

**TMP-2229 -
FINAL_SAN
MARCOS_ANNUAL
PROGRESS
REPORT_2024**

April 2025

*City of
San Marcos*

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1. Introduction

Purpose

Government Code Section 65400 and 65700 mandates that all cities submit an annual progress report (APR) on the status of the General Plan and progress in its implementation to their legislative bodies and the Governor's Office of Land Use and Climate Innovation (LCI) each year (formerly the Governor's Office of Planning and Research (OPR)). This allows LCI to identify statewide trends in land use decision making and how local planning and development activities relate to statewide planning goals and policies. APRs may also inform future modifications to LCI's General Plan Guidelines.

The APR is an opportunity to provide City Council and the public with information regarding implementation of the San Marcos General Plan during the previous year. Section 4 of this report specifically details the status of each program included in the City's Implementation Plan.

Process

City staff used an online database to collaboratively enter information regarding the status of each program within the City's Implementation Plan. This information was then entered into section 4 of this report. City staff also shared information via email regarding any major milestones or projects the City has made progress on over the past year, and this information is included in section 5.

General Plan Update

The last comprehensive update to the City's General Plan was in 2012. It was adopted by City Council Resolution on February 14, 2012. On July 13, 2021 the City Council adopted the Housing Element for 2021-2029. On November 9, 2021 the City Council adopted updates to the Safety Element and adopted a new Environmental Justice Element. The Mobility Element was updated on July 23, 2024.

2. Compliance with LCI's General Plan Guidelines

The following table provides a snapshot of how the City's General Plan currently complies with LCI's General Plan 2017 Guidelines.

City of San Marcos General Plan Elements (2012)	LCI Required Elements (2017)								
	Land Use	Circulation	Housing	Conservation	Noise	Open Space	Safety	Air Quality	Environmental Justice*
Land Use and Community Design Element	<input checked="" type="checkbox"/>								
Mobility Element		<input checked="" type="checkbox"/>							
Conservation and Open Space Element				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Parks, Recreation and Community Health Element						<input checked="" type="checkbox"/>			
Safety Element							<input checked="" type="checkbox"/>		
Noise Element					<input checked="" type="checkbox"/>				
Housing Element			<input checked="" type="checkbox"/>						
Environmental Justice Element									<input checked="" type="checkbox"/>

*The implementation of the Environmental Justice Element is supported through implementation of the other actions identified in the Implementation Plan and evaluated in the Annual Progress Report.

3. Major Milestones and Projects

Planning Activities Initiated

The following is a list of planning activities initiated in 2024.

DATE INITIATED	PROJECT NAME	PROJECT TYPE
6/27/2024	UPDATING ACCESSORY DWELLING UNIT AND ACCESSORY STRUCTURE REQUIREMENTS CONSISTENT WITH UPDATED STATE LAW.	TEXT AMENDMENT and COUNCIL POLICY
7/23/2024	UPDATING INCLUSIONARY HOUSING REQUIREMENTS AND ASSOCIATED DENSITY BONUS CALCULATIONS FOR RESIDENTIAL RENTAL PROJECTS AND INCLUSIONARY HOUSING AGREEMENTS	TEXT AMENDMENT and COUNCIL POLICY
7/30/2024	APPROVE A CITY-WIDE ACTIVE TRANSPORTATION PLAN (ATP) AND ASSOCIATED GENERAL PLAN AMENDMENT TO THE MOBILITY ELEMENT	GENERAL PLAN AMENDMENT and COUNCIL POLICY
12/13/2024	CONSIDERATION AND EVALUATION OF POTENTIAL SENIOR RESIDENTIAL ZONING OVERLAY APPLICABLE TO AGE RESTRICTED MOBILEHOME PARKS IN THE R-MHP ZONE.	POTENTIAL ZONING ORDINANCE AMENDMENT AND ASSOCIATED ACTIONS RELATING TO OVERLAY ZONE

Major Development Applications Processed

The following is a list of major development applications approved in 2024.

DATE APPROVED	PROJECT NAME	APPLICANT	PROJECT TYPE
1/12/2024	SDP22-0001 SAN MARCOS HOSPITALITY	SAN MARCOS HOSPITALITY, LLC	SITE DEVELOPMENT PLAN
3/26/2024	SDP22-0002 HUGHES SMCC, LLC	HUGHES SMCC, LLC	SITE DEVELOPMENT PLAN
6/25/2024	GPA22-0003 CAPALINA APARTMENTS	CAPALINA SMA, LLC	GENERAL PLAN AMENDMENT
7/23/2024	SP22-0001 PACIFIC SPECIFIC PLAN	THE LAS POSAS OWNER LPV, LLC	SPECIFIC PLAN
12/2/2024	SDP24-0006 LENNAR SEARS SITE	LENNAR HOMES OF CALIFORNIA	SITE DEVELOPMENT PLAN

City Priorities

In 2024, the City prioritized adopting ordinances related to assuring consistency within City codes and ordinances with adopted State housing laws.

Efficient Development

In July 2024, the City approved a City-wide Active Transportation Plan (ATP). The ATP focuses on encouraging non-motorized modes of transportation—primarily walking and biking— by recommending projects, programs, and policies that enhance the active transportation experience in the community. The ATP also incorporated a Safe Routes to School (SRTS) study to identify challenges associated with the schools located within the San Marcos Unified School District (SMUSD). This plan is used to create active transportation-oriented projects for the City’s Capital Improvement Program (CIP) and for construction as required by the City for private development projects. Additionally, it develops educational programs and policies for the City and its partners to implement.

In October 2024, the City approved an ordinance to amend sections of the Municipal Code relative to inclusionary housing requirements and associated density bonus calculations for residential rental projects and inclusionary housing agreements. The changes were proposed in compliance with AB 1505, which was codified as California Government Code 65850. The changes deleted the inclusionary housing exemption for the construction of new residential rental projects and density bonus projects, clarified that the inclusionary housing ordinance applies to density bonus projects, and amended the requirements for residential rental units. Additional changes clarified that the City does not intend to require that more than 15 percent of rental units be reserved for target households (low-, very low-, extremely low- or moderate-income households), unless a higher percentage is requested by the developer, and identified the income levels for new inclusionary rental units to align with the deficit identified in the City’s most recent Annual Housing Element Report. Requirements of inclusionary housing agreements was also changed to include allowing displaced tenants from another City affordable housing project to be placed on a waiting list for a new project, to provide guidelines for tenant relocation, and to provide the City with a copy of the annual lease agreement for affected units to facilitate monitoring for compliance with inclusionary housing requirements.

In October 2024, the City approved an ordinance repealing and replacing a chapter of the Municipal Code relating to Accessory Dwelling Units (ADUs) and Accessory Structures. This update was necessary since the California legislature passed several bills relating to ADUs since the adoption of the City’s Ordinance in 2020 (including AB 345 (2022), SB 897 (2023), AB 2221 (2023), AB 976 (2024), and AB 1033 (2024)). This ordinance satisfied all requirements mandated by California Government Code §66310-66342.

