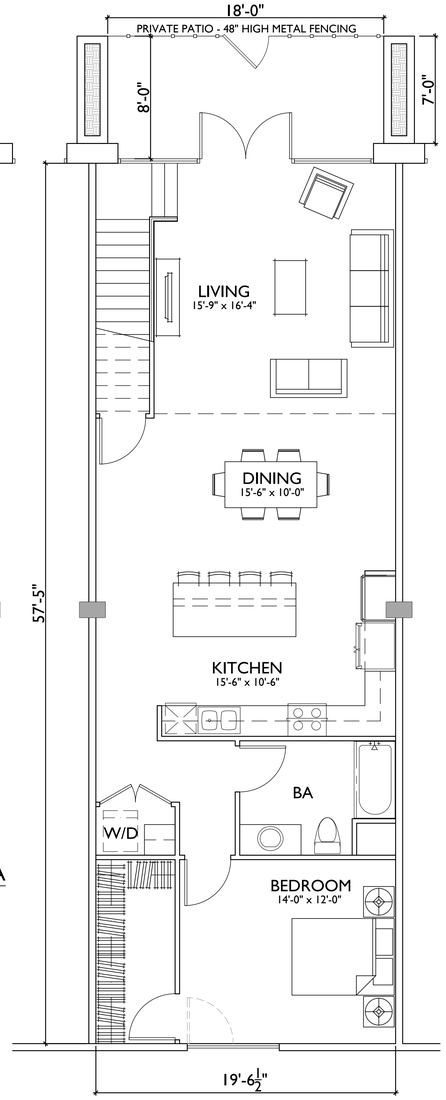


PLAN 2:	2BD/2BA
TOTAL	1230 S.F.



LOFT

PLAN 3:	1BD+LOFT/1BA
FIRST FLOOR	1095 S.F.
LOFT	235 S.F.
TOTAL	1330 S.F.



FIRST FLOOR

SAN MARCOS, CA

MARC APARTMENTS

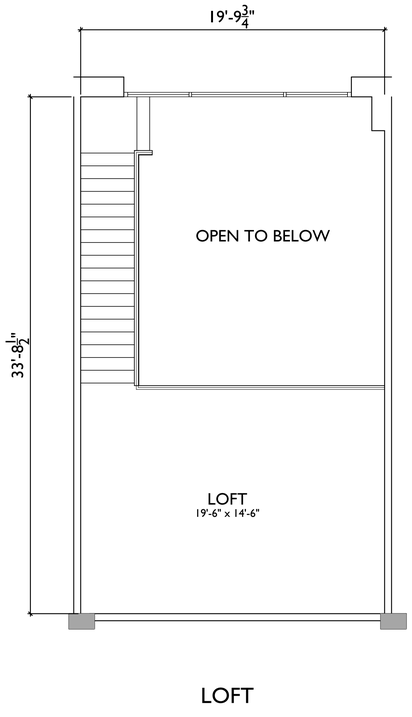
JULY 25, 2025

SCALE: 0 4 8 12

UNIT PLANS

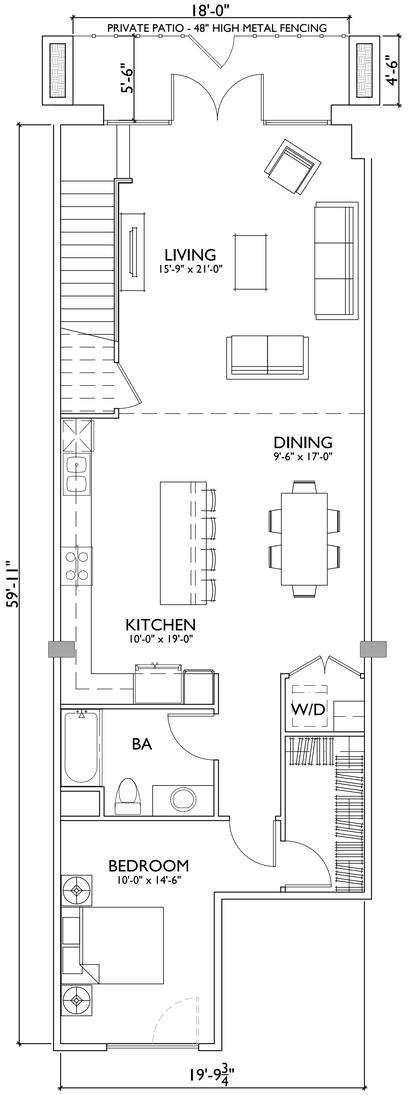
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

281



LOFT

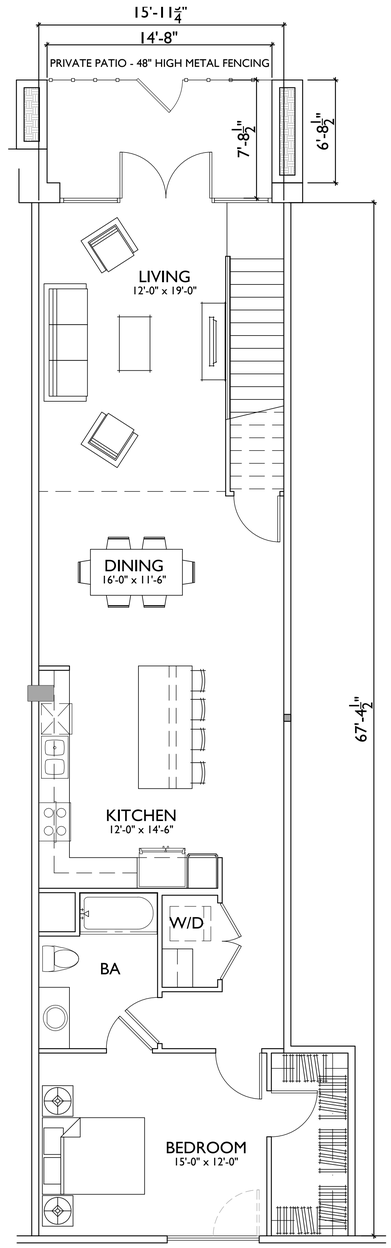
PLAN 4:	1BD+LOFT/1BA
FIRST FLOOR	1085 S.F.
LOFT	250 S.F.
TOTAL	1335 S.F.



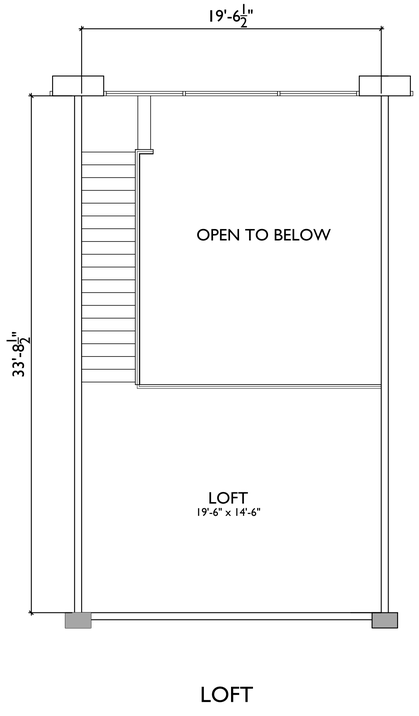
FIRST FLOOR

LOFT

PLAN 5:	1BD+LOFT/1BA
FIRST FLOOR	1125 S.F.
LOFT	230 S.F.
TOTAL	1355 S.F.

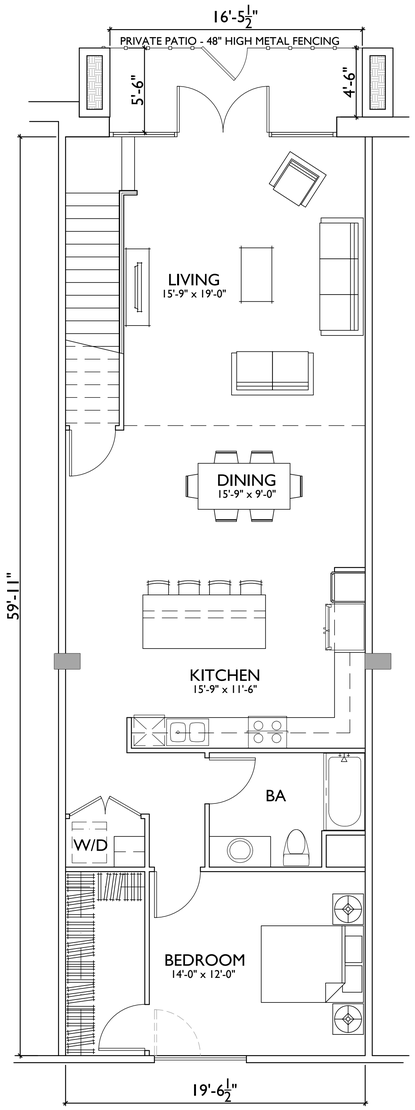


FIRST FLOOR



LOFT

PLAN 6:	1BD+LOFT/1BA
FIRST FLOOR	1135 S.F.
LOFT	290 S.F.
TOTAL	1425 S.F.



FIRST FLOOR

SAN MARCOS, CA

MARC APARTMENTS

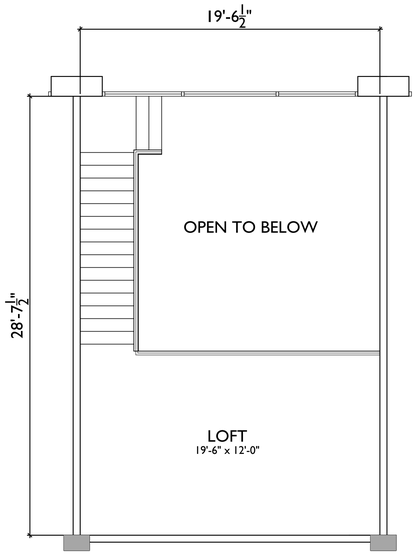
UNIT PLANS

JULY 25, 2025

SCALE: 0 4 8 12

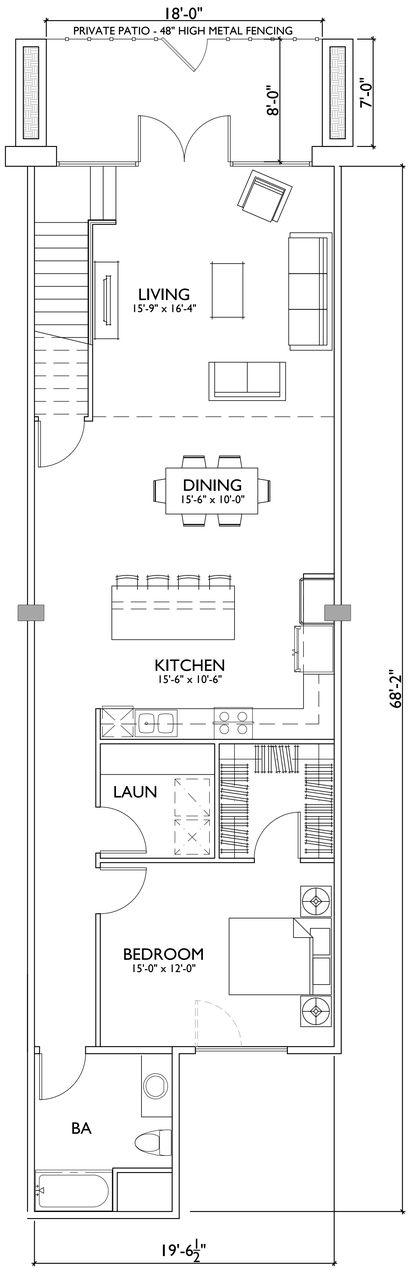
SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198

A-6

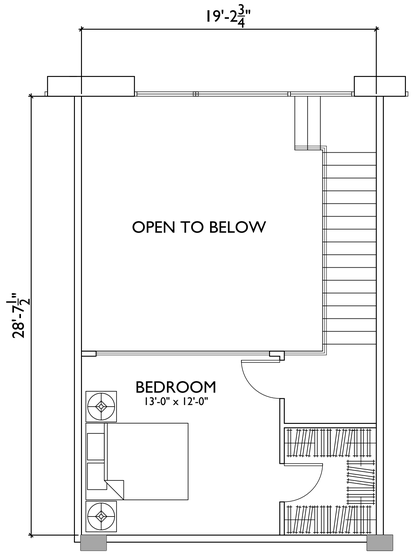


LOFT

PLAN 7:	1BD+LOFT/1BA
FIRST FLOOR	1220 S.F.
LOFT	235 S.F.
TOTAL	1455 S.F.

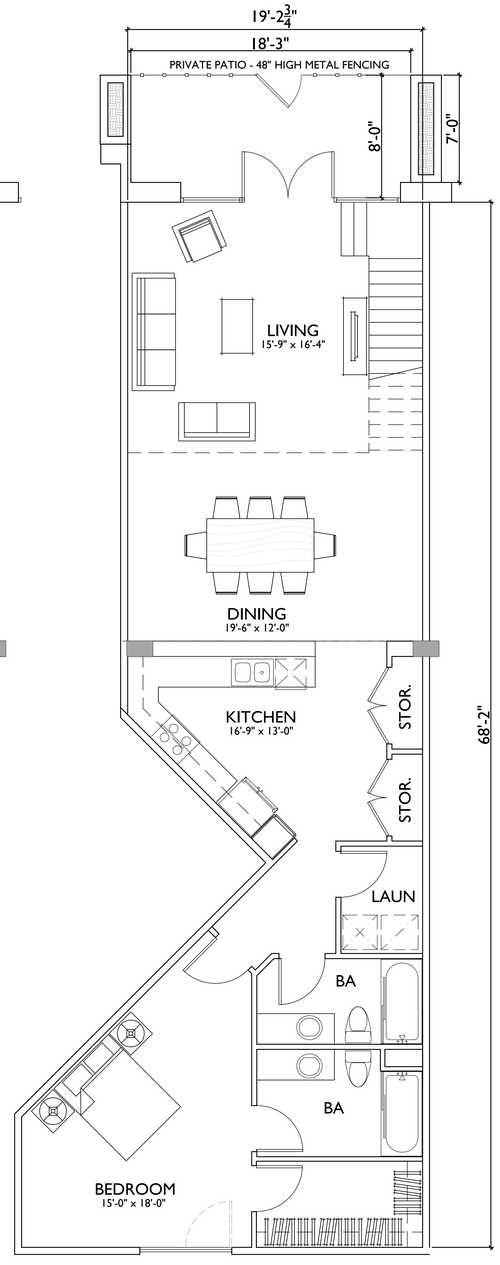


FIRST FLOOR



LOFT

PLAN 8:	2BD/2BA
FIRST FLOOR	1300 S.F.
LOFT	230 S.F.
TOTAL	1530 S.F.



FIRST FLOOR

SAN MARCOS, CA

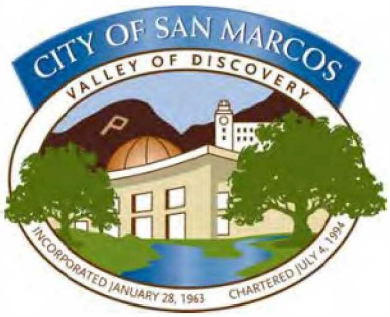
MARC APARTMENTS

UNIT PLANS

JULY 25, 2025

SCALE: 0 4 8 12

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404
Bonsall, CA 92003
760.724.1198



ATTACHMENT F

DAVIA VILLAGE-MARC SPECIFIC PLAN

REDLINE COPY

DAVIA VILLAGE-MARC SPECIFIC PLAN

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

● ***Prepared by:*** Consultants Collaborative ● **Developed By:** Intracorp
● ***Architecture by:*** MVE Partners ● ***Civil Engineering by:*** Excel Engineering