In December 2024, the City initiated consideration and evaluation of a potential amendment to the Zoning Ordinance and associated actions to add a senior residential overlay zone to age-restricted mobilehome parks in the R-MHP Zone. The proposed overlay zone would provide that the mobilehome park shall remain age-restricted to residents 55 years or older, as defined and by the U.S. Fair Housing Act.

Interagency Coordination Efforts

In 2024, the City coordinated with the surrounding cities of Escondido, Vista, Carlsbad, and North County Transit District on development projects, as well as with the County of San Diego on major land development projects adjacent to San Marcos.

The City continues to engage with the primary stakeholders, including the School District and water districts, on land development projects.

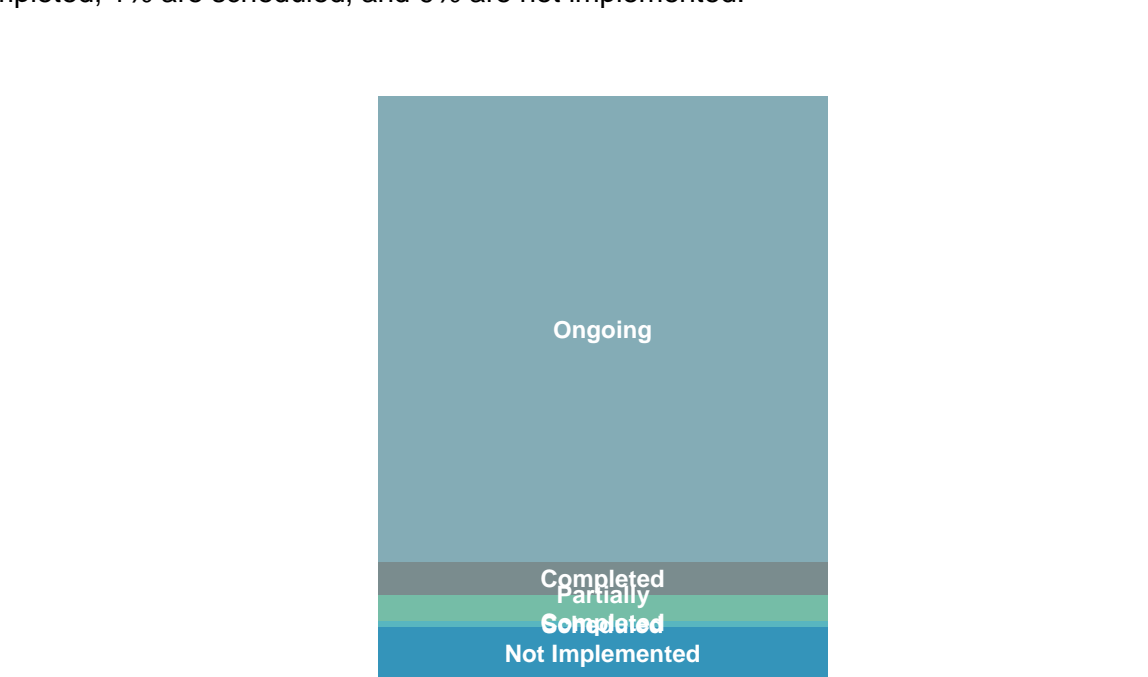
General Plan Implementation Progress

Each section below includes a graph showing a snapshot of the City’s overall progress towards implementing the programs within each General Plan Element. The graph is followed by a table that includes more detailed information about the implementation status of each program related to that Element. The implementation statuses are defined as follows:

- **Ongoing:** programs that are intended to be ongoing efforts
- **Completed:** programs that are considered complete
- **Partially Completed:** programs that have been started and are partially complete
- **Scheduled:** programs that have not yet been started but are scheduled
- **Not Implemented:** programs that have neither been started nor scheduled

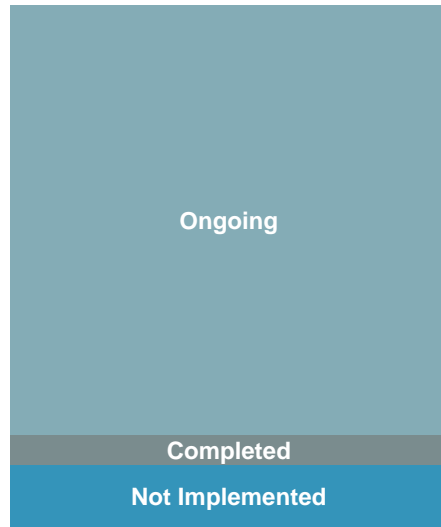
Overall Implementation Snapshot

The majority (80%) of programs identified in the Implementation Plan are ongoing. Of the remaining programs, 5.5% are completed, 4.5% are partially completed, 1% are scheduled, and 9% are not implemented.