January 13th, 2014
Amended September, 2015; Month, 2026~~5~~

1.0 INTRODUCTION

1.1. OVERVIEW OF THE SPECIFIC PLAN

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

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

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

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

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

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

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

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

Figure 1-1. Regional Map

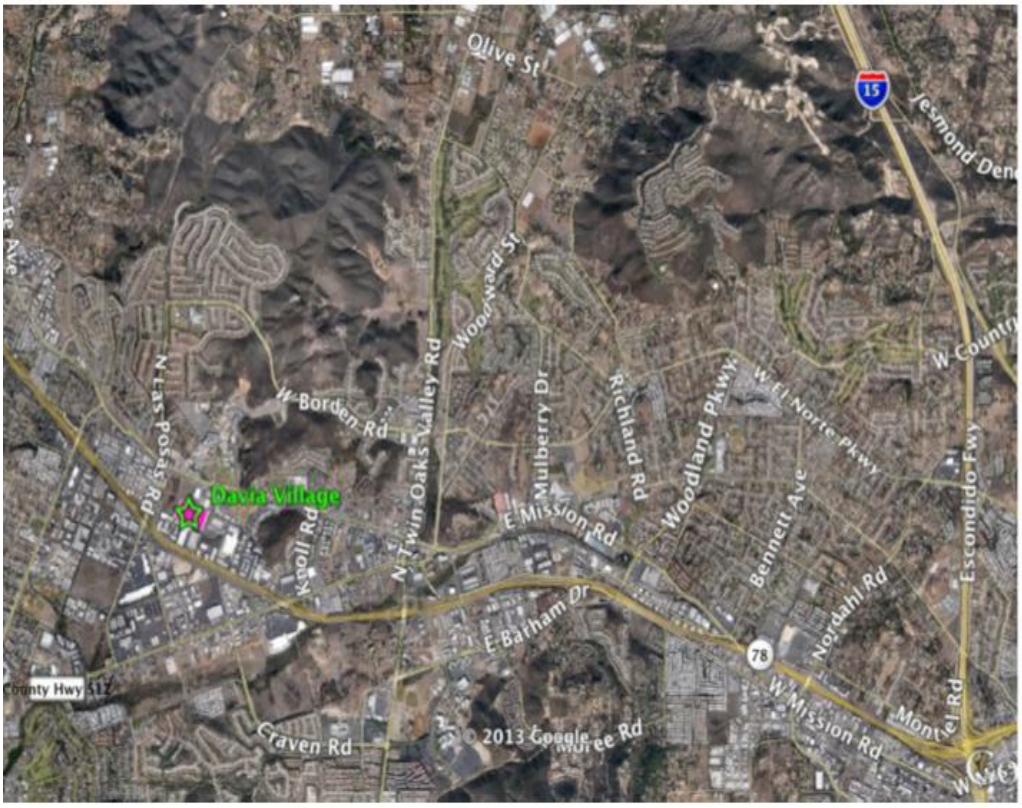


Figure 1-2. Vicinity Map

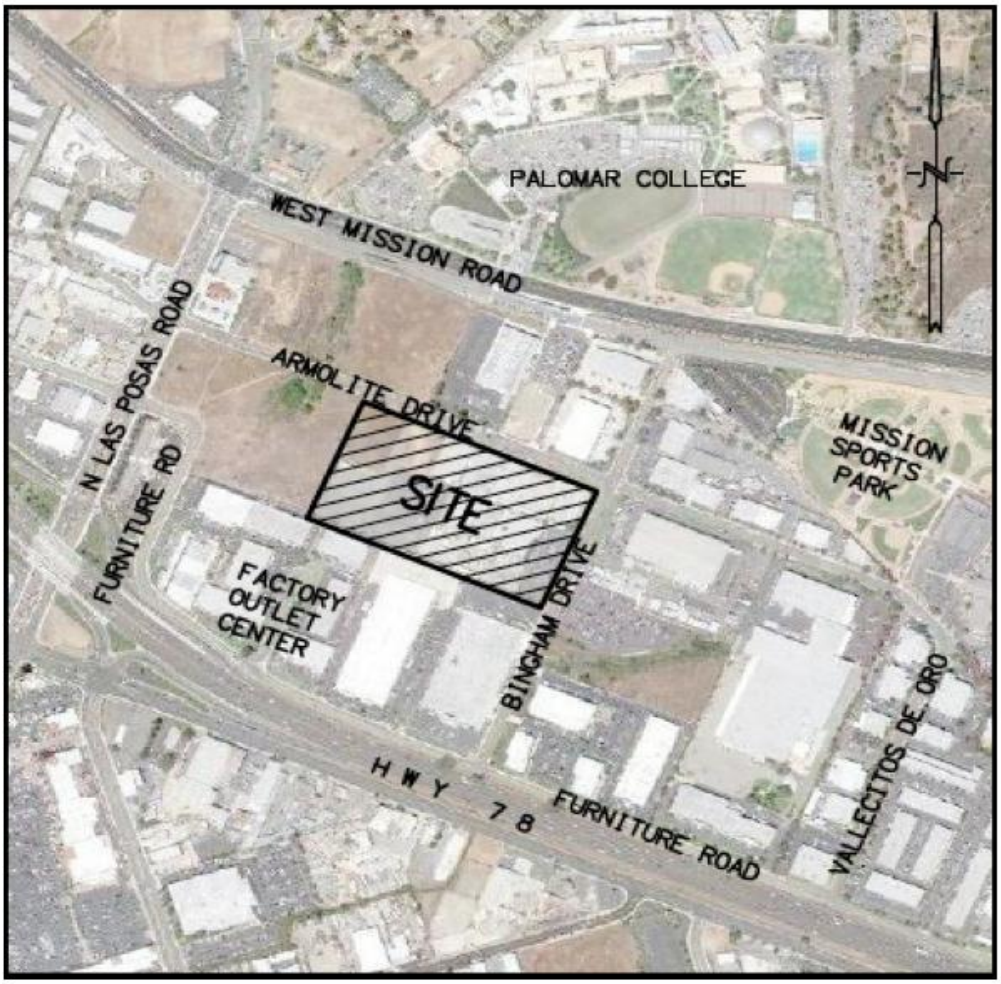
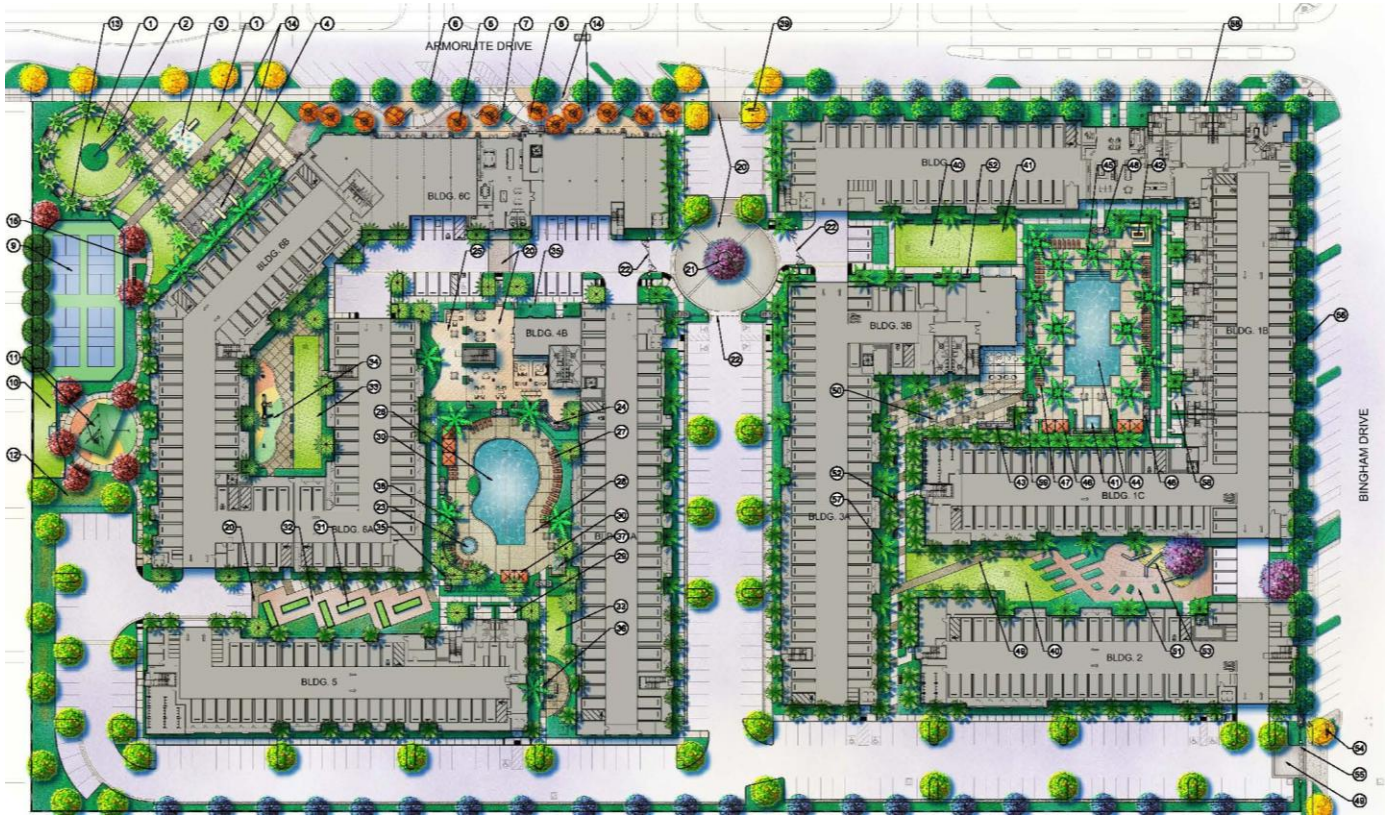


Figure 1-3. Site Plan



1.2. PLANNING OBJECTIVES

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

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

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

1.3. SPECIFIC PLAN PURPOSE AND SCOPE

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

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

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

1.4. Specific Plan Authority/Contents of the Specific Plan

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

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

1.5 Plan Area Setting

1.5.1 Regional and Local Setting

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

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

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

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

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

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

1.5.2. Plan Area Physical Characteristics

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

Figure 1-4. Existing Site Conditions Photo Locations

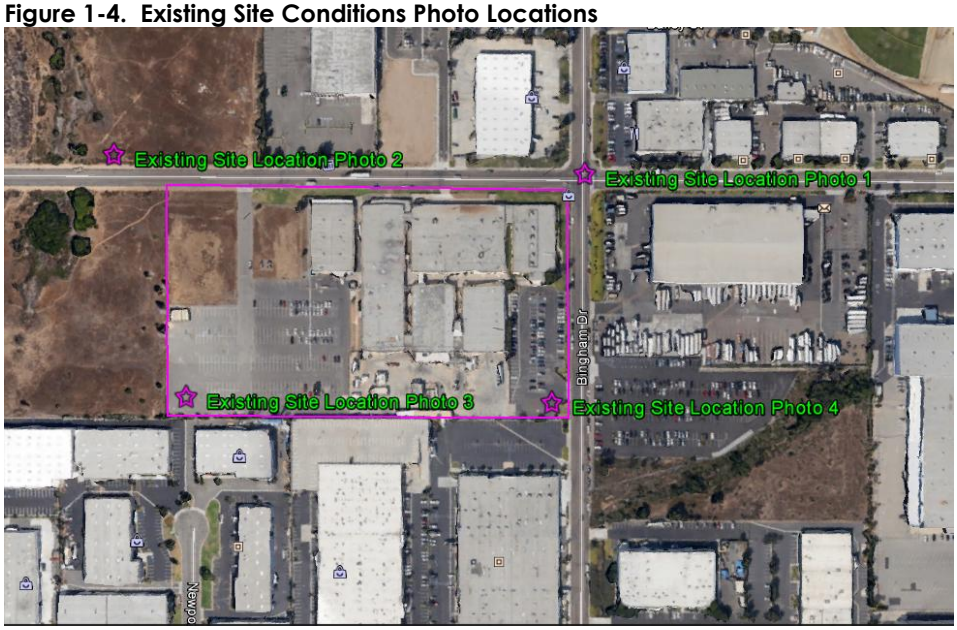


Figure 1-5. Existing Site location Photo 1

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

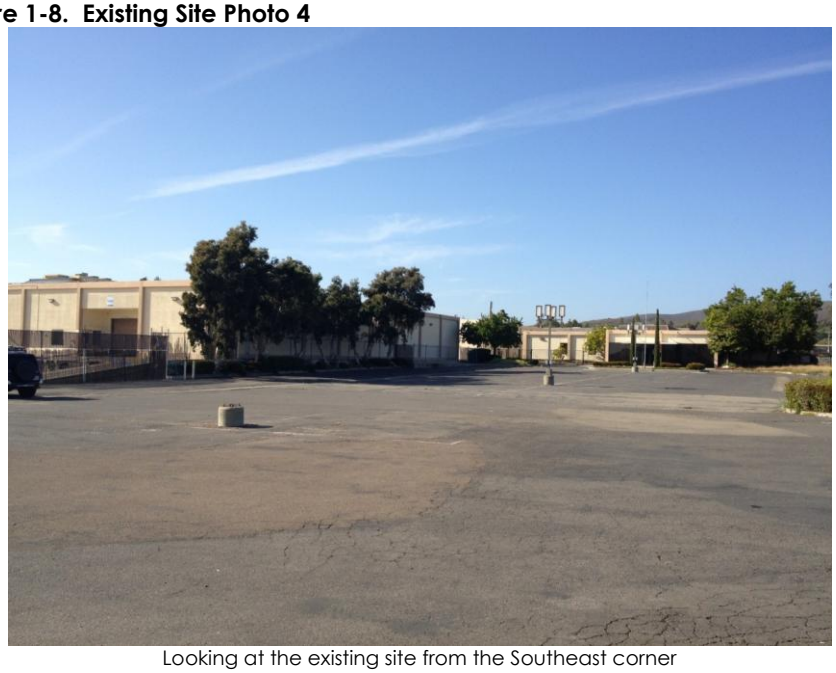
Figure 1-6. Existing Site Location Photo 2

Looking East at existing site from Armorlite Drive

Figure 1-7. Existing Site Location Photo 3

Looking at the existing site from Southwest corner

Figure 1-8. Existing Site Photo 4



Looking at the existing site from the Southeast corner

1.5.3. Factors that Influence the Specific Plan

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

General Location

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

Land Use and Zoning

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

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

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

Adjacency to Palomar Station Specific Plan

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

Hazardous Materials/ Water Quality

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

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

Circulation Network

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

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

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

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

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

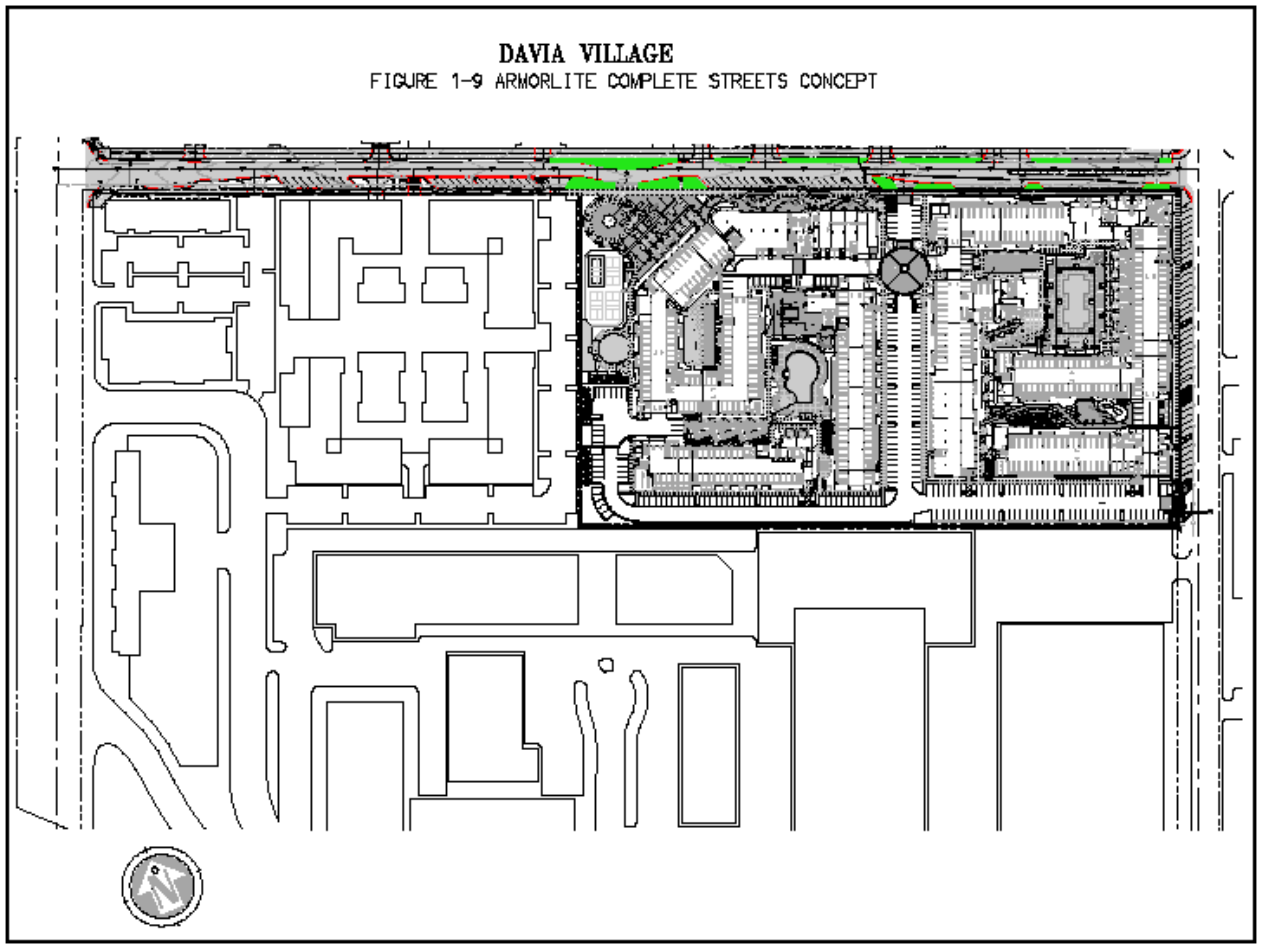
The Specific Plan area is located within walking distance of the Palomar College SPRINTER Transit Station. The parking lot for the Palomar Community College SPRINTER Station is located across the street from the Specific Plan area, and a pedestrian crossing is currently provided across the SPRINTER tracks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

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

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

DAVIA VILLAGE

FIGURE 1-9 ARMORLITE COMPLETE STREETS CONCEPT



1.6. Relationship to Existing Plans and Regulations

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

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

1.6.1. City of San Marcos General Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Parks, Recreation, and Community Health Element - The City aims to maintain and increase access to parks, trails, recreational facilities, and community service programs. In addition, it aims to provide a healthy and safe community by taking into consideration community health and family enrichment needs of community members, including older adults, children, persons with special needs, and residents of all ages. Parks and recreation amenities can increase the health and livability of a community, and connect people with places within the City by providing gathering spaces and promoting civic pride.