Land Use and Community Design Element

Implementation Snapshot



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Balanced and Compatible Land Uses				
LU-1.1: Upon adoption of the General Plan, amend/update the City's existing Zoning Ordinance to be consistent with the General Plan. This update shall occur within 12 months of General Plan adoption.	Planning	Completed	N/A	Following adoption of the 2012 General Plan Update the City updated the Zoning Ordinance to be consistent with the General Plan.
LU-1.2: Ensure that City land use decisions are consistent with the policies of the Land Use and Community Design Element and the land uses shown on the General Plan Citywide Land Use Plan. Using the development review process and other tools outlined throughout the General Plan, ensure that the development objectives specified in the Land Use and Community Design Element are achieved for new development and infill projects.	Planning	Ongoing	N/A	All projects are subject to this requirement and Planning staff ensures it's complied with when evaluating entitlement applications.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-1.3: Review discretionary development proposals to assess the compatibility of proposed development with adjacent/surrounding uses and activities. Consider site design, buffers, architectural and buffering techniques, and other measures to ensure compatibility between uses and activities.	Planning	Ongoing	N/A	Discretionary development permits require that compatibility findings be made to assure site design and land use consistency with adjacent properties. Projects are required to maintain proper setbacks, installation of landscaping on slopes and areas surrounding projects and compliance with design criteria pursuant to the zoning ordinance or an adopted Specific Plan.
LU-1.4: Encourage the development of well-designed pedestrian-oriented mixed-use projects.	Planning	Ongoing	N/A	Staff encourages the development of well-designed pedestrian mixed-use projects. Examples can be seen within the University District Specific Plan areas which incorporates a Form Based Code with pedestrian oriented design including wide sidewalks, storefronts and use of paseos and parks.
LU-1.5: Developer(s) of mixed-use projects shall provide linear park amenities within the open space located on the west side of Pawnee Street, extending from Descanso Avenue to Linda Vista Drive. Amenities within the open space will provide increased pedestrian and bicycle access.	Planning	Not Implemented	N/A	Linear park amenities in this area have not been completed. A Capital Improvement Project has not been created for this and would likely be implemented as redevelopment occurs.
LU-2.1: Evaluate proposed development projects throughout the City using LEED standards, GreenPoint Rated, and/or other green building standards. The City encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification, and/or other green certifications: High Density Residential, Commercial, Office Professional, Mixed-use, Business Park, and Public/ Institutional. Encourage residential projects to achieve LEED certification, and or other green certifications and ratings	Planning	Ongoing	N/A	The following Affordable Housing projects were constructed using LEED certification requirements: Autumn Terrace, Westlake Village, Parkview, Promenade at Creekside, Eastgate, El Dorado, Alora, and Villa Serena II (Phase 1 & 2)
LU-2.2: Expand green building information, marketing, training, and technical assistance to property owners, development professionals, schools, and special districts	Planning, Building,	Ongoing	N/A	Building Division discusses and interprets the Green Code frequently for homeowners, Architects, and Engineers hoping to have a part in making the world a better place for future generations.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-2.3: Explore regional collaborations among local governments, special districts, universities, colleges, nonprofits, and other public organizations to share resources and develop green building policies and programs that are optimized on a regional scale.	Planning, Building, City Manager	Not Implemented	N/A	This is currently not a major focus of the Building Division.
LU-2.4: Promote planting of vegetation within public rights of way and private development projects as a means of reducing the urban heat-island effect and to provide habitat and food. Provide technical assistance, such as tree planting and plant-care instruction, to citizens who want to create green spaces by transforming abutting yards, rooftops, or other private lands.	Planning, Public Works	Ongoing	N/A	The City finalized a tree maintenance policy that includes a general goal of replacing any removed tree. The policy and approved species list are available on the City webpage https://www.san-marcos.net/departments/public-works/parks-landscape/tree-inspection-maintenance The City has partnered with other agencies (SDGE, Cal Fire, Urban Corps) on tree planting grant projects that have added hundreds of additional trees to the City's inventory throughout San Marcos.
Issue: Community Connections				
LU-3.1: Prepare guidelines that describe the City's process for CEQA streamlining for residential mixed-use projects and "Transit Priority Projects" consistent with the 2050 RTP/SCS.	Planning	Ongoing	N/A	Existing CEQA Exemptions providing streamlined environmental review currently exist for infill projects. SB 375 CEQA Streamlining is available via a CEQA Exemption for projects located in Transit Priority Areas and consistent with the RTP/SCS.
LU-3.2: Identify major barriers, physical or plan-based, to connectivity and take appropriate action or steps to overcome those barriers.	Planning, Engineering	Ongoing	N/A	The City is currently working with Caltrans and SANDAG through the North County CMCP to identify ways to improve connectivity and remove barriers for all modes of transport. A feasibility study for a pedestrian connection under the Sprinter rail line on Enterprise Street in the University District area was completed 7/19/2024. A grant application has been submitted for assistance in further studies and/or construction of this pedestrian connection.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-3.3: During specific, limited times, transform portions of a street or corridor in destination districts into an auto-free, pedestrian and community space.	Planning, Engineering, Parks and Recreation	Ongoing	N/A	The City creates auto-free pedestrian and community space at a variety of special events, including 4th of July, tree lighting, Veterans Day, farmers market, parking lot sales, bicycle rodeos, and drive-thru events.
Issue: Education Hub				
LU-4.1: Develop and implement a Workforce Development Strategy by expanding opportunities for residents to enter into green collar jobs, including vocational training, mentorship and apprenticeship programs.	Economic Development	Not Implemented	N/A	Economic Development (ED) plays a part of workforce development efforts by collaborating with the San Diego Workforce Development Partnership, but this is not a major focus of the ED department. This Workforce Development Strategy might change as we undergo our Economic Development Strategic Plan efforts this year.
LU-4.2: Maintain and enhance partnerships with local workforce development programs. Encourage the university, community colleges, school district and adult education programs to offer more coursework and training oriented toward emerging green industries in addition to traditional trades. Collaborate with workforce development agencies and organizations to ensure that new and existing industries have easy access to a local, work ready and talented workforce.	Economic Development	Ongoing	N/A	Staff meets regularly with San Diego Workforce Partnership, Palomar College, Cal State University San Marcos (CSUSM), San Marcos Unified School District (SMUSD) and other private educational institutions to stay apprised of and encourage ongoing workforce development efforts.
LU-4.3: Establish a competitive industry advantage for San Marcos by working with the San Diego North Economic Development Committee and San Marcos Chamber of Commerce to identify and develop a strategy to attract cutting edge technology businesses (e.g., green technology and research and high tech development)	Economic Development	Ongoing	N/A	Staff meets regularly with the SD North EDC and SM Chamber to establish a competitive industry advantage for San Marcos.
Issue: City of Distinct and Memorable Places				
LU-5.1: Plan for and encourage strong unifying gateways at major entrances to the City, mixed-use districts and other active community centers. New private and public infrastructure and development projects should achieve strong gateway features through the use of signage and iconic design, architecture, and/or landscaping components to enhance the identity and character of San Marcos	Planning	Ongoing	N/A	Major projects in the City are required to design cohesive Sign Programs. The City also adopted a City-wide Sign Program and implemented it with enhanced way finding and informational signage throughout the City and at entrances. The University District project will develop a Sign Program with detailed design which will result in a distinct identity for that area.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-5.2: Continue to implement the City's Ridgeline Ordinance to preserve ridgelines as natural focal points and as a visually appealing backdrop for the community.	Planning	Ongoing	N/A	The Ridgeline Ordinance continues to be implemented. Proposed projects within primary and secondary ridgeline areas are required to get a ridgeline development permit for protection of the visual aesthetics of the ridgeline.
LU-5.3: Continue to install public amenities such as streetlights, benches, trash containers, art, drinking fountains, landscaping, and other amenities, to provide pleasant and comfortable streets and parking areas that enhance the City's identity and promote walkability.	Planning, Public Works, Engineering	Ongoing	N/A	The City continues to require public amenities such as streetlights, benches, trash containers, art, drinking fountains, landscaping, and other amenities when reviewing development projects.
Issue: Economic Strength and Stability				
LU-6.1: Coordinate with the Chamber of Commerce and the business community to ensure that business retention and attraction efforts are directed toward companies that will: <ul style="list-style-type: none"> • supply goods and services that are tailored to the community; • create few or no adverse environmental impacts and participate in recycling and similar green business and sustainable partner programs • provide jobs that reduce the need for residents to commute to work outside the City; • offer employees options such as carpooling, transit subsidies, flexible hours, and home-based work that help ease vehicle dependency and traffic congestion 	Planning, City Manager/ Economic Development	Ongoing	N/A	The City meets monthly with the Chamber of Commerce to coordinate business retention and attraction efforts. The City worked closely with the COC on single use plastics ordinance development to help create less adverse environmental impacts. Partnership and coordination with the Chamber is key but the bulleted list is outside the scope of the Chamber's work.
LU-6.2: Conduct outreach activities such as surveys, market research, and focus groups that explore opportunities for community development partnerships and joint planning efforts, and facilitate ongoing communication between staff, elected officials and employers.	Planning, City Manager/ Economic Development	Ongoing	N/A	City staff conducts twice monthly business visits with City Council to increase ongoing communication.
Issue: Growth Management and Adequate Provision of Urban Services				
LU-7.1: Ensure that appropriate levels of urban services are achieved through the development and environmental review processes.	Planning	Ongoing	N/A	Assurance of development levels of urban services area is part of the City's existing development review and CEQA review process. Plans are routinely routed to applicable water and sewer districts, school districts, and fire and police services. Project conditions require evidence of adequate urban services prior to occupancy.