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

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

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

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

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

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

- *Encourage the development of a variety of housing opportunities with emphasis on providing housing which meets the special needs of the community;*

- *Protect, encourage and provide housing opportunities for persons of low and moderate income;*

- *Encourage the preservation of existing housing stock to ensure that all residents live in neighborhoods free from blight and deterioration;*

- *Promote equal opportunity for all residents to reside in the housing of their choice.*

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

Figure 1-10. San Marcos Zoning Map

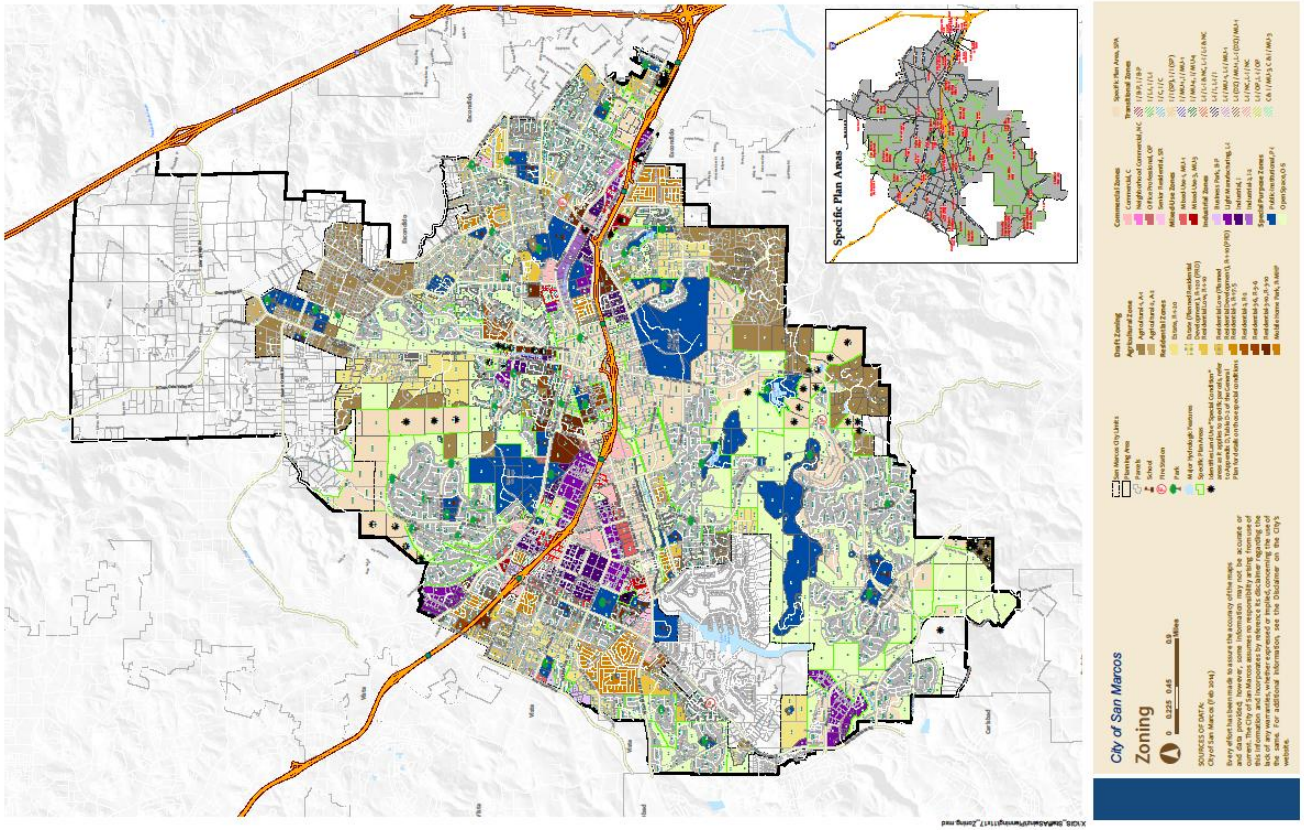


Table 1-1. Consistency of Davia Village-MARC Specific Plan with Goals of the City of San Marcos General Plan

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

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

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

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

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

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

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

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

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

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

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

1.6.2. City of San Marcos Zoning Ordinance

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

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

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

1.7 Compliance With CEQA

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

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

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

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

2.0 LAND USE AND DESIGN

2.1. DESIGN VISION

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

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

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

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

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

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

Figure 2-1. 3-D Renderings.

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

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

2.1.1 LAND USE PLAN

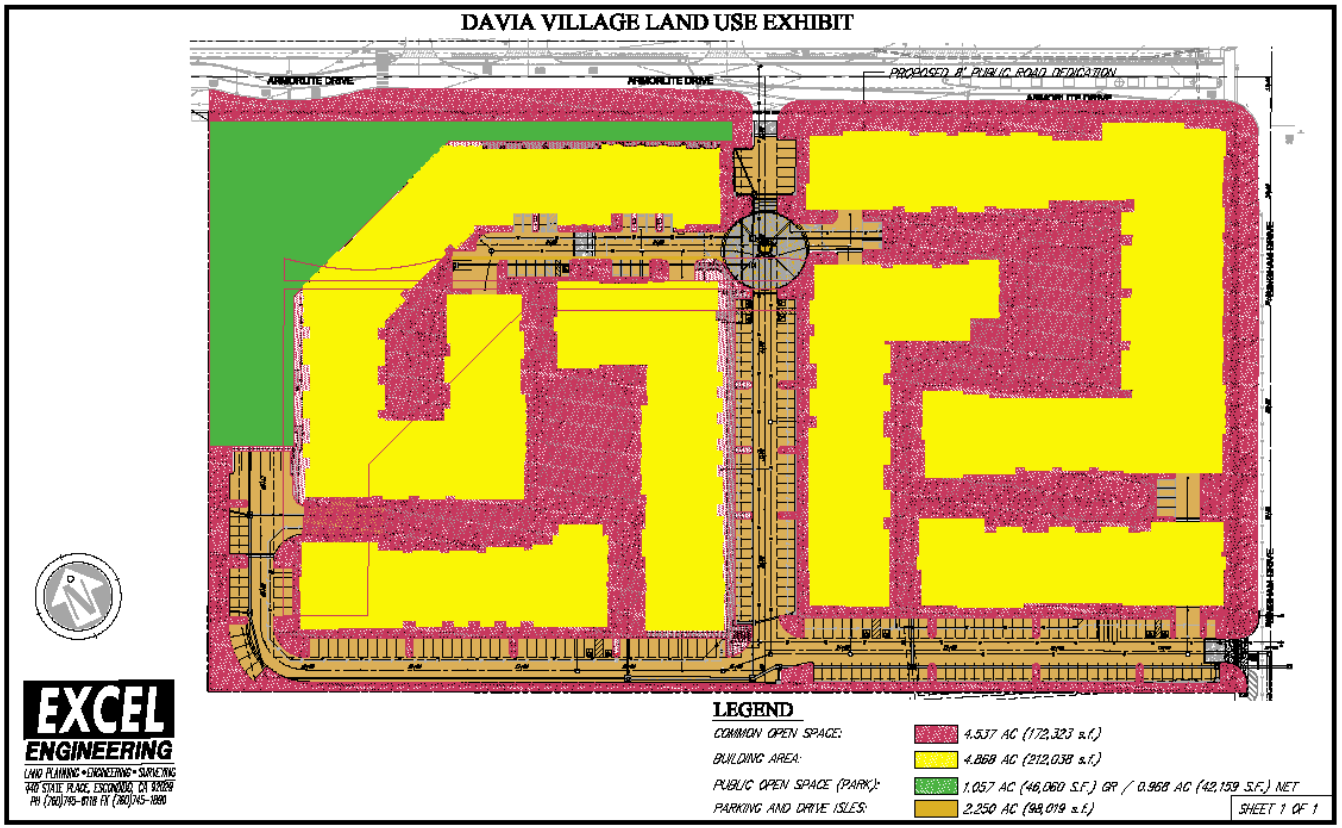
The Davia Village-MARC 11.79-acre site is a mixed-use development comprised of a mix of retail, and residential units. The Plan is composed of two primary components: (1) the mixed-use retail, commercial, and residential component; and, (2) the open space, park and recreational areas component.

2.1.2 MIXED-USE DEVELOPMENT

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

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

Figure 2-2. Land Use Plan



Parking Management Plan

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

Density

The 416 residential units will be a mix of one, two and three-bedroom units as well as studio units. The specific breakdown includes 12 three-bedroom units, 129 two-bedroom flat units, 158 -one-bedroom units, 51 -studio -units, and 66 -2-bedroom townhomes. Net of ROW dedications, the project includes a total of 11.6 acres, for a density of 35.8 units/acre. Approval of a Conditional Use Permit for the retail conversion to 10 residential units would increase the residential density to 36.1 du/ac, however the overall FAR for the project would remain consistent with the overall project FAR of 1.16.

Setbacks

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

Building heights

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

Table 2-1. Setbacks

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

Table 2-2. Building Heights

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

Table 2-3. Land Use Matrix

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

FAR	**1.16**
Residential Units	**416**

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

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

Table 2-4. Residential Unit area breakdown

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

Retail and Commercial Space

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

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

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

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

Building Materials

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

Table 2-5. Typical Building Materials

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

Sign Program

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

Commercial Mixed-uses

Land Use	**Ground Floor Use**
Business Support Service	P
Financial Institution	P
Medical, Urgent Care	DP
Office; Administrative, Business, Corporate	P
Office; Medical, Dental and Holistic	P
Service Uses	
Animal Sales and Services (No kennel or dog care)	P
Dry Cleaning, Agency	P
Personal Services, Fitness / Health Facility	DP
General Retail Uses	
Personal Services, General & Instructional	DP
ATM, interior to building / vestibule	P
ATM, walk-up, freestanding exterior / exterior wall	P
**Catering	DP
Commercial Entertainment	P
Commercial Recreation, Indoor	P
Kiosk (stand-alone) (Walk up only)	DP
Market; specialty (no convenience stores)	P
Merchandise Sales, New Retail	P
Outdoor Dining*	P
Restaurant, Sit-Down	P
Restaurant, Take-Out	P
Residential Uses	
Apartments (max. 10 units)	CUP

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

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

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

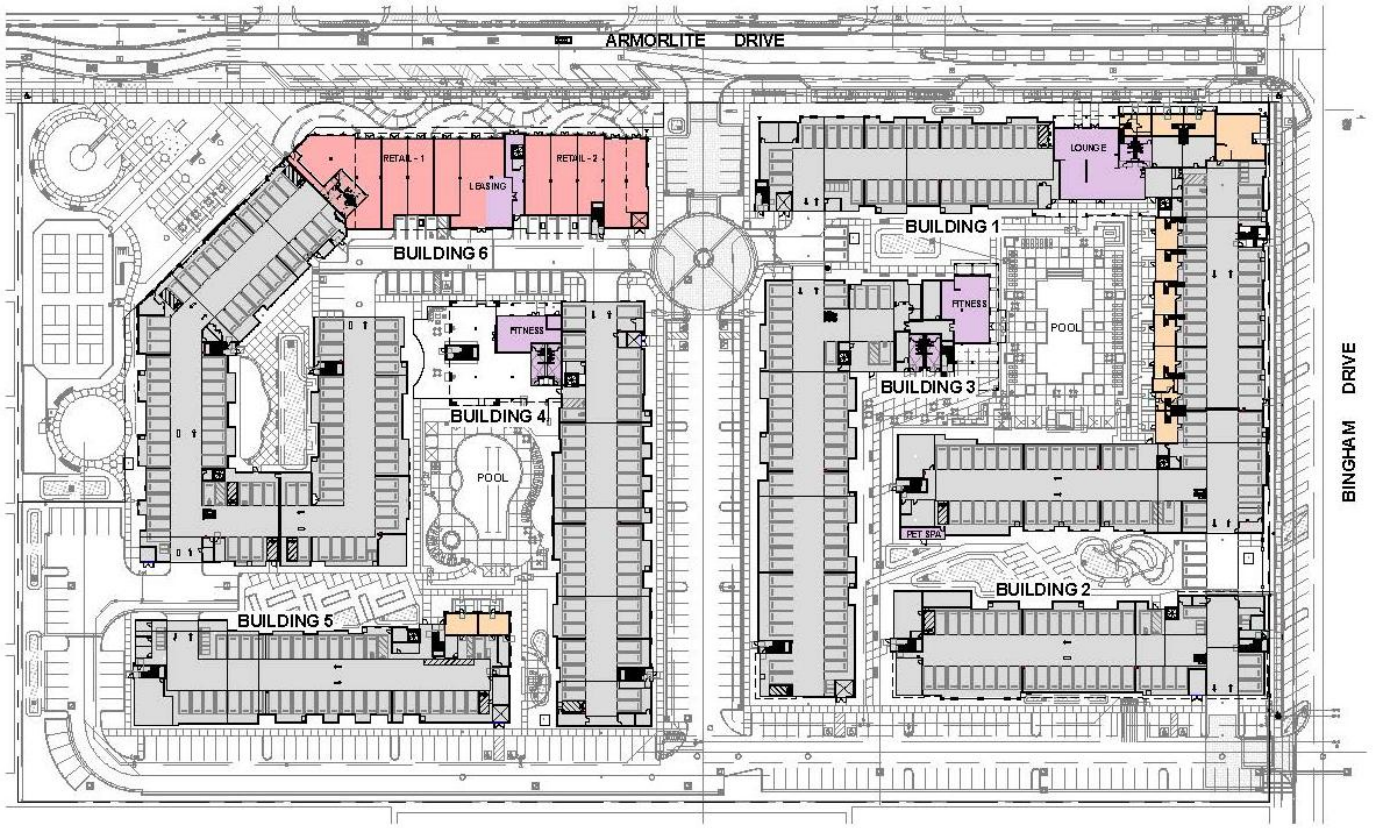
An easement (**Figure 2-22**) will be located along the retail frontage to provide retail tenants an area for outdoor seating.

A. Personal Services shall consist of "office only" professional services limited to attorneys, architects, accountants, financial planning, insurance, real estate, travel agency, or comparable as approved by the City of San Marcos.

B. Commercial Entertainment shall be limited to comedy acts, music, or comparable as approved by the City of Sam Marcos. Applicant shall prove there is sufficient parking. If substantiated, shall be approved under a Director's Permit (DP).

C. **Catering Businesses. Catering operation shall be restricted to food preparation only. Catering trucks shall not be stored or parked on site with the exception of limited time restriction for loading/unloading of food pending approval of a Director's Permit.

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



FIRST FLOOR UNIT COUNT	
3BR	0
2BR	1
1BR	0
STUDIO	0
TOWNHOME	12
TOTAL:	13

RETAIL	
PUBLIC PARK RESTROOM:	907 S.F.
RETAIL - 1:	6,366 S.F.
FUTURE RETAIL:	1,946 S.F.
RETAIL - 2:	6,010 S.F.
TOTAL RETAIL:	15,229 S.F.

Figure 2-3a. Unit Plans

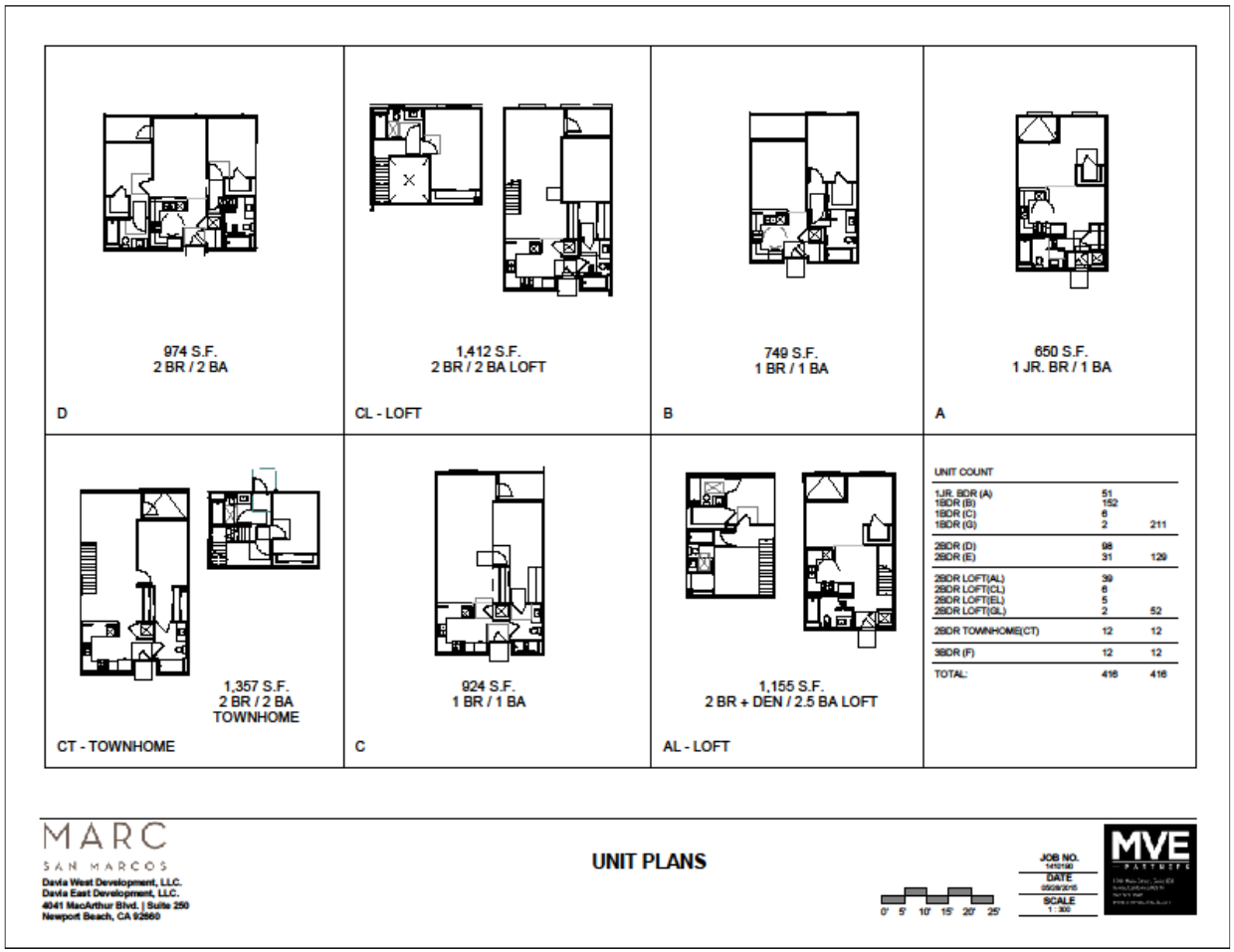


Figure 2-3b. Unit Plans

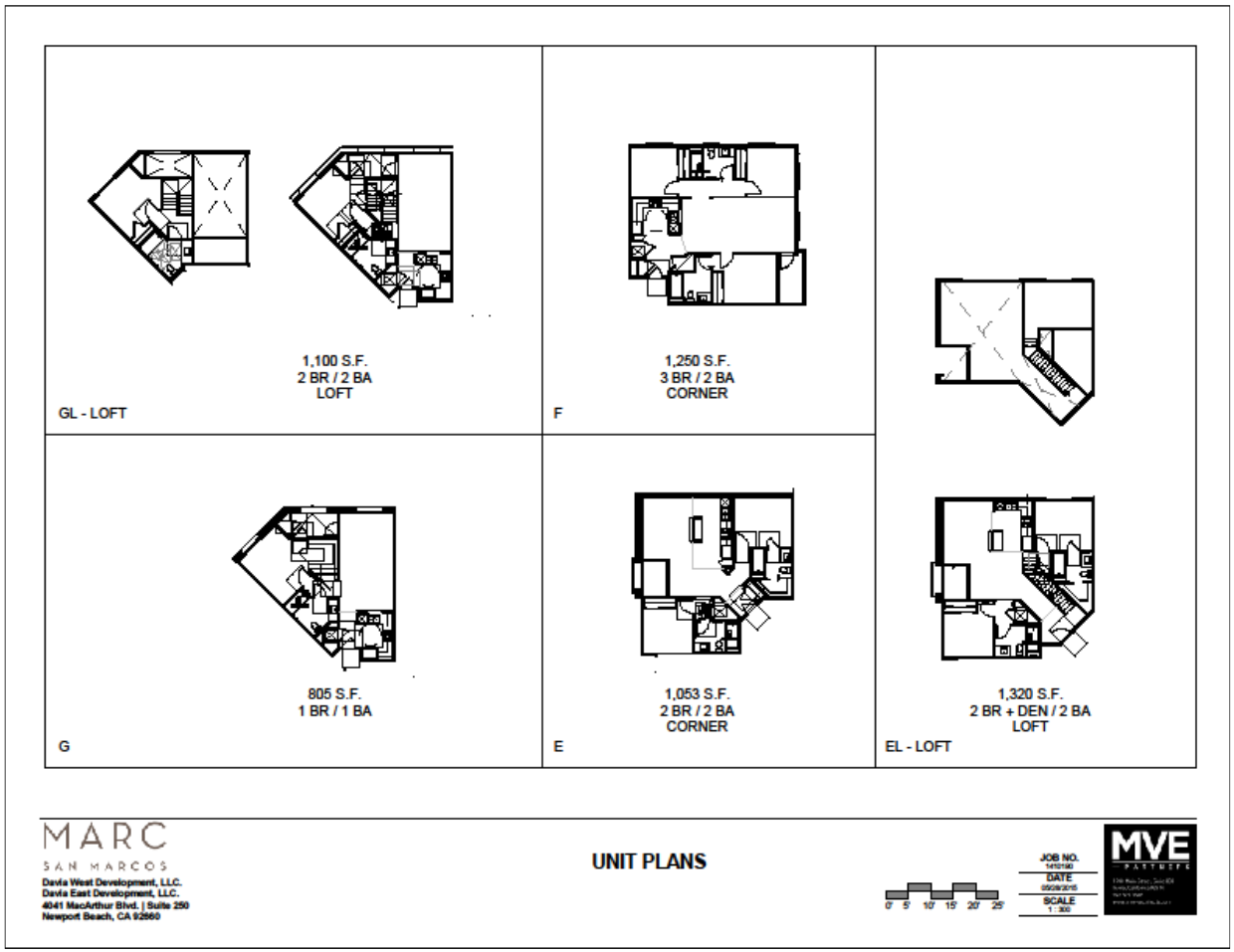
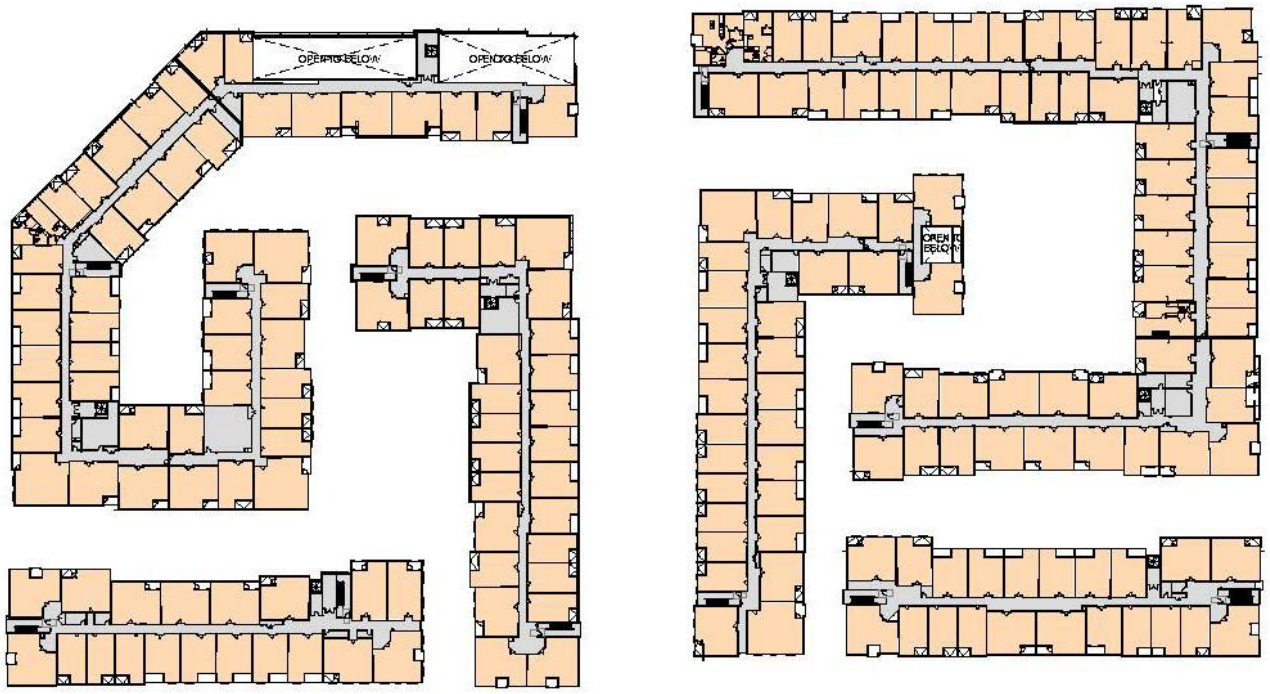


Figure 2-4. 2nd Floor Plan and Unit Mix



SECOND FLOOR UNIT COUNT	
3BR	6
2BR	65
1BR	77
STUDIO	43
TOWNHOME	12
TOTAL:	203

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

THIRD FLOOR UNIT COUNT	
3BR	6
2BR	63
1BR	83
STUDIO	11
LOFT	49
TOTAL:	212

Figure 2-6. Loft Floor Plan

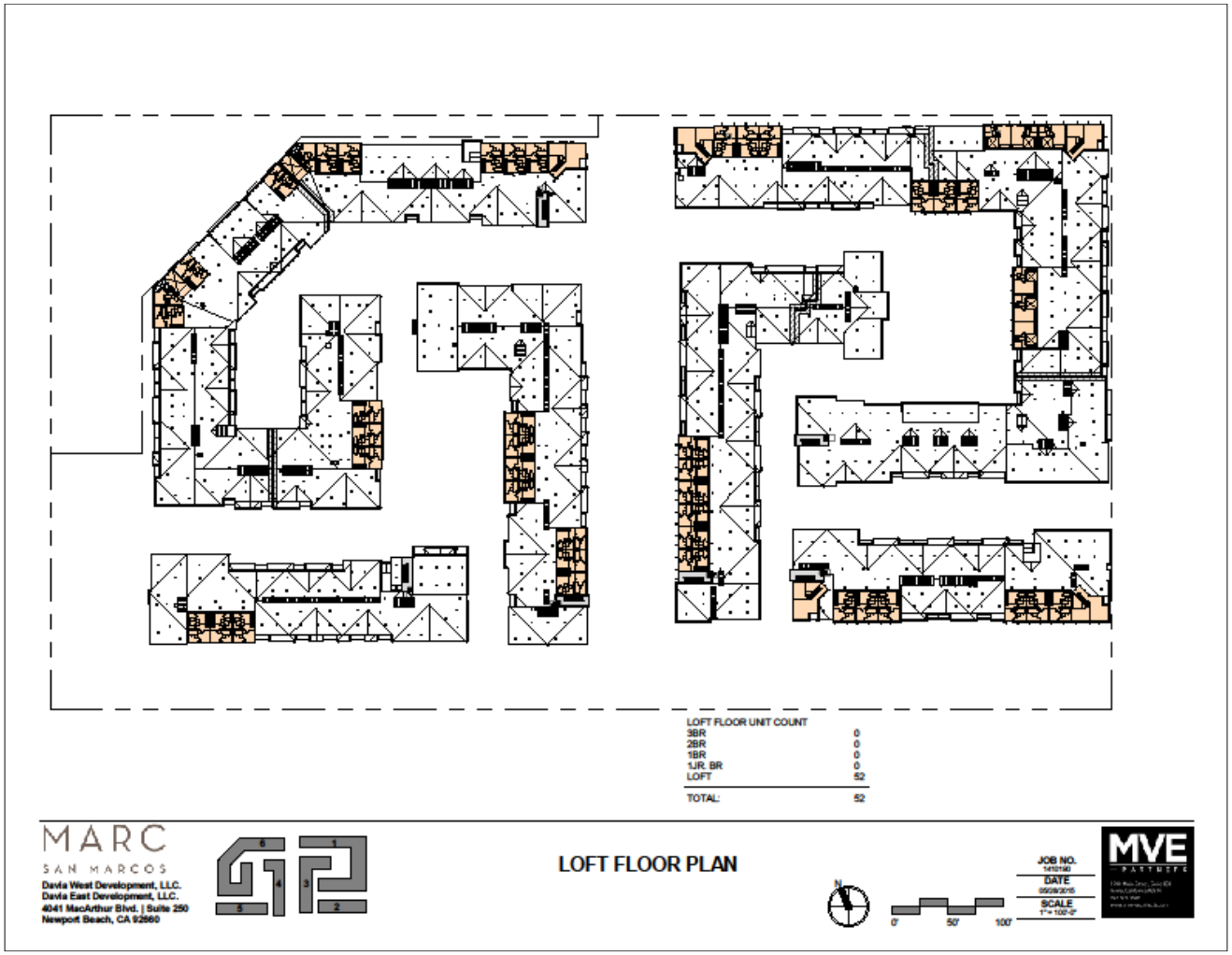


Figure 2-7. Davia East -Armorlite & Bingham Elevations

A - ARMORLITE DRIVE STREET ELEVATION

B - BINGHAM DRIVE STREET ELEVATION

202	CUSTOM STEEL FENCE, SEE LANDSCAPE DWG	904	EXTERIOR WALL TILE, 6x36 RUNNING BOND PATTERN
401	MASONRY WALL, FINISH PER LANDSCAPE	905	EXTERIOR PLASTER, FINISH SMOOTH 30/30
510	METAL RAILING TYPE PER ELEVATION TAG, FOR DETAILS SEE SHEET A-83.10 RAILING DETAILS	908	PLASTER OVER FOAM TRIM
		909	METAL SIDING
801	ALUMINUM STOREFRONT	910	HARDIE REVEAL PANEL SYSTEM
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
901	MANUFATURED FIBER CEMENTITIOUS SIDING		
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O. PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING	1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS