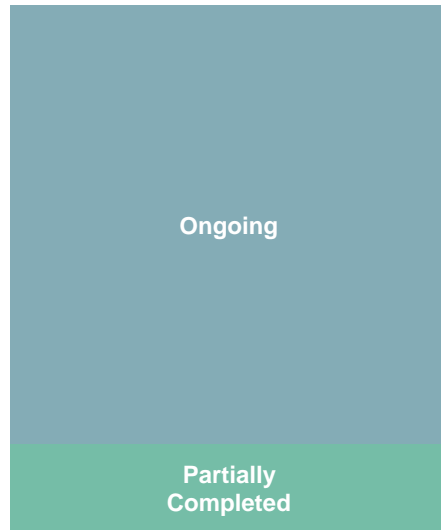
Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-7.2: Update and revise existing fee programs as needed, to ensure adequate funding for infrastructure improvements and community facilities are available to serve new development. Amend appropriate codes to require new projects to pay for the infrastructure and services	Planning, Finance, Engineering	Completed	2024	A Public Facility Fee update was completed in 2024 and updated fees will become effective on March 3, 2025.
LU-8.1: Coordinate with service providers to evaluate the level of emergency services provided to the community. Ensure that emergency service facilities and/or resources are demand-based for current and future populations considering the following: <ul style="list-style-type: none"> • Service levels should reflect community population, crime conditions, increased emergency activity, geography of service area, and funds availability. • The design and location of physical facilities should minimize emergency response times, and accommodate growth in staffing and equipment needs through buildout of the community. • Adequate street widths and clearance for emergency access should be provided. 	Planning, Fire Department	Ongoing	N/A	The City continually evaluates service levels and is in the planning stages for Fire Station #5. This location will be strategically located to minimize response times as identified in our Standards of Cover and ISO evaluation documents. Adequate street widths are conditioned on every new project codified with the San Marcos Municipal Code. Land was purchased in 2024 intended for future San Marcos Fire Station #5.
LU-8.2: Continue to require “will serve” letters for utilities and from the school district prior to issuance of building permits.	Planning, Building	Ongoing	N/A	The City requires “will serve” letters for utilities and school district as part of the building permit process.
LU-8.3: Continue to coordinate with the educational community to address the following, as applicable: <ul style="list-style-type: none"> • Preparation of facilities master plans, and identification of future school and administrative facility sites, student generation formulas, and facility improvement plans; • Continued development of safe pedestrian and bicycle routes to all schools, ensuring that supportive physical improvements (such as crosswalks and bike racks) are in place. • Exploration of non-structural solutions that may encourage people to walk or bus to school, rather than drive (e.g., staggered start times, walking groups); • Coordination of busing programs and expansion of ride-sharing opportunities to relieve congestion and improve safety conditions during school drop-off and pick-up times. • Continued joint use of agreements for community recreation during non-school hours; 	Planning, Engineering, Parks and Recreation	Ongoing	N/A	The City coordinates with Cal State University San Marcos and San Marcos Unified School District on various educational facility issues. The City participates if the school district reaches out during facility planning. The City completed an Active Transportation Plan (ATP) in July 2024 that recommends specific pedestrian and bicycle-related projects, programs, and policies for the City. The San Marcos ATP includes a Safe Routes to School element and focuses on pedestrian and bicycle connectivity and safety near schools. The City coordinated with the San Marcos Unified School District for this element of the plan.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<ul style="list-style-type: none"> Continued social support programs, afterschool learning and educational services near, and in conjunction with, workforce housing. 				
LU-8.4: Work with the County of San Diego to enhance access to and improve existing library facilities and associated programs and services.	City Manager/ Housing & Neighborhood Services, Parks and Recreation	Ongoing	N/A	The City partnered with the library to bring stories to life in Richmar Park. Youth program staff partners with the library to bring enhanced programs to the City. Aquatics staff also partners with the library to bring programs to the Aquatics facilities.
LU-8.5: Work with the County of San Diego, the educational community and community organizations to support distance learning, publicly accessible computers, internet service and technology training assistance. Target locations to provide technology and other services to ensure benefits to the greatest number of residents.	City Manager/ Housing & Neighborhood Services, Parks and Recreation	Ongoing	N/A	The Senior Activity Center (SAC) offers a computer lab, internet services, and technology training at no cost to residents.
LU-8.6: Review development and redevelopment proposals and require necessary studies, as appropriate, to ensure adequate water and wastewater service.	Planning, Watershed	Ongoing	N/A	Development proposals are reviewed, and studies required when necessary to ensure the adequate water and wastewater service is available to support the development.
LU-8.7: Consider water-based services that reduce demand and draw on alternative supplies. Water-based services include the application of state-of-the-art technology and practices; matching water quality to its end use; and financing local wastewater reuse in the same manner in which centralized water supply options are financed.	Watershed	Not Implemented	N/A	This is related to operations at Vallecitos Water District, and the City has not considered these types of services yet.
LU-8.8: Maintain creeks and tributaries in their natural state to the extent possible. Promote the use of innovative design strategies within a 100-year floodplain.	Planning, Watershed, Engineering	Ongoing	2024	The City has approved several projects within the floodplain and have preserved, and in some cases enhanced, natural creek areas. The City's Creek Infrastructure Project was completed in 2024 and preserves a substantial area of San Marcos Creek and enhances the natural area. It is possible future creek restoration projects could be implemented throughout the City.

Program	Responsible Party(ies)	Status	Key Dates	Notes
LU-8.9: Promote the use of non-native areas within the 100-year floodplain for appropriate passive recreation and/or open space buffers	Planning, Watershed, Engineering	Ongoing	2024	Obstructions in the floodplain must be minimized and will preserve the floodway portions of the floodplain allowing those areas to be preserved for flow and allowing them to be open space. In 2024, the City completed restoration of a portion of the San Marcos Creek as part of the City's CIP, with native wetland and upland species for preservation within a conservation area.
LU-8.10: Continue to develop and implement waste diversion and public education programs that encourage recycling, resource recovery, composting strategies, and the diversion of construction and demolition waste from landfills. Work with the City's solid waste service provider to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community	City Manager/ Housing & Neighborhood Services, Public Works	Ongoing	N/A	City staff has worked closely with the City's waste hauler/solid waste service provider to ensure that all residents and businesses are aware of the applicable solid waste, recycling and organic waste recovery laws and requirements. On October 26, 2021, the City adopted an ordinance to incorporate organic waste disposal reduction requirements in compliance with SB 1383 into the San Marcos Municipal Code.
LU-8.11: As part of the development application and review process, coordinate with utility providers to assess capacity and infrastructure needs to support new development or redevelopment activities. Ensure through such coordination that San Marcos remains on the cutting edge of new infrastructure technology.	Planning, Engineering	Ongoing	N/A	The City evaluates these needs when reviewing entitlement applications to ensure adequate infrastructure is provided.
LU-8.12: Continue to work with local energy and communication providers to underground utilities when older infrastructure requires replacement	Engineering	Ongoing	N/A	City staff holds regular coordination meetings to discuss upcoming projects and coordinate undergrounding if possible. The City has coordinated undergrounding efforts as part of the Creek Infrastructure Project.