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Newport Beach, CA 92660

DAVIA EAST STREET ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE

MVE

Figure 2-8. Davia East – Internal Elevations

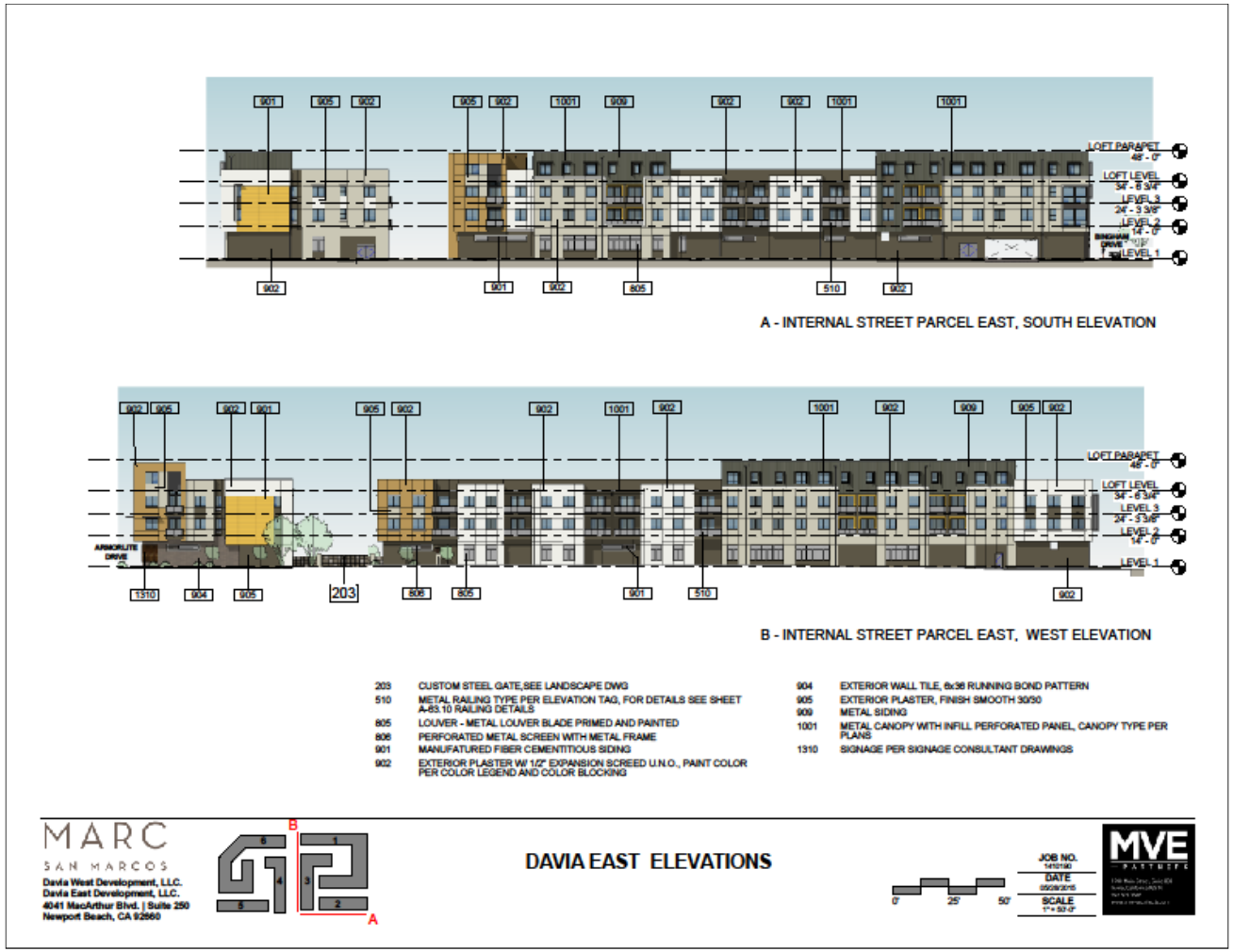

Figure 2-9. Davia East - Building 1 Courtyard Elevations

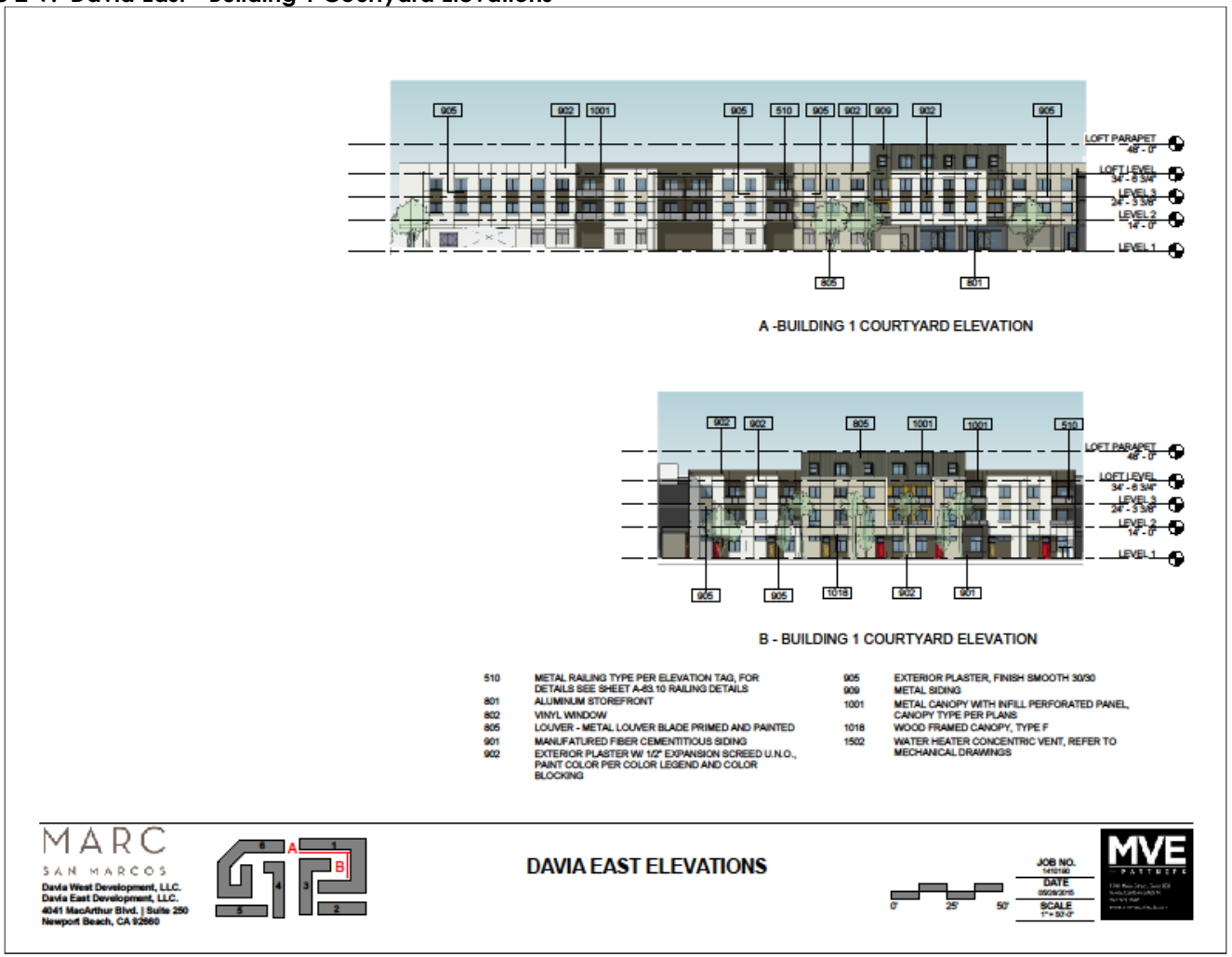

Figure 2-10. Davia East - Building 1 Courtyard Elevations

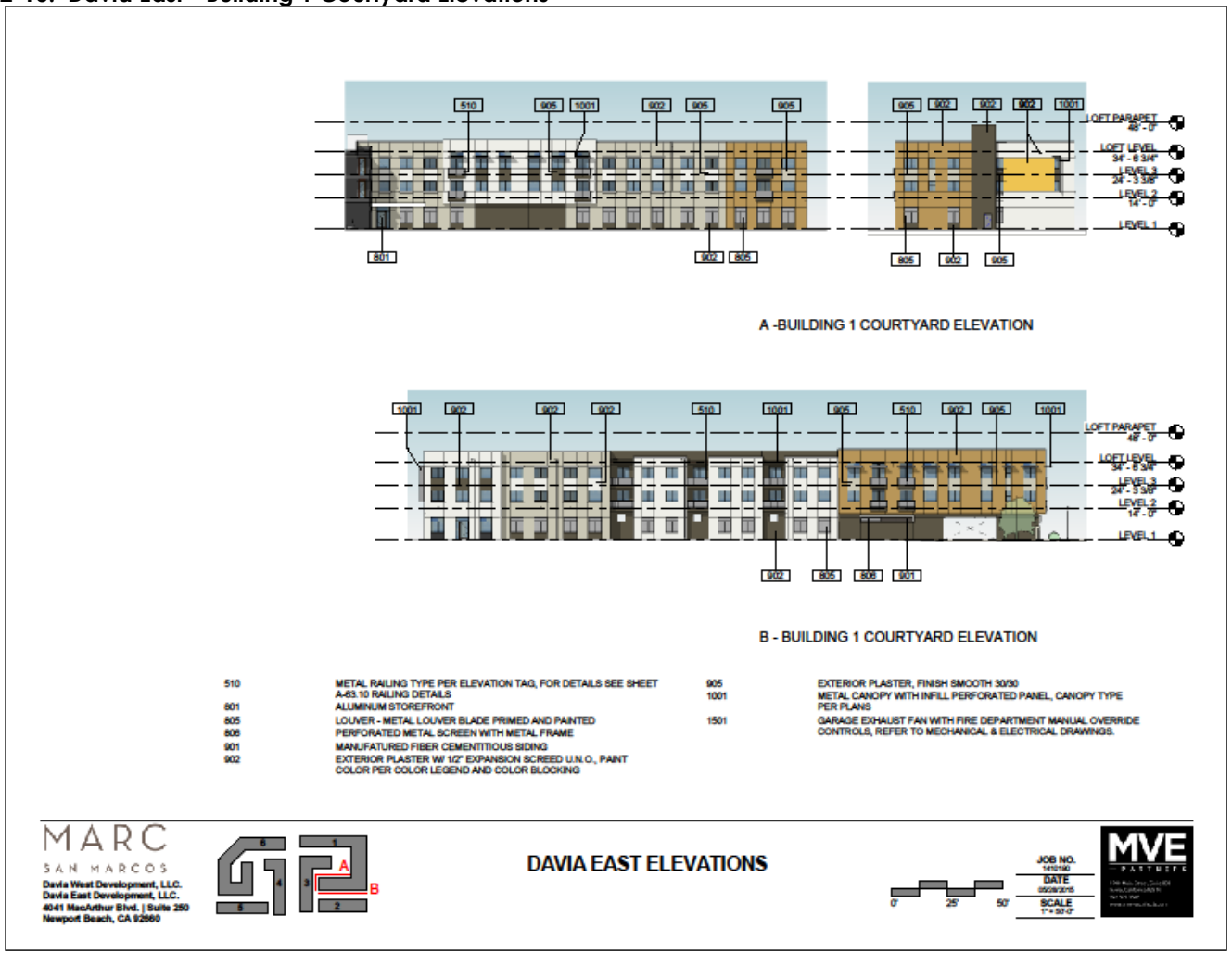

Figure 2-11. Davia East - Building 2 & 3 Courtyard Elevations

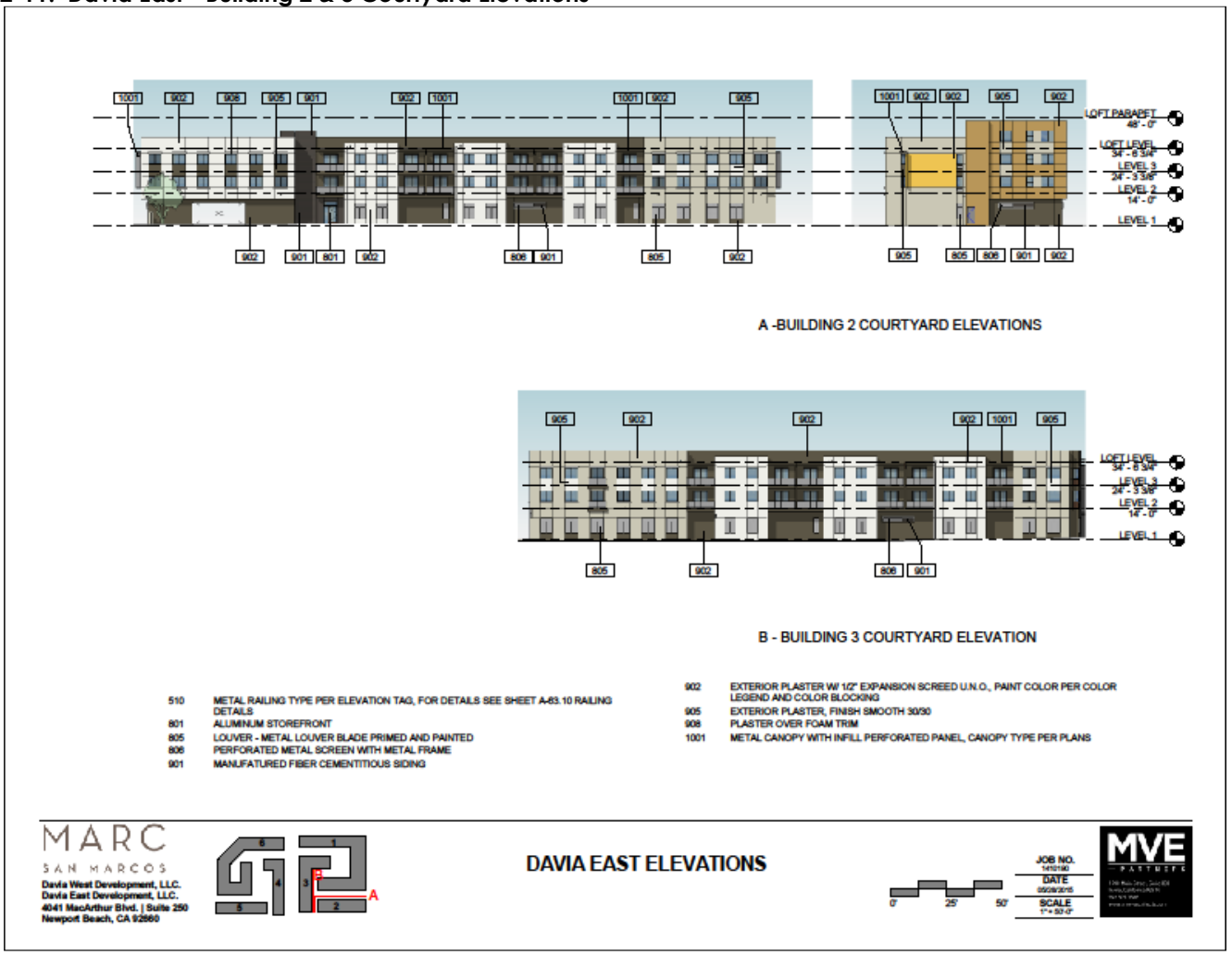

Figure 2-12. Davia East - Building 3 Courtyard Elevations

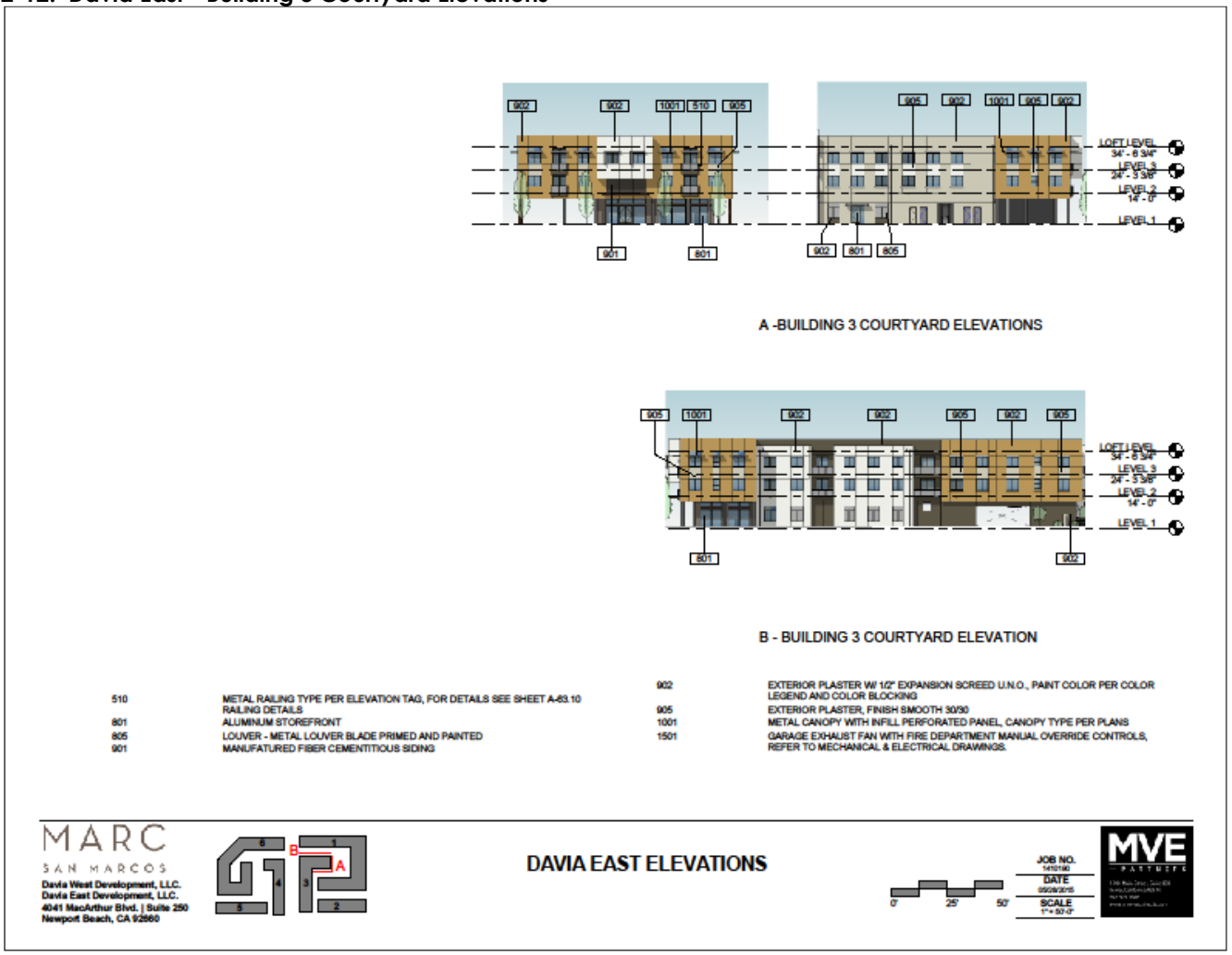

Figure 2-13. Davia West – Armorlite Drive Street Elevations

A - ARMORLITE DRIVE STREET ELEVATION

B - ARMORLITE DRIVE STREET ELEVATION

209	CUSTOM STEEL GATE,SEE LANDSCAPE DWG	911	FOAM TRIM CORNICE
520	DECORATIVE METAL GRILL	1001	METAL CANOPY WITH INFILL PERFORATED PANEL, CANOPY TYPE PER PLANS
801	ALUMINUM STOREFRONT	1003	ENTRY CANOPY,TYPE C
805	LOUVER - METAL LOUVER BLADE PRIMED AND PAINTED	1004	TUBE STEEL FRAME WITH PERFORATED METAL INFILL PANELS. FACTORY PRIMED AND PAINTED.
901	MANUFATURED FIBER CEMENTITIOUS SIDING	1310	SIGNAGE PER SIGNAGE CONSULTANT DRAWINGS
902	EXTERIOR PLASTER W/ 1/2" EXPANSION SCREED U.N.O., PAINT COLOR PER COLOR LEGEND AND COLOR BLOCKING		
905	EXTERIOR PLASTER, FINISH SMOOTH 30/30		

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B A

DAVIA WEST STREET ELEVATIONS

0' 25' 50'

JOB NO.
DATE
SCALE

MVE + PARTNERS

Figure 2-14. Davia West – Internal Street Elevations

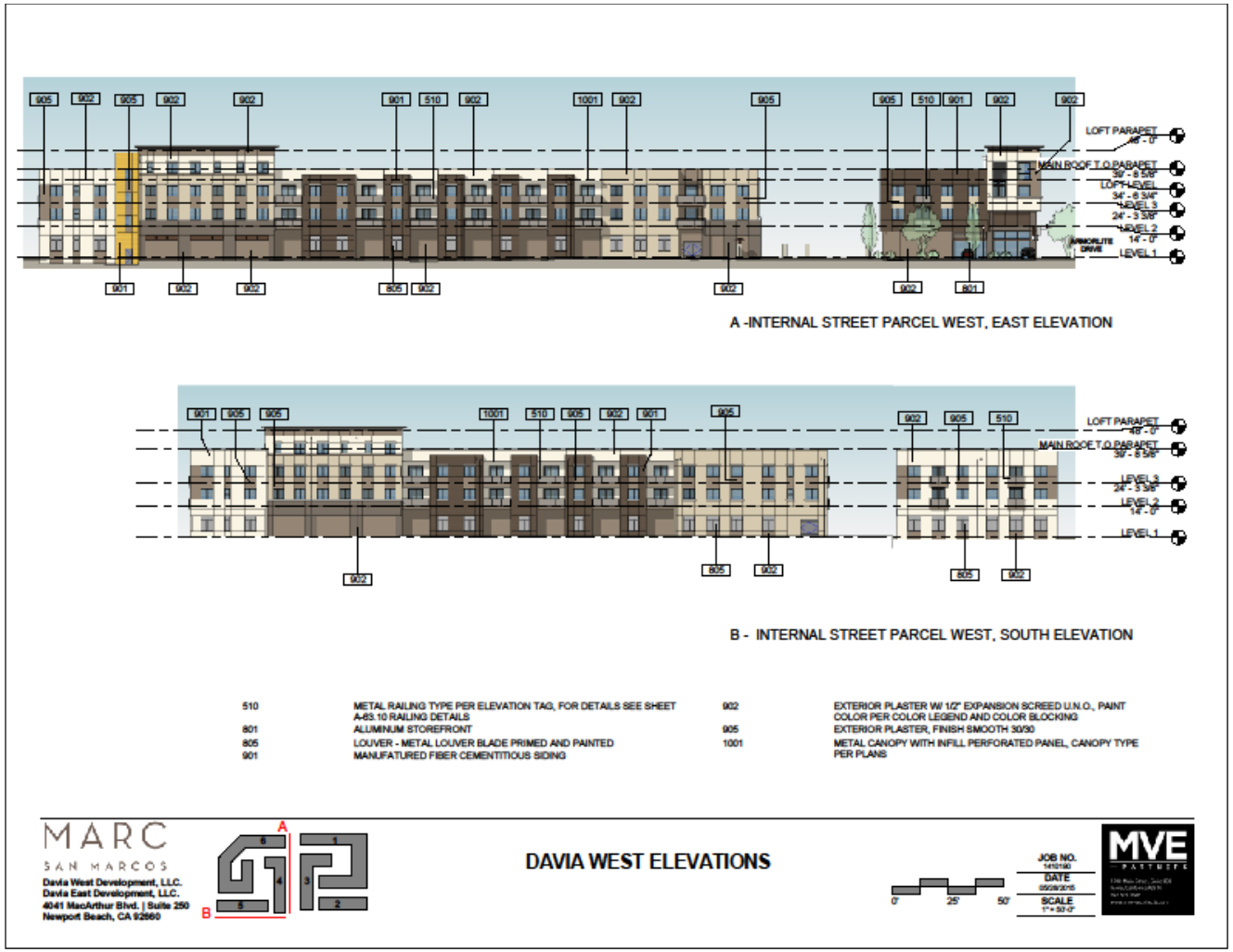


Figure 2-15. Davia West – Internal Street Parcel West Elevations

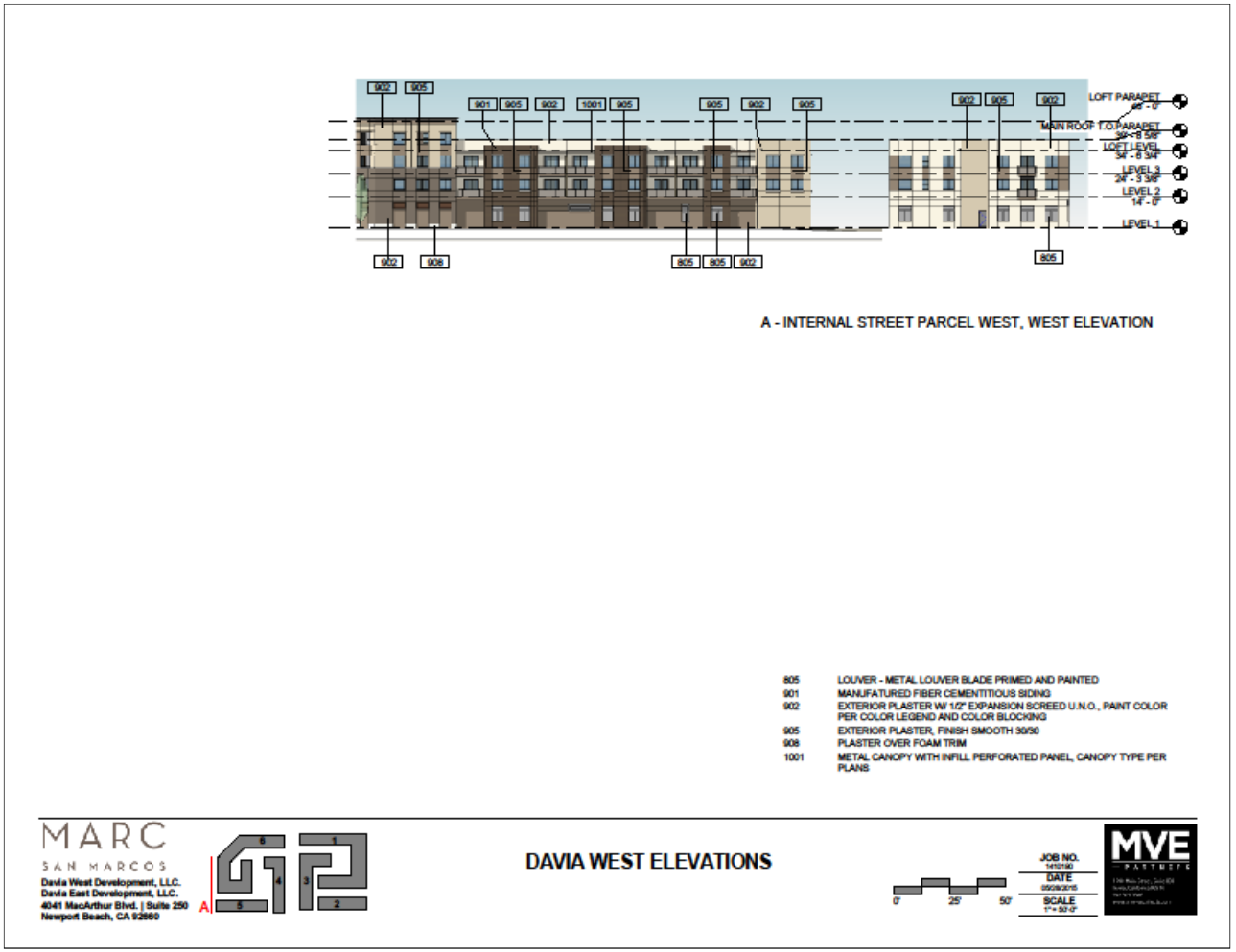


Figure 2-16. Davia West – Courtyard Elevations

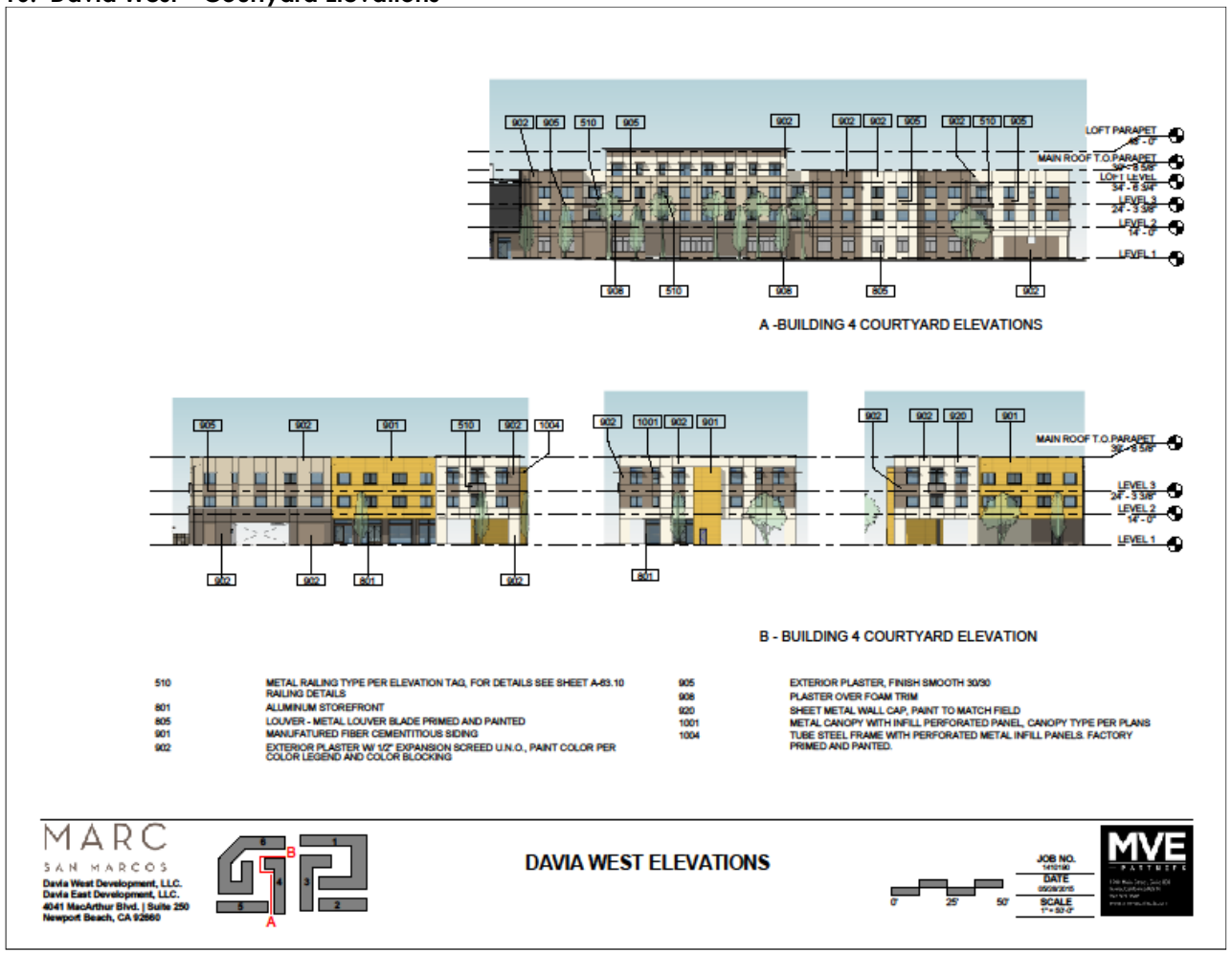


Figure 2-17. Davia West – Building 5 & 6 Courtyard Elevations

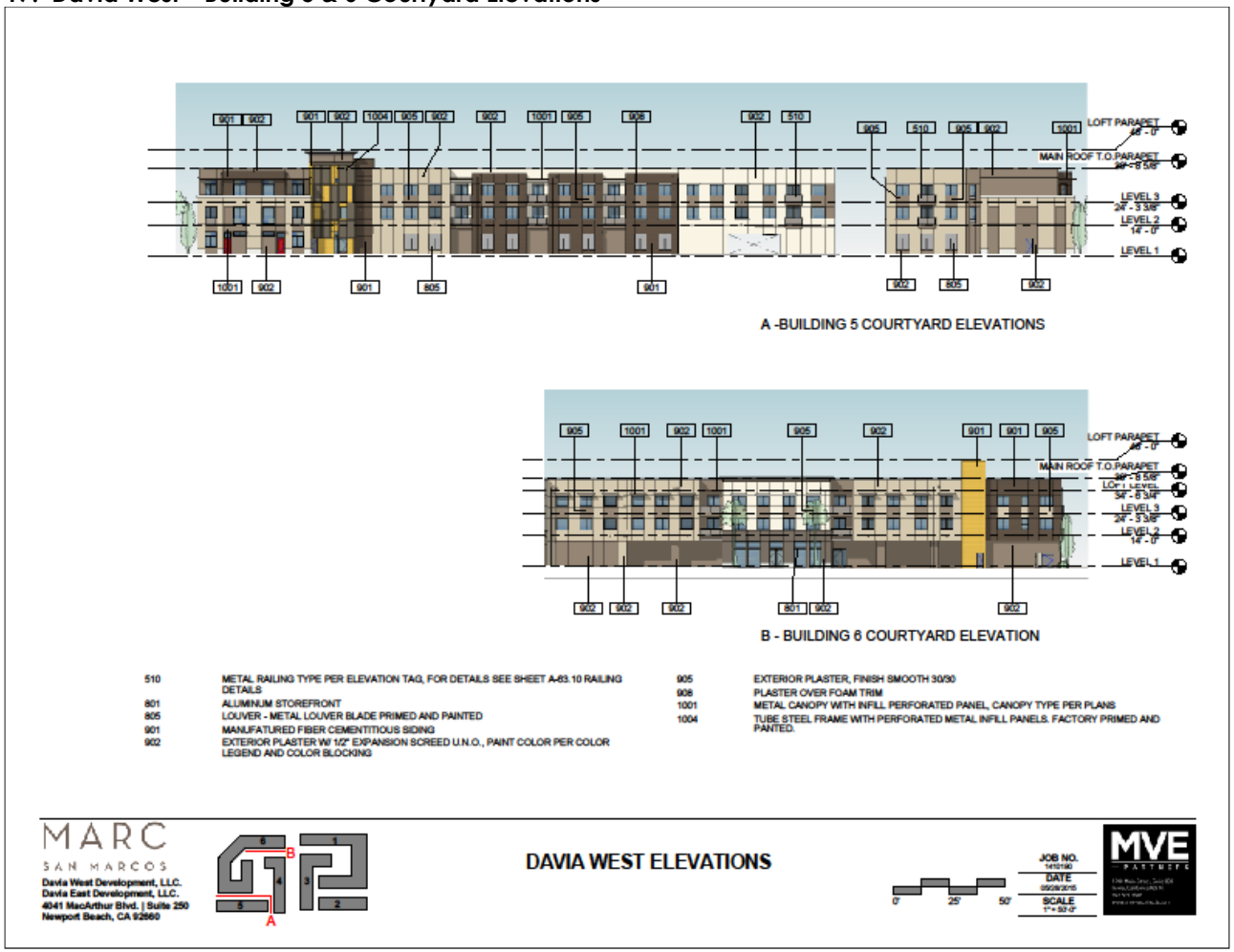


Figure 2-18. Davia West – Building 6 Courtyard Elevations

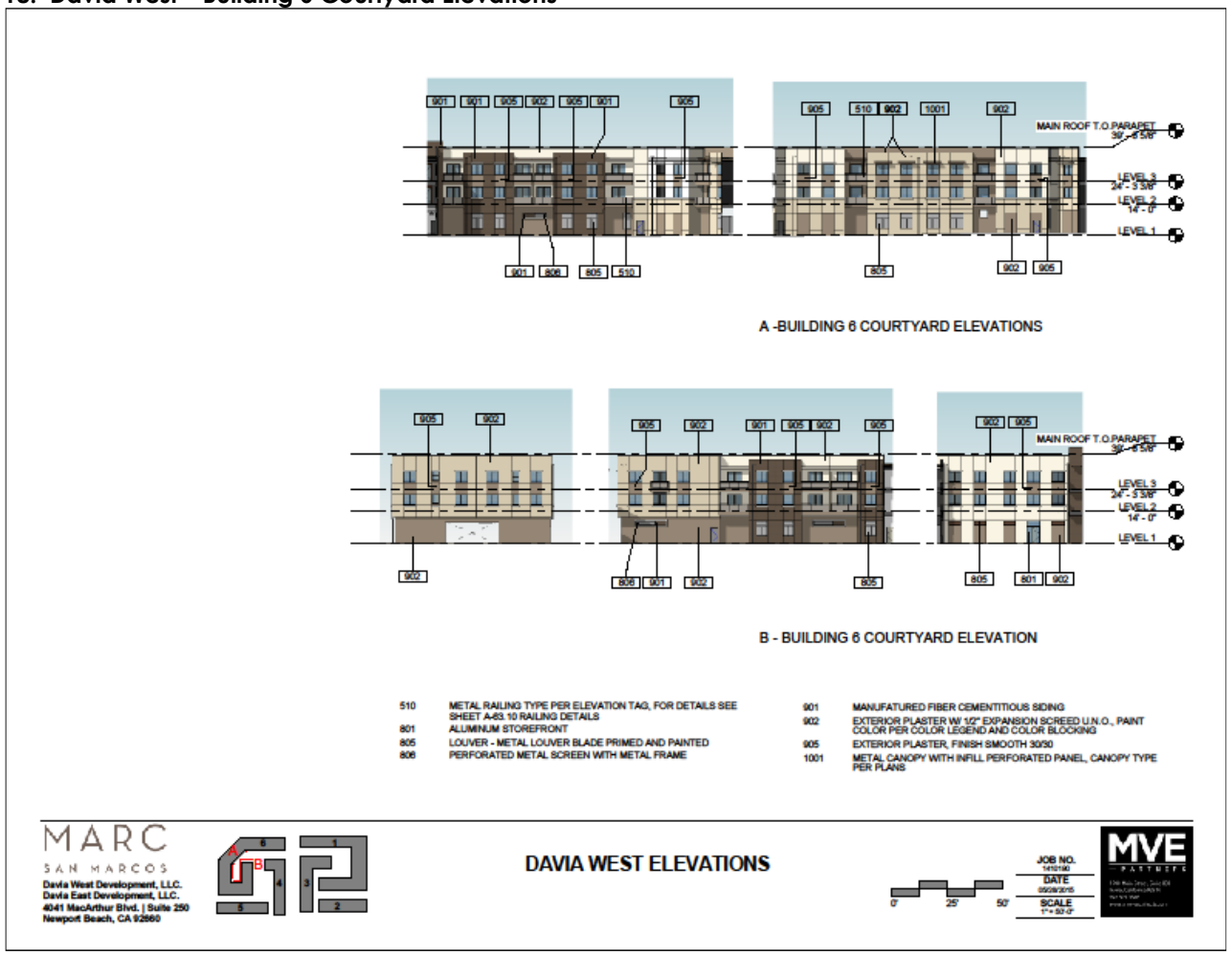
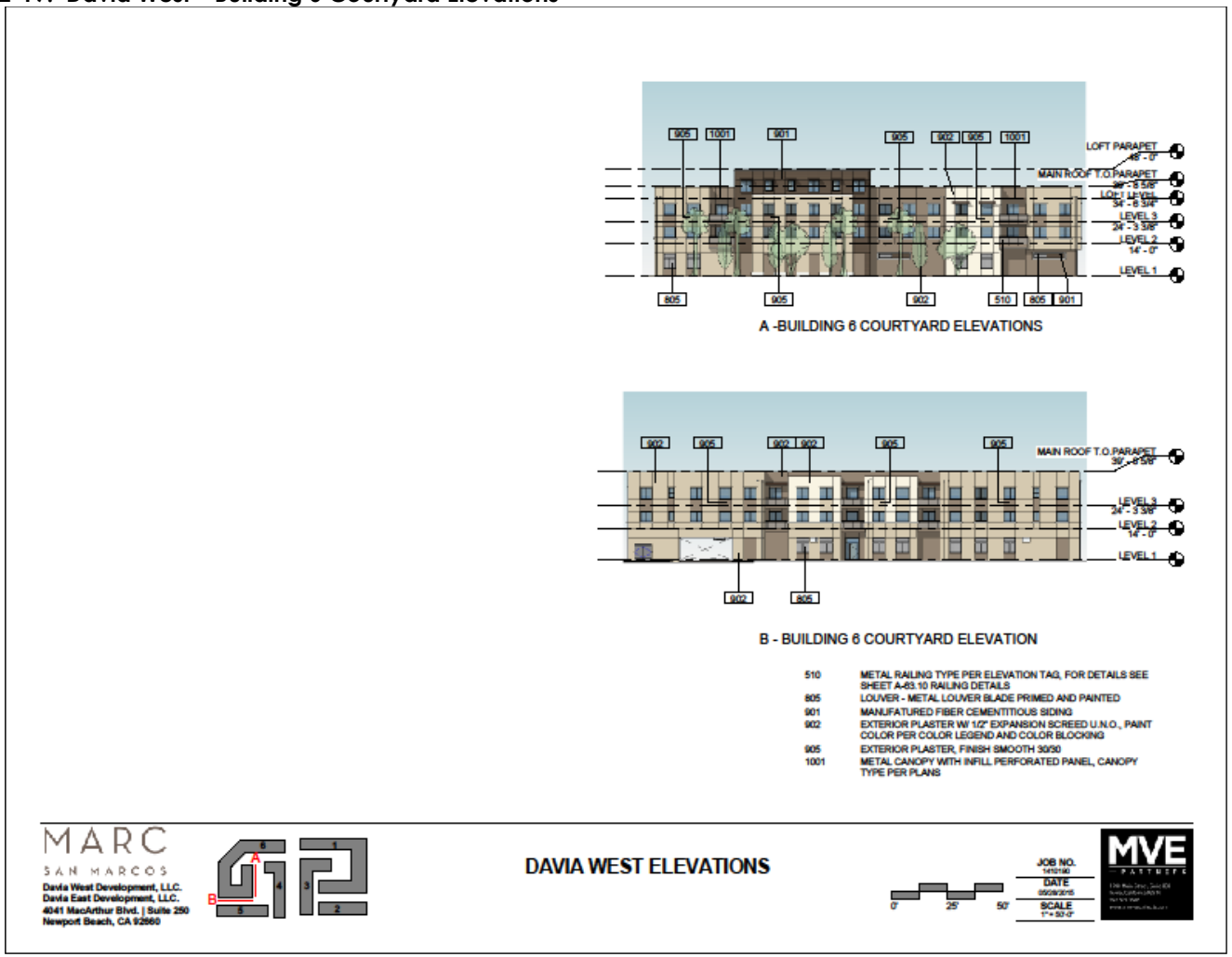