Mobility Element

Implementation Snapshot



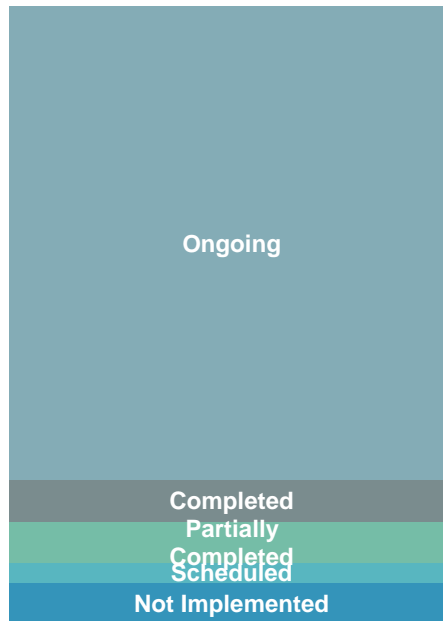
Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Efficient Local and Regional Circulation System				
M-1.1: Coordinate with appropriate regional agencies to ensure that facilities are “right sized.” Update appropriate guidelines to guide development within the City to contribute to mobility options through development of finance districts, community facilities districts, or impact fee programs. Evaluate new development proposals and ensure they are contributing to enhanced City mobility.	Engineering	Ongoing	N/A	The City has updated its guidelines to developers for mobility by including Vehicle Miles Traveled (VMT) and retaining Level of Service guidelines. In 2023, the City updated its planning application to include a traffic analysis form for any traffic-generating entitlement project.
M-1.2: Manage transportation demand by working with SANDAG, key employers and developers where warranted to implement appropriate Transportation Demand Management (TDM) programs.	Planning, Economic Development	Ongoing	2023	In December 2023, a city-wide TDM ordinance and Policy for new development and employers was approved. Development of TDM programs for individual development project are required for applicable projects at time of application submittal.

Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Traffic Calming and Safety				
M-2.1: Monitor the neighborhood transportation system to identify facilities that would benefit from appropriate traffic calming implementation and work with neighborhoods to implement appropriate solutions.	Engineering	Ongoing	2021, 2023	In August 2023, the Traffic Commission approved the Neighborhood Traffic Management Policy and Guidelines (NTMP). The NTMP aligns with General Plan goals to create safer and more walkable neighborhoods by: providing effective traffic calming strategies to improve traffic safety and address the needs of all road users on public streets; considering the unique characteristics of each neighborhood; enhancing the safety and livability of qualifying residential neighborhoods. New applications for the NTMP continue to be received by the City.
Issue: Alternative Modes of Travel				
M-3.1: Support alternative modes of travel by continuously developing and supporting these modes of travel. This can continually occur by: <ul style="list-style-type: none"> • Continued implementation and update of the Bicycle Master Plan and integrating it with a Pedestrian Master Plan; • Update and maintain City Roadway Standards to consider the public realm of the street and implement complete streets, as appropriate; • Consider development of a neighborhood electric vehicle (NEV) master plan to encourage use of no emission vehicles on appropriate facilities. Coordinate with SANDAG and the State Legislature to allow NEVs on public roadways with greater than 35 miles per hour posted speed limit; • Develop innovative funding mechanisms (such as fee districts or Transnet funding) to assist in implementing, operating, and maintaining the proposed shuttle system and bike share facilities within the City; • Work with developers to integrate bicycle and pedestrian amenities within their development plans. 	Planning, Engineering	Ongoing	2024	Parts of bike and pedestrian infrastructure are implemented with each development application and their frontage improvements. This measure may have to be modified based on review/evaluation of mobility needs in the City. The City approved an Active Transportation Plan (ATP) in July 2024 that identifies specific pedestrian and bicycle-related projects, programs, and policies for the City. Concurrently, the General Plan Mobility Element was updated to incorporate the ATP. In 2024, the City initiated a Street Design Manual to assess the public realm and complete street needs and to provide a guide for developers to integrate bicycle and pedestrian amenities into the public right-of-way fronting development projects.

Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Parking				
<p>M-4.1: Ensure that parking is “right sized” for all modes of travel. This can be accomplished by:</p> <ul style="list-style-type: none"> • Determining and updating appropriate parking standards for bicycles and electric vehicles; • Reducing parking standards, as appropriate, for employment around areas served by transit in mixed-use districts; • Update the City’s parking code as needed to ensure appropriate rates are being used for new development; • Use smart parking techniques when developing parking requirements in mixed-use development areas. 	Planning	Partially Completed	N/A	The City currently addresses "right-sized" parking through the State allowance for affordable housing, ADUs, and through the CAP regarding project proximity to high quality transit. Additional parking consideration will be reviewed as part of future zoning code updates.
Issue: Movement of Goods				
<p>M-5.1: Support and manage the movement of goods within and through the City by:</p> <ul style="list-style-type: none"> • Working with appropriate agencies to improve the safety of the rail system; including safety enhancements to at-grade crossings and potential grade separations; • Updating, as needed, the Truck Route Plan to define appropriate facilities for truck traffic; • Calculating appropriate Traffic Indexes (TIs) and construct roadways such that they can accommodate heavy vehicles; • Updating the City’s roadway standards, as appropriate, to ensure that truck routes are designed to accommodate appropriate design vehicles 	Engineering	Ongoing	N/A	The City does not have unusually unsafe rail crossings. Additionally, grade separated crossings are extremely expensive and are unlikely to be undertaken by the City. The City’s truck routes were updated in July 2024 as a part of the Mobility Element update and Active Transportation Plan adoption.

Conservation and Open Space Element

Implementation Snapshot



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Sustaining Our Ecological and Biological Resources				
COS-1.1: Identify funding sources to acquire and maintain regulatory agency-identified sensitive and unique habitat areas	Planning	Ongoing	N/A	The City Public Facility Fee program includes provisions to collect money for habitat maintenance and acquisition.
COS-1.2: Prior to development approval, require a biological assessment be performed by a qualified	Planning	Ongoing	N/A	Biological studies are performed along with CEQA compliance as part of the

Program	Responsible Party(ies)	Status	Key Dates	Notes
biologist in sensitive and regulated habitat areas where threatened, rare, and endangered species are known or reasonably expected to be present.				development review process. Findings of the biological study can result in project avoidance of critical habitat, creation of open spaces conservation areas or require off-site biological mitigation. Staff has developed biological resource report guidelines to ensure organizational and content consistency for consultant prepared biological studies.
COS-1.3: Continue to work with state and federal resource agencies to protect areas containing threatened, rare or endangered species of plants and animals.	Planning	Ongoing	N/A	The City continues to work with state and federal resource agencies. City staff regularly meets with resource agency staff to discuss projects as well as existing and proposed conservation plans in the city.
Issue: Open Spaces and Limited Resources				
<p>COS-2.1: Consider developing and implementing a comprehensive Open Space Management Plan, consisting of:</p> <ul style="list-style-type: none"> • A regularly updated GIS database and mapping system of existing and targeted open space and natural resources in the community. The City should use regional resources such as SANDAG, the County of San Diego, the California Natural Diversity Database (CNDDDB), and regional habitat plans to routinely update such information. • A prioritized list of targeted open space areas given: <ul style="list-style-type: none"> • gaps and needs identified in the Master Parks Plan and Trails Master Plan • limited and unique resources the City wishes to protect • areas desired to be protected as open space for safety or other community benefits • A list of feasible means for establishing identified areas, such as through the use of easements, acquisition, long-term leases, private development, and cooperative agreements. 	Planning, Parks and Recreation, Engineering	Scheduled	N/A	Development Services staff is planning to create an open space management database to adequately identify resources, constraints, and current management status.
Issue: Protecting Scenic Resources and Landform Features				

Program	Responsible Party(ies)	Status	Key Dates	Notes
<p>COS-3.1: Require proposed development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features through the application of techniques, such as:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space networks • Requiring development to be consistent with the City's strategy to address the balance between energy savings and light pollution • Requiring development to comply with the Ridgeline Overlay Zone by applying viewshed management practices, specific plans, and open space easements to encourage the preservation of significant natural land forms • Requiring irrigation methods and landscaping of man made slopes that prevent erosion and soften the visual appearance of slopes 	Planning	Ongoing	N/A	Visually sensitive areas are addressed pursuant to City zoning, grading ordinance, and other applicable regulations including specific plan areas, and through requirements which include techniques specified in COS-3.1 to ensure visual impacts are minimized.
Issue: Air Quality, Climate Change, and Energy				
<p>COS-4.1: Review future development proposals for potential regional and local air quality impacts per CEQA. If impacts are identified, require mitigation to minimize or reduce the impact, where feasible.</p>	Planning	Ongoing	N/A	Development proposals are routinely reviewed for potential regional and local air quality impacts per CEQA.
<p>COS-4.2: Develop a Climate Action Plan for reducing greenhouse gas emissions to meet state requirements. Components of the plan should include:</p> <ul style="list-style-type: none"> • Quantify greenhouse gas emissions, both existing and projected, over a specified time period; • Establish a level below which the contributions to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable; • Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area; 	Planning, City Manager	Completed	2013, 2020, 2023	The City adopted its CAP in 2013 in compliance with the adopted policies in the General Plan and consistent with the State of California's Assembly Bill (AB) 32, known as the Global Warming Solutions Act of 2006. The City updated its CAP in 2020 to comply with new State requirements/SB32 that set stricter targets for reducing greenhouse gas emissions by 2030. The CAP checklist was updated in 2023 to comply with the latest Transportation Demand Management (TDM) ordinance.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<ul style="list-style-type: none"> Specify strategies and measures to be implemented at the project level that would collectively achieve the specified emissions level; Establish a program for monitoring and reporting results (See also Program LU-2.1) 				
COS-4.3: Periodically incorporate the latest edition of California Green Code and update the San Marcos Green Building Ordinance requirements as mainline construction practices develop and new materials and building products become available with the goal of meeting the state's Net Zero Energy goals by the year 2020.	Planning, Building	Ongoing	January 1, 2023	Code updates occur on 3-year intervals. The most recent change occurred January 1, 2023.
COS-4.4: Cooperate with private industry (e.g., renewable energy providers) by removing unnecessary regulatory hurdles to incorporate renewable energy features in mixed-use, multi-family, commercial, business park, and industrial developments.	Planning, Building, City Manager/ Housing & Neighborhood Services	Ongoing	December 2020	City's adopted CAP and the Green Building Code require solar panels be provided with any new non-residential development. CAP/solar requirement started in December 2020.
Issue: Water Supply and Conservation				
COS-5.1: Coordinate development review of proposed projects with the applicable water purveyors to ensure that adequate water supplies are available to support new development and redevelopment.	Planning, Watershed, Engineering	Ongoing	N/A	Coordination with water purveyors currently takes place during the development review process to ensure that adequate water supplies are available to serve and support the new development.
COS-5.2: Work with applicable water purveyors and the San Diego County Water Authority (SDCWA) to examine strategies to address the City's water supply needs in compliance with the Urban Water Management Plan.	Watershed	Ongoing	N/A	The City coordinates with applicable water purveyors and SDCWA to ensure compliance with the Urban Water Management Plan.
COS-5.3: Work with water purveyors to expand opportunities for the use of recycled water for activities such as outdoor irrigation, toilet flushing, fire hydrants, commercial and industrial processes, carwashes, concrete batching, laundromats, dust control, parks, golf courses, other landscaped areas, and other appropriate water-intensive uses.	Planning, Fire Department	Ongoing	N/A	<p>The City has implemented some standards with a goal of reducing overall water use:</p> <ul style="list-style-type: none"> Requiring the installation of weather based smart irrigation controllers on new public landscape projects. Retro-fit existing controllers with weather- based irrigation controllers. Systematically upgrade existing irrigation components. Adding more drip irrigation and utilizing MP rotators where applicable.

Program	Responsible Party(ies)	Status	Key Dates	Notes
				<ul style="list-style-type: none"> All new median & parkway landscapes are being installed using drip irrigation. Use of drought tolerant plant material Steps to reduce water usage when testing fire hydrants are in place <p>City staff can follow up on any specific items related to expanding opportunities for recycled water.</p>
<p>COS-5.4: Require new development and redevelopment to incorporate drought tolerant landscaping in parks and open spaces within new rights-of-way, in yards, and other appropriate places</p>	<p>Planning, Public Works</p>	<p>Ongoing</p>	<p>N/A</p>	<p>All new median and parkway landscapes are being installed using drip irrigation and require drought tolerant landscaping such as:</p> <ul style="list-style-type: none"> Agave hybrid 'Blue Glow' Agave hybrid 'Blue Flame' Cypress Blue Flax Lily Bulbine fruticosa 'Tangerine Beauty' California Meadow Sedge Chilean Mesquite 'Thornless' Chinese Pistache Dalea capitata 'Sierra Gold'
<p>COS-5.5: Implement water conservation efforts for households, businesses, industries and public infrastructure. Include the following measures:</p> <ul style="list-style-type: none"> Require low-flow appliances and fixtures in all new development; Work with water providers and water conservation agencies to create an incentives program that encourages retrofitting existing development with ultra low-flow water fixtures; Require new development and landscaped public areas to utilize state-of-the-art irrigation systems that reduce water consumption including greywater systems, if feasible, and rainwater catchment Encourage use of drought-tolerant and native vegetation. Require development project approvals to include a finding that feasible and cost-effective options for conservation and water reuse are incorporated into project design. 	<p>Planning, Building, Watershed</p>	<p>Ongoing</p>	<p>N/A</p>	<p>Projects must comply with and incorporate landscape water conservation measures consistent with the State required and City adopted Water Efficient Landscape Ordinance (WELO).</p> <p>Current resources the City provides to educate the public about conservation programs can be found at https://www.san-marcos.net/live/water-conservation and https://www.san-marcos.net/departments/development-services/watershed/public-education-outreach</p> <p>The watershed program implements an irrigation runoff reduction program (IRRP) as irrigation runoff is a major source of non-stormwater discharges and is mostly viewed as wasteful. The watershed</p>