Figure 2-19. Davia West – Building 6 Courtyard Elevations



2.1.3 PARKS AND RECREATION AND OPEN SPACE

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

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

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

2.2 LANDSCAPE DESIGN CONCEPT

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

2.2.1 LANDSCAPE ZONES

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

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

Park and Open Space Landscape

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

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

Davia Village-MARC Landscape Design

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

Figure 2-20. Landscape Plan

Figure 2-21. Hardscape Plan

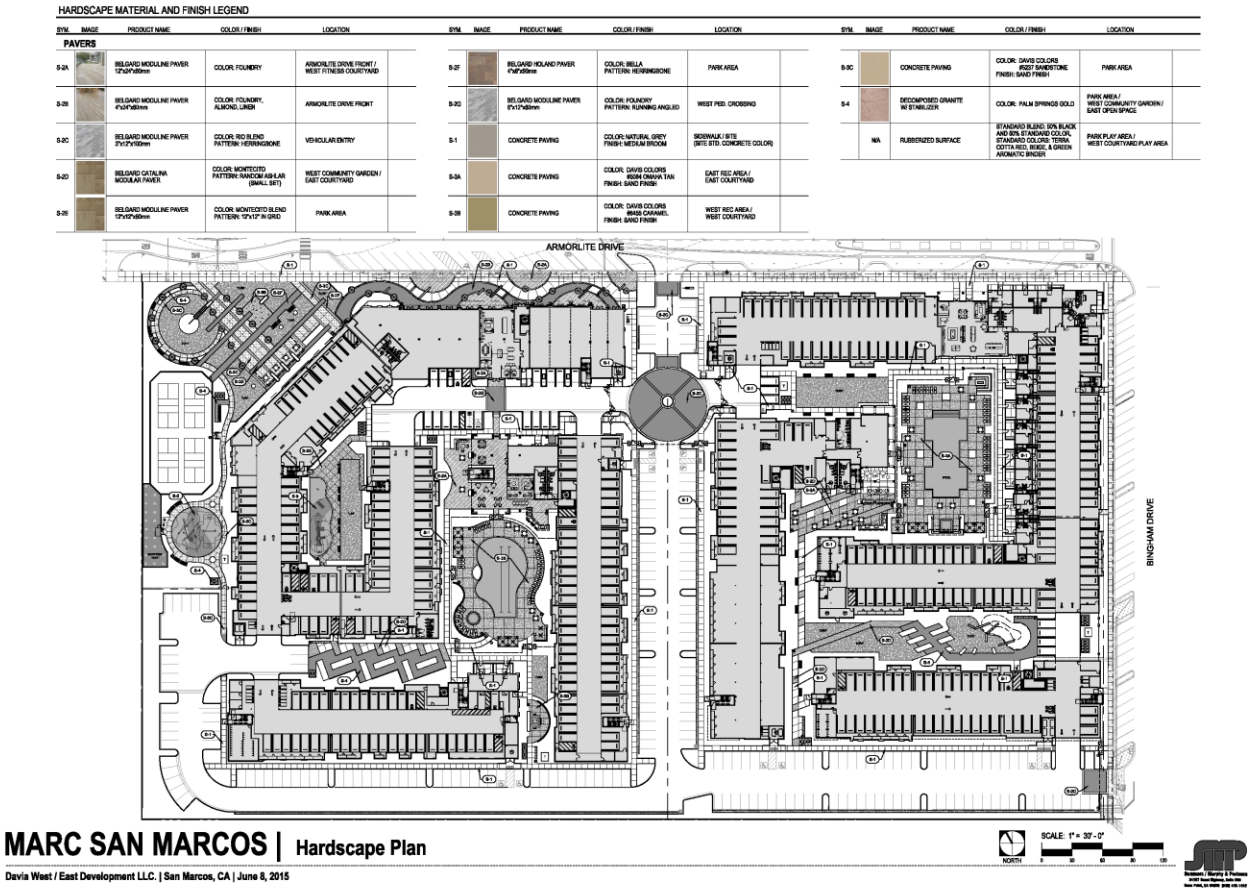
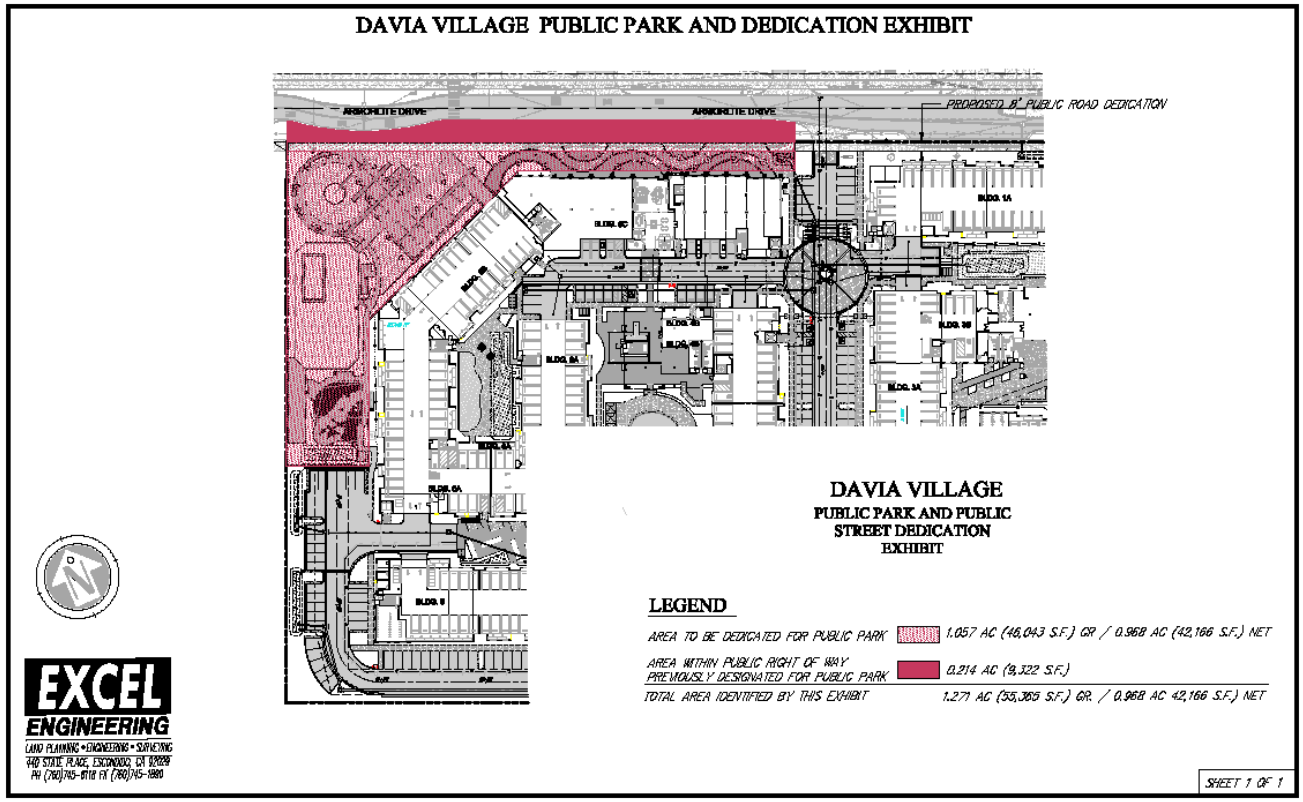


Figure 2-22. Public Park & Dedication Exhibit



2.2.2 COMMUNITY DESIGN ELEMENTS

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

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

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

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

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

2.2.3 FUEL MODIFICATION

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

2.2.4 LANDSCAPE PALETTE

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

Table 2-6. Landscape Palette

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

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

3.0 CIRCULATION PLAN

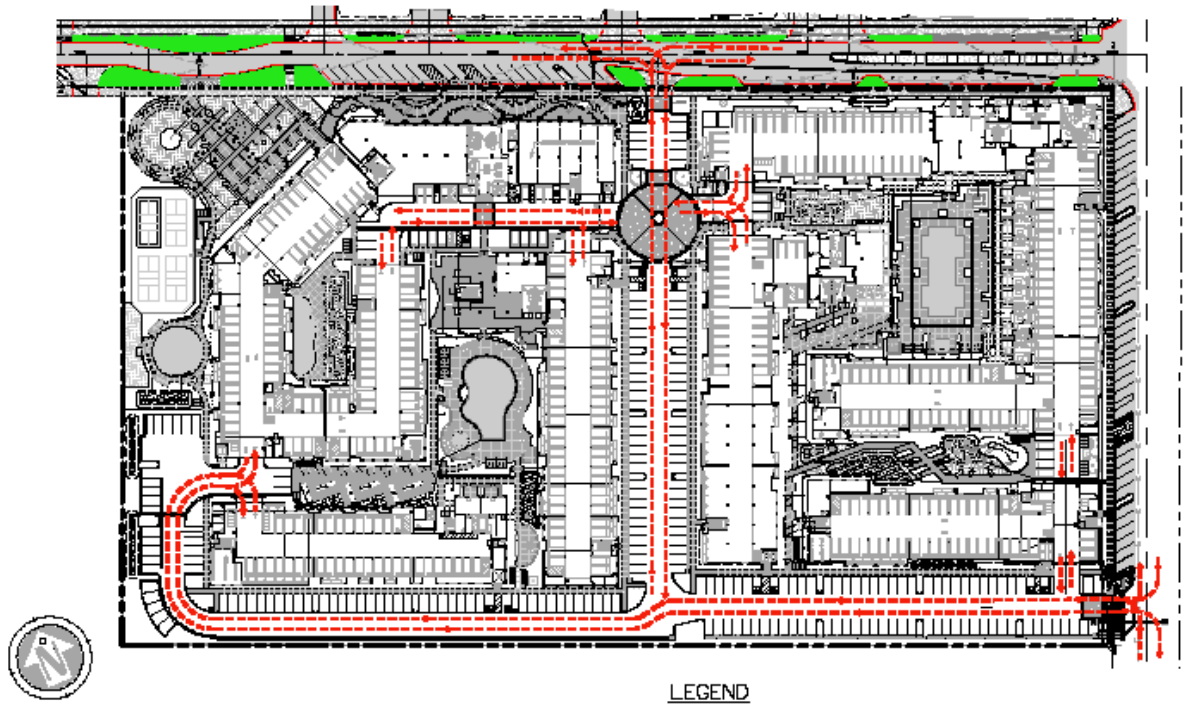
3.1. OVERVIEW OF CIRCULATION PLAN

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

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

DAVIA VILLAGE

FIGURE 3-1 CIRCULATION PLAN-VEHICULAR ACCESS



3.2. PROPOSED ROADWAYS/ ROAD IMPROVEMENTS

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

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

Improvements to Bingham Drive
The Specific Plan also implements parking improvements along Bingham Drive.

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

Davia Village
Figure 3-2 Armorlite Drive Improvements

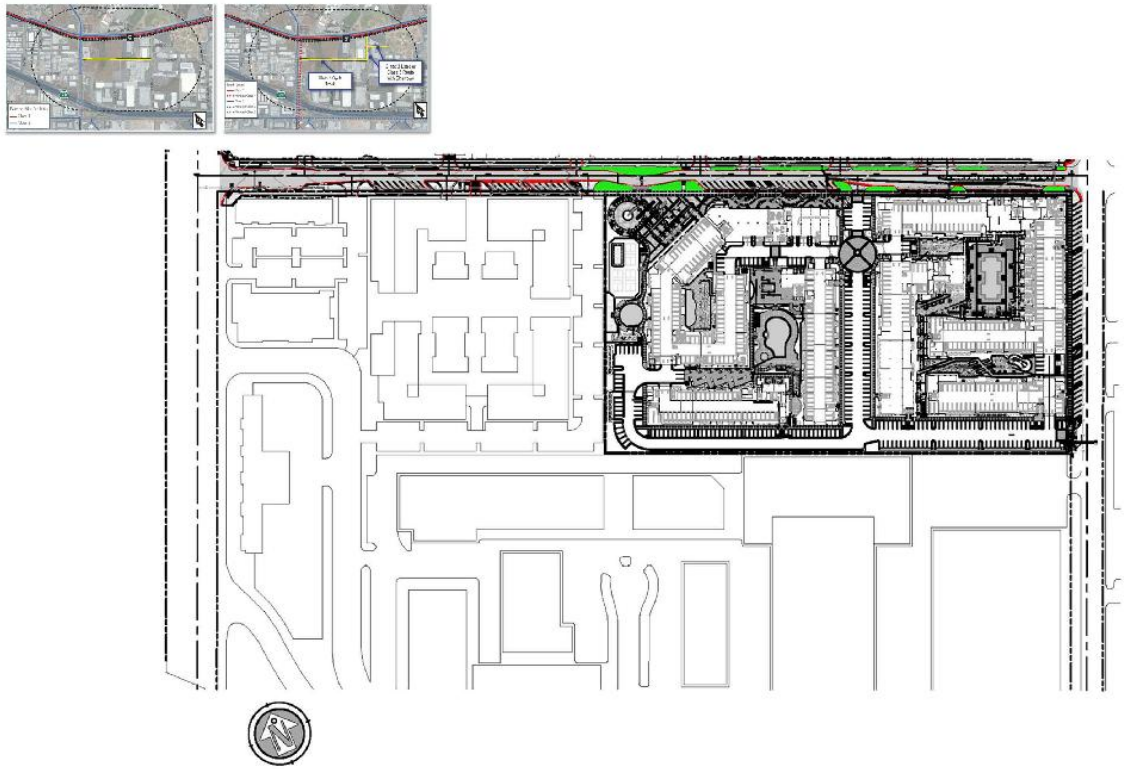
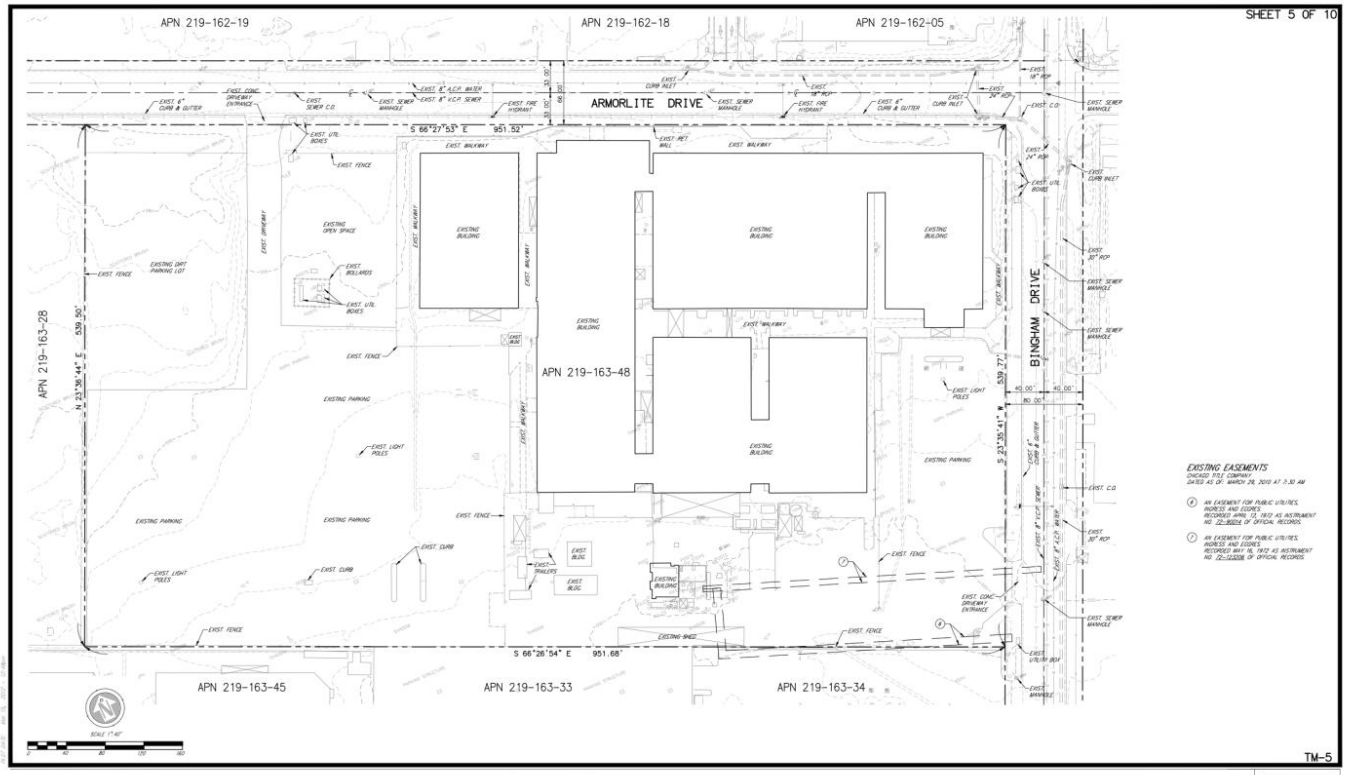


Figure 3-3. Existing Site Conditions Map



SAN MARCOS TENTATIVE MAP No. _____

DAVIA VILLAGE

SHEET TITLE: EXISTING CONDITION EXHIBIT

AVRP STUDIOS
703 10th Street
Suite 200
San Diego
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www.avrpstudios.com
Architecture
Interior Design
Planning
Job No.11011.00
March 16, 2012

EXCEL ENGINEERING

3.2.1 Traffic Calming Measures

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

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

3.2.2 Street Landscaping

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

3.3 TRAIL NETWORK

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

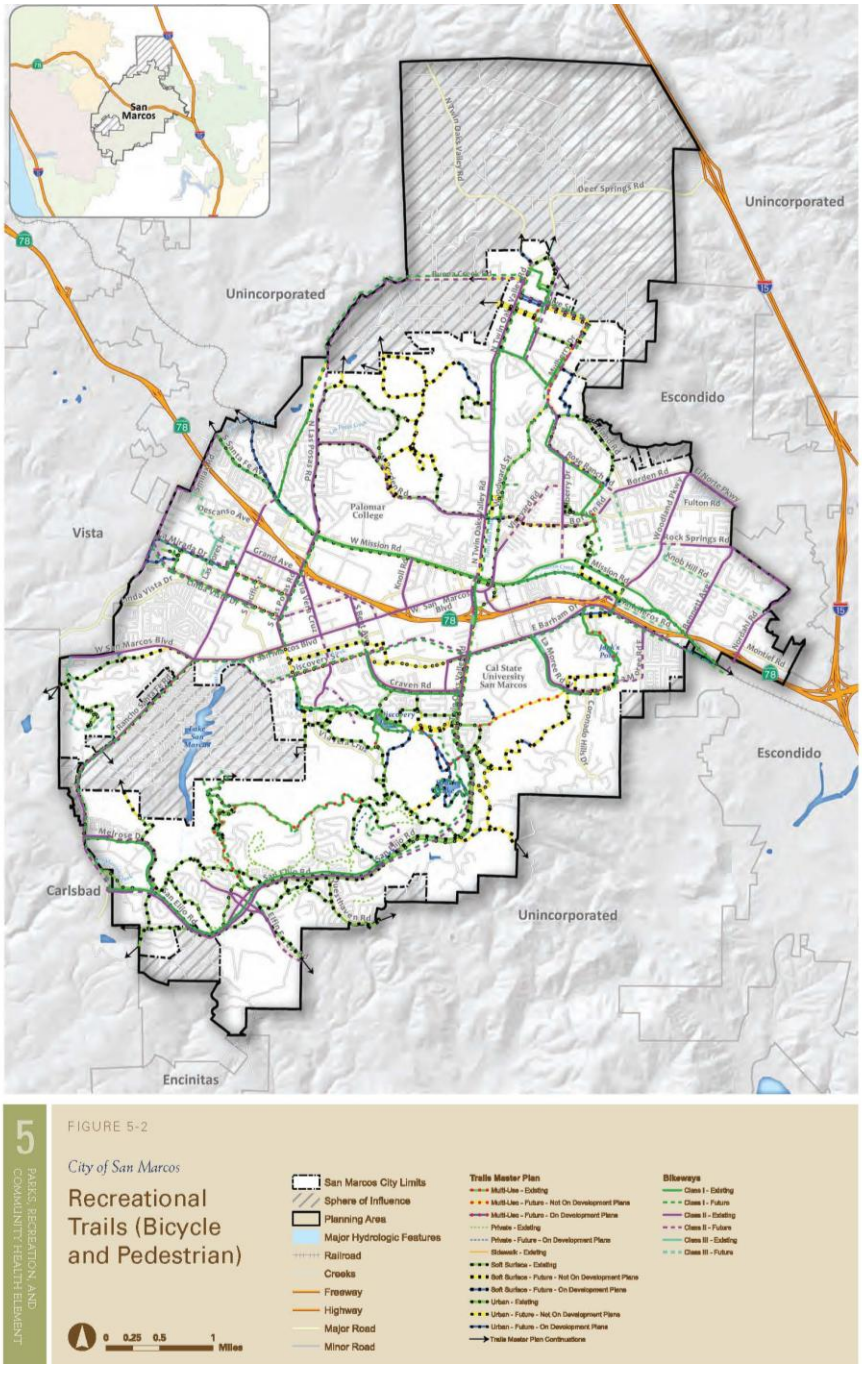
The Rail Trail – Davia Village-MARC's location near the rail trail makes this development an ideal location for residents who want to experience the convenience of San Marcos's many urban trails. Residents can easily access the trail by the pedestrian bridge located at Palomar Station.