Program	Responsible Party(ies)	Status	Key Dates	Notes
<ul style="list-style-type: none"> If recycled water is unavailable, evaluate and if feasible, utilize recycled water and/or deep-water wells rather than potable water for irrigation and other non-drinking purposes. Educate the public regarding the various water conservation programs that the applicable water purveyors provide, and the benefits of water conservation, including tips on how to reduce water usage 				<p>program has a webpage for the IRRP and promotes various programs that help reduce pollution and encourage water conservation efforts at https://www.san-marcos.net/departments/development-services/watershed/irrigation-runoff-reduction-program.</p> <p>Public Works has been retrofitting several public areas throughout recent years with upgraded irrigation systems and native vegetation.</p>
Issue: Watershed and Water Quality Protection				
COS-6.1: Coordinate with regulatory agencies and other parties to ensure that pollutant sources to surface water and groundwater within subwatersheds are re-assigned to the appropriate regulatory process and agency (e.g., air, waste, water).	Planning, Watershed, Engineering	Ongoing	N/A	The City currently participates in required regulatory programs that are included in the City's Water Quality Improvement Plans. These plans are reviewed and reported on to SDRWQCB. The City also implements the water quality design standards required by the regional board. When there is an air quality requirement the City works with the appropriate agencies.
COS-6.2: Develop a watershed implementation and improvement plan, in conjunction with other agencies, for each subwatershed to address achievement of sustainable surface water quality and sustainable beneficial uses through identification of water use, supply treatment, and transportation opportunities, and provide programs and measures designed to promote, maintain, or achieve compliance with water quality laws, regulations, and standards including statewide plans, regional plans, total maximum daily loads (TMDLs), Stormwater NPDES Permit and future municipal stormwater permit(s).	Watershed	Ongoing	2013, 2016, 2018, 2021	The City of San Marcos is one of eight agencies that is part of the Carlsbad Watershed Management Area (CWMA). Per the requirements of Provision B of the MS4 Permit, each Watershed Management Area must develop a Water Quality Improvement Plan (WQIP). The Carlsbad WQIP was developed over a two-year period after the most recent MS4 permit was originally adopted in May 2013. The CWMA WQIP was accepted at the end of 2016 and subsequent updates occurred in 2018 and 2021. WQIP Annual Reports, including all monitoring data collected for the CWMA are submitted each year to document WQIP implementation and to report progress towards goals.

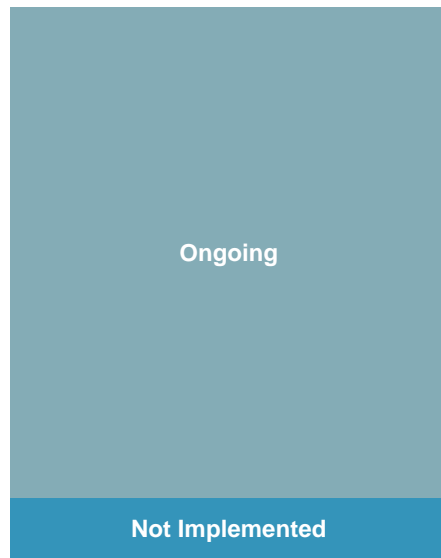
Program	Responsible Party(ies)	Status	Key Dates	Notes
COS-6.3: Establish sources, constituents, and water body priorities based on surface water quality and groundwater quality for each watershed within the City of San Marcos.	Watershed	Ongoing	N/A	Various sources, constituents, and water body priorities have been established through the implementation of the MS4 Permit and through the WQIP.
COS-6.4: Identify pollutants of concern in each subwatershed for groundwater and surface water.	Watershed	Partially Completed	N/A	Pollutants of concern have been identified for surface water, but not specifically for groundwater.
COS-6.5: Prepare groundwater assessment concept plan for each viable groundwater basin to address the potential for achievement of sustainable groundwater quality and sustainable beneficial uses.	Watershed	Not Implemented	N/A	This is the responsibility of Vallecitos Water District.
COS-6.6: Involve the public in understanding and defining sustainable watershed protection for surface and groundwater quality management by: <ul style="list-style-type: none"> • Developing publicly supported criteria for sustainable watershed protection based on social, economic and environmental costs and benefits; and • Applying publicly supported criteria for watershed protection to surface and groundwater quality management decisions 	Watershed	Ongoing	N/A	MS4 Permit requires implementation of an education and outreach program. The current program hits some of the bullet points but not all like based on social, economic and environmental costs and benefits.
COS-6.7: Assess hydromodification effects at the subwatershed level. Establish at the subwatershed level hydromodification management plans for high priority drainages.	Watershed	Ongoing	N/A	This has not been done at this level. Priority development projects are required to assess and mitigate hydromodification impacts.
Issue: Recycling and Solid Waste				
COS-7.1: Expand special waste collection and recycling services including bulk trash items, electronic waste, household hazardous waste, food scraps, green waste and other programs as necessary.	Public Works,	Ongoing	N/A	The City's waste hauler is contracted to include bulk item pickups and organic waste recovery (the latter as required by SB 1383). Electronic waste and household hazardous waste disposal programs have met the community's needs and does not require expansion. Work is ongoing to establish food recovery organizations as required by SB 1383.
COS-7.2: Continue to implement in coordination with City authorized waste haulers a full complement of City programs that encourage and accommodate recycling of a broad range of materials, including, but not limited to, the following: <ul style="list-style-type: none"> • Curbside commingled recycling 	Public Works,	Ongoing	N/A	The City's waste hauler/solid waste service providers provide a full suite of outreach and education services for all the above recycling programs. While requirements are being developed for the construction and demolition waste

Program	Responsible Party(ies)	Status	Key Dates	Notes
<ul style="list-style-type: none"> • Curbside green waste recycling • Waste motor oil collection • Waste motor oil and commingled recycling drop off • Sharp objects/needles medical recycling • Electronic appliance recycling • Commercial bin recycling • Construction and demolition waste recycling • Bulk-item materials collection • Recycling at multiple-family housing complexes 				recycling program, all of the others are implemented on a day-to-day basis in San Marcos.
COS-7.3: Educate the public regarding the various recycling programs that the City offers, and the benefits of recycling and waste reduction, including tips on how to recycle.	Public Works	Ongoing	N/A	Primarily the City's waste hauler/solid waste service provider as the City's designee does implementation of this. The City has resources available on its website that encourage recycling and lowering the production of waste through careful planning.
COS-7.4: As a part of a contractor demolition package, require to the maximum extent practicable non-hazardous debris (excluding excavated soil and land-clearing debris) to be recycled or salvaged. Work with contractors to share best practices on building recycling and reuse and demolition techniques to minimize waste, dust generation, water and energy use and other impacts of construction and demolition work.	Planning, Building,	Ongoing	N/A	The Building Division requires waste management plan / haul agreement prior to demo permit issuance. Partial completion of the first half of this can be achieved by requiring builders to submit a Construction Waste Management Plan which requires that they either sign up with EDCO to haul the waste generated throughout construction to EDCO's Construction, Demolition, Inert (CDI) materials facility which diverts between 70 and 80% of materials from landfills. This ties in with an element of the CAP which requires 75% of CDI. The City has begun writing an ordinance that would require this.
COS-7.5: Adopt purchasing practices and standards, where feasible, to support reductions in GHG emissions, including preferences for energy-efficient office equipment, and the use of recycled materials and manufacturers that have implemented green management practices.	City Manager, Real Property Services	Completed	N/A	Purchasing Ordinance Section 2.30.160 adopted. The City continues to evaluate its purchasing ordinance to meet state mandates.
COS-7.6: Work with the private sector to appropriately regulate and approve methane recovery operations at the former landfill site.	City Manager, Real Property Services, Public Works	Not Implemented	N/A	The City does not currently work with the private sector as it relates to methane at the former landfill site (Bradley Park). Per