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

Davia Village
Figure 3-4 Pedestrian Bridge Crossings

Davia Village
Figure 3-5 Trail Connections

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



3.4 PUBLIC TRANSIT

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

Figure 3-7. Existing Public Transportation

4.0 PUBLIC SERVICES AND FACILITIES PLAN

4.1. OVERVIEW OF PUBLIC SERVICES AND FACILITIES PLAN

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

4.2. SCHOOLS

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

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

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

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

Table 4-1. School Coverage Table

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

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

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

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

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

4.3. Community Facilities

4.3.1. Parks and Recreation Space

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

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

4.3.2. Library Services

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

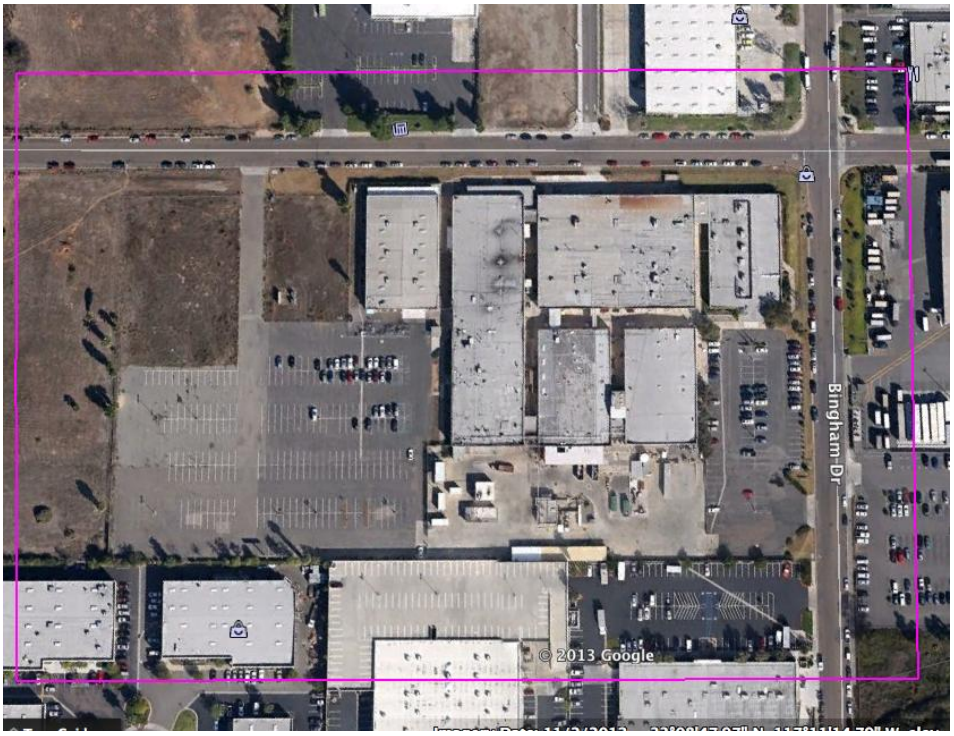
4.4. Fire Protection

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

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

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

Figure 4-1. Fire Buffer exhibit



4.5. POLICE PROTECTION

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

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

4.6. SOLID WASTE DISPOSAL

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

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

5.0 UTILITIES PLAN

5.1. OVERVIEW OF UTILITIES PLAN

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

Table 5-1 Utility Providers

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

5.2. WATER SUPPLY

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

5.3. WASTEWATER

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

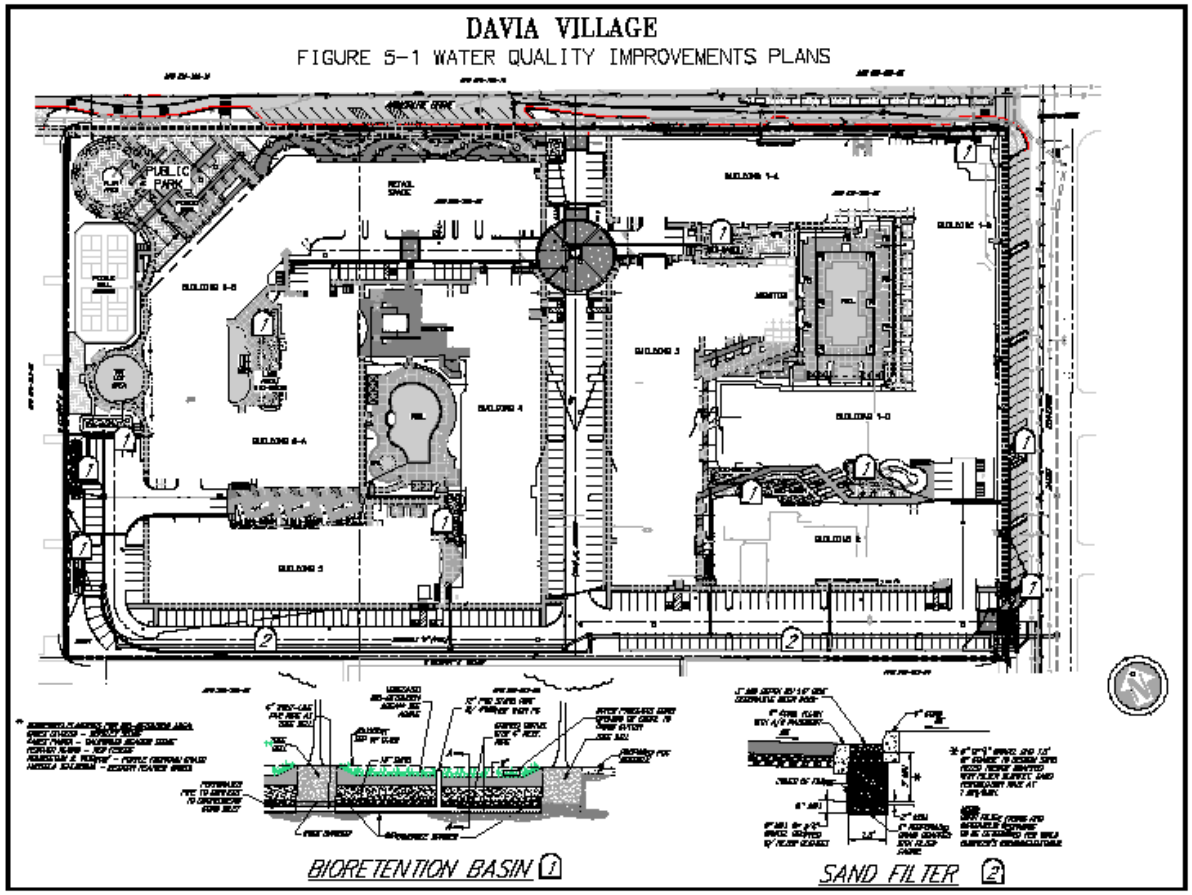
increased densification will create wastewater flows requiring the upsizing approximately 1,195 feet of 8-inch wastewater collection pipe in Armorlite Drive and Bingham Drive to 10-inch diameter pipe and 652 feet of 8-inch wastewater collection pipe in Bingham Drive to 12-inch diameter pipe. The development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

5.4. STORMWATER MANAGEMENT

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

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

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


DAVIA VILLAGE
FIGURE 5-1 WATER QUALITY IMPROVEMENTS PLANS
PUBLIC PARK
BIORETENTION BASIN 1
SAND FILTER 2

5.5 DRY UTILITIES

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

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

5.5.1. ELECTRICITY

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

5.5.2. GAS

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

6.0 PUBLIC FACILITY AND FINANCING PLAN

6.1. OVERVIEW

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

6.2. FINANCING OF PUBLIC IMPROVEMENTS

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

Davia Village-MARC will contribute to the future CFD, in combination with a CALTRANS grant to pay for their portion of the construction of the pedestrian bridge.
A SANDAG grant will contribute to the construction of public improvements to the Armorlite Drive. The SANDAG grant, in conjunction with private funds from Davia Village-MARC and contributed to the City of San Marcos, will be used by the City of San Marcos to complete the construction of the Armorlite Drive Complete Street Plan.

6.3. PHASING

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

6.4. OPERATION AND MAINTENANCE OF PUBLIC IMPROVEMENTS AND PRIVATE FACILITIES

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

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

7.0 IMPLEMENTATION

7.1. OVERVIEW

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

7.2. PROJECT REVIEW PROCEDURES AND FUTURE ENTITLEMENTS

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

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

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

7.3. PROJECT PROCESSING

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

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

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

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

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

7.4. Modifications and Specific Plan Amendments

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

Minor Modifications

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

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

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

- Any changes to recreational facilities or ancillary recreational amenities so long as the Director of Development Services determines they are consistent with the intent of the specific plan.

- Modifications to any of the architectural design guidelines such as variations of material within the particular architectural style and any variations in colors, as determined by the Director of Development Services.

- Any revisions to the specific plan graphics that would be consistent with the overall intent of the specific plan, as determined by the Director of Development Services.

- Any modifications to architecture, plotting, or unit size determined consistent with the overall intent of the specific plan by the Director of Development Services.

- Any other modifications, name changes to the Specific Plan, or requested changes to any part of the specific plan or any design details of the specific plan that are deemed minor by the Director of Development Services.

SPECIFIC PLAN AMENDMENTS

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

MINUTES

Regular Meeting of the Planning Commission

MONDAY, FEBRUARY 02, 2026
City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER
At 6:30 p.m. Planning Commission Chair Guerrero called the meeting to order.

PLEDGE OF ALLEGIANCE
Commissioner Cavanaugh led the Pledge of Allegiance to the Flag.

ROLL CALL
The Secretary called the roll:

PRESENT: COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, CARROLL, KILDOO, NORRIS

ALTERNATE COMMISSIONERS IN AUDIENCE: MARCINKO, SMITH

ABSENT COMMISSIONERS: NONE

Also present were: Planning Division Director Joe Farace; Deputy City Attorney Punam Prahalad; Senior Management Analyst Song LeBaron; Principal Planner/Sustainability Program Manager Sean del Solar; Associate Planner Corina Flores; Principal Civil Engineer Kyrenne Chua; and Project Coordinator Diana Rodriguez.

ORAL AND WRITTEN COMMUNICATIONS
None

SEATING NEW COMMISSIONERS
Planning Director Joe Farace reported that City Council reappointed Commissioners Guerrero, Norris, Saulsbury, and Barnett, along with Commissioner Marcinko as an alternate, and appointed Lindsey Smith as a new alternate. The reappointed and newly appointed commissioners were welcomed.

ELECTION OF CHAIRPERSON

Action:
COMMISSIONER CARROLL MADE A MOTION TO NOMINATE COMMISSIONER SAULSBERRY; SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, GUERRERO, KILDOO, CARROLL, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	SAULSBERRY

ELECTION OF VICE CHAIRPERSON

Action:
COMMISSIONER GUERERRO MADE A MOTION TO NOMINATE COMMISSIONER KILDOO; SECONDED BY COMMISSIONER CARROL. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, KILDOO, CARROLL, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 10/20/2025

Action:
COMMISSIONER CARROLL MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, CARROLL, KILDOO, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

2. Project No: VAC25-0001 Summary Vacation
Applicant: City of San Marcos
Request: A summary vacation and abandonment of public right-of-way for a portion of Cox Road

within the boundary of Tentative Subdivision Map TSM21-0004 for Summer Ranch Estates Project.
Recommendation: Staff recommends approval to City Council

Action:
COMMISSIONER BARNETT MOTIONED TO RECOMMEND APPROVAL TO CITY COUNCIL PC25-5187 FOR VAC25-0001 AND SECONDED BY COMMISSIONER CAVANAUGH. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, KILDOO, CARROLL, NORRIS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

PUBLIC HEARING

3. **Project No:** SP24-0002 and CUP24-0001
Applicant: MG Properties
Request: A Specific Plan Amendment and Conditional Use Permit to allow the temporary conversion of 15,000 square feet of ground floor commercial area into up to 10 residential apartments in an existing mixed-use building in the Davia Village-Marc Specific Plan Area.
Recommendation: Staff recommends approval to City Council

Associate Planner Corina Flores: gave staff presentation.

Jason Greminger with CCI, applicant representative gave the applicant presentation.

OPEN PUBLIC COMMENTS: None

Planning Commissioner discussions: The Commissioners discussed the project's implications from both site specific and broader policy perspectives. Questions were raised regarding ADA accessibility, parking configuration, pedestrian circulation, and how the conversion from retail to residential would work operationally within the existing development. Several Commissioners focused on the realities of the market, acknowledging the challenges in leasing commercial space and considering whether the original mixed-use component was economically viable. Concerns were also expressed about setting a precedent for other mixed-use properties and the long-term impact on the City's mixed-use goals. Overall, the discussion reflected balancing and maintaining policy consistency, community needs, and recognizing the current economic conditions affecting retail viability.

Applicant representative response: The applicant representative explained that the request to convert the ground floor commercial space to residential use was driven by sustained market challenges, including unsuccessful leasing efforts despite incentives such as free rent and reduced rates that were marketed. He stated that the site lacks sufficient foot traffic and visibility to support viable retail activity and noted there

are similar struggles at nearby developments. In response to Commissioner questions, he clarified that ADA-accessible units and parking are provided within the larger development, that parking would be reallocated appropriately for residential use, and that no additional EV spaces would be required. He emphasized that the Conditional Use Permit would be limited to a 10-year term, allowing the City to reevaluate the market conditions at renewal, and stated that lease terms would align with the CUP term. He also indicated that, should the space revert to retail in the future, the property owner would attempt to relocate the affected tenants within the development.

Action:
COMMISSIONER BARNETT MOTIONED TO APPROVE RESOLUTION PC25-5183 FOR SP24-0002, RESOLUTION PC25-5186 FOR CUP24-0001, AND ADOPT ND13-003, AND SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES:	COMMISSIONERS:	BARNETT, CAVANAUGH, SAULSBERRY, GUERRERO, KILDOO, NORRIS
NOES:	COMMISSIONERS:	CARROLL
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

CLOSED PUBLIC COMMENTS

DISCUSSION ITEM: CREEK PLAN: FINANCIAL FEASIBILITY ANALYSIS
Sean del Solar, Sustainability Program Manager, presented a summary of the financial feasibility analysis prepared for the Creek District Specific Plan update. The analysis evaluated various residential and mixed-use prototypes to determine economic viability under current the market conditions, using residual land value to measure feasibility. The findings indicated that lower density for sale housing projects were the most financially feasible, while higher density rental projects requiring structured parking were less viable without additional policy flexibility or incentives. Commercial and mixed-use components were found to be moderately feasible but subject to market absorption risks. The study also showed that the 15% inclusionary housing requirement significantly reduced residual land values, with for sale projects better able to absorb the impacts than rental developments. Subcommittee member, Vice Chair Kildoo, provided comments. Which discussed the importance of balancing economic realities with the goals of the community, including the desire for commercial and entertainment amenities, and emphasized the importance of creating a plan that is both attractive to developers and beneficial to the community.

PLANNING DIVISION DIRECTOR COMMENTS: Planning Director Joe Farace reported at the December 9th City Council meeting, the City Council approved the University District Specific Plan changes that were previously reviewed by the Planning Commission, including the CubeSmart relocation and hotel property addition, and announced the retirement of the Planning Commission Secretary Gina Jackson, noting interim staffing support for the Planning Commission.

PLANNING COMMISSIONERS COMMENTS: Commissioner inquired about the status of the proposed Scripps Hospital project, asking whether it is moving forward and requesting clarification on what is currently being proposed. Commissioners welcomed the new alternate commissioners.

ADJOURNMENT

At 7:34 p.m. Chair Saulsberry adjourned the meeting.

_____
LIONEL SAULSBERRY , CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

_____
SONG LEBARON, SR. MANAGEMENT ANALYST
CITY OF SAN MARCOS PLANNING COMMISSION

File #:26-2818

MEETING DATE:
MARCH 2026

SUBJECT:

SAN DIEGO ASSOCIATION OF GOVERNMENTS REPORT (MAYOR JONES)

Recommendation
Note and File

Attachment(s)

File #:26-2819

MEETING DATE:
MARCH 2026

SUBJECT:

LEAGUE OF CALIFORNIA CITIES REPORT (COUNCILMEMBER MUSGROVE)

Recommendation
Note and File

Attachment(s)

File #:26-2820

MEETING DATE:
MARCH 2026

SUBJECT:

NORTH COUNTY TRANSIT DISTRICT REPORT (DEPUTY MAYOR SANNELLA)

Recommendation
Note and File.

Attachment(s)

File #:26-2821

MEETING DATE:
MARCH 2026

SUBJECT:

NORTH COUNTY DISPATCH JOINT POWERS AUTHORITY REPORT (COUNCILMEMBER LEBLANG)

Recommendation
Note and File

Attachment

Staff Report

File #:26-2822

MEETING DATE:
MARCH 2026

SUBJECT:

CLEAN ENERGY ALLIANCE REPORT (COUNCILMEMBER NUÑEZ)

Recommendation
Note and File

Attachment(s)

File #:26-2823

MEETING DATE:
MARCH 2026

SUBJECT:

CITY COUNCIL BUSINESS VISITS

Recommendation
Note and File

Attachment(s)