Program	Responsible Party(ies)	Status	Key Dates	Notes
				a 2009 settlement agreement between the City and the County of San Diego, monitoring and maintenance responsibilities were categorized as either surface or subsurface. The City is responsible for the surface and the County is responsible for the subsurface. Subsurface responsibilities include groundwater and landfill gas monitoring/reporting. The County conducts this work and provides the data to the City for final reporting. A passive methane collection system does exist at the site and was built many years ago but isn't believed to be functional.
Issue: Preserve Cultural and Historic Resources				
COS-8.1: The City shall work with State, and Federal agencies to apply and enforce historic preservation laws, including the adopted Mills Act, regulations, and codes including the California Historical Building Code and other State laws related to archaeological resources to ensure the adequate protection of these resources.	Planning, Building	Partially Completed	N/A	The City reviews Federal and State historic requirements in compliance with CEQA. The State maintains of list of historic sites for special consideration should changes be proposed to those sides. The City has not adopted a Mills Act ordinance.
COS-8.2: Consult with the appropriate organizations and individuals (e.g., Information Centers of the California Historical Resources Information System (CHRIS), the Native American Heritage Commission (NAHC), and Native American groups and individuals) to minimize potential impacts to historic and cultural resources.	Planning	Ongoing	N/A	City staff currently conducts monthly consultation meetings with tribal governments to discuss projects under SB18 and AB52. Staff has also worked with tribal governments to develop standard cultural resource mitigation measures which are applied to development projects and developed cultural resource report guidelines to ensure organizational and content consistency for consultant prepared cultural resource studies.
COS-8.3: Where feasible, relocate historic structures to the Heritage Park section of Walnut Grove Park.	Planning, Parks and Recreation	Ongoing	N/A	The City is relocating the first San Marcos fire engine to Heritage Park.

Parks, Recreation and Community Health Element

Implementation Snapshot



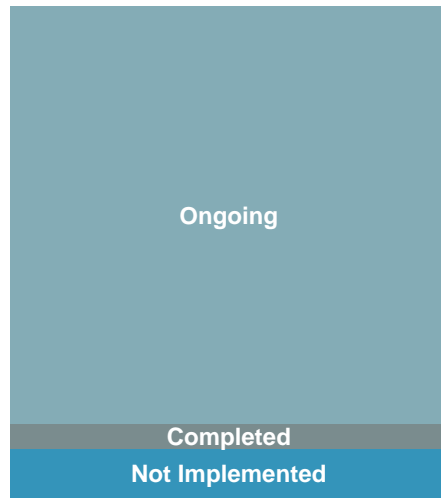
Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Responsive System of Local Parks, Trails, and Recreational Facilities				
PR-1.1: Evaluate, and if needed, update the Master Parks Plan and Trails Master Plan to address changing recreation interests, trends, needs, and priorities, as follows: <ul style="list-style-type: none"> • Identify long-term goals for the Community Services Department and the community; • Describe current and future needs; • Evaluate whether parks and trails standards are being met; • Survey community for interests and preferences improving new parks and community facilities, and expanding or initiating new programs and services; 	Planning, Parks and Recreation	Ongoing	2018	The City is working on updating the Trails Master Plan. The Draft of the plan was presented to the Parks and Recreation Commission. The next step is for the Plan to be presented to the Planning Commission and then City Council for their consideration.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<ul style="list-style-type: none"> Identify improvements to connect activity centers, close gaps in the bicycle and pedestrian network, and allow full access to recreation facilities; Prioritize projects; and Outline funding mechanisms for maintaining programs and facilities 				
PR-1.2: Continue to pursue joint-use agreements with school districts, neighboring jurisdictions, public agencies, private entities and nonprofit organizations that own and operate facilities within the City.	Planning, City Manager, Housing & Neighborhood Services	Ongoing	N/A	The City continues to participate in joint-use agreements with San Marcos Unified School District, Palomar College, and Cal State San Marcos.
Issue: Community Health and Family Enrichment				
PR-2.1: Work with neighborhood groups to identify, design, and manage community gardens. Ensure that community gardens and garden plots are allocated according to a fair and equitable formula.	Planning, Parks and Recreation	Ongoing	N/A	The Parks and Recreation Department oversees the City's community garden and ensures that the allocation process is equitable.
PR-2.2: In collaboration with school districts and other educational institutions, implement programs to improve walking and bicycling access and safety to schools and after school programs. These programs should include, but not be limited to: <ul style="list-style-type: none"> Programs, such as a "walking school bus" where parents and other responsible adults can share the responsibility of escorting children to and from school by foot or bicycle. Improved pedestrian and bicycle access to Palomar College, California State University San Marcos, and other educational campuses. 	City Manager, Housing & Neighborhood Services, Parks and Recreation	Ongoing	N/A	The Parks and Recreation Department puts on bicycle education and safety events, campaigns, participates in the County's Bike-To-Work Day, works collaboratively with the school district and sheriff's department to provide consistent educational messaging, provides trail maps free of charge, and promotes hiking/trail safety.
PR-2.3: Attract and expand access to certified farmers markets, with actions including but not limited to: expanding days and hours of existing farmers market, pursuing new farmers markets in transit-accessible locations, supporting expanded transit service and programs to bring residents to and from the farmers markets, and allowing farmers markets on public and institutional properties at minimal cost to the vendors.	Planning, Economic Development	Ongoing	N/A	A farmers' market is held weekly within North City. The Chamber of Commerce hosts and manages the event.

Program	Responsible Party(ies)	Status	Key Dates	Notes
PR-2.4: Collaborate with the San Diego County Department of Environmental Health (DEH) and community organizations to encourage new and existing convenience stores, supermarkets, liquor stores and neighborhood and ethnic markets to stock fresh produce, meats and dairy, 100 percent juices and wholegrain products. Identify stores that are willing to participate in the program.	Economic Development	Not Implemented	N/A	The City partners with the County of San Diego and Live Well San Diego to improve the well-being and health of our community, including ensuring access to diverse and fresh foods for all of San Marcos residents.
PR-2.5: Expand community service programs and classes through partnerships with community groups or medical institutions (e.g., Kaiser Permanente) to create healthy food and nutrition courses which assist residents in evaluating food and lifestyle choices.	Parks and Recreation	Ongoing	N/A	The Parks and Recreation Department partners with San Marcos Unified School District to operate an intergenerational community garden. Additionally, the Parks and Recreation Department partners with San Diego County Health and Human Services, Palomar Hospital, and Kaiser Permanente to offer nutrition education and wellness checks at the Senior Activity Center.
PR-2.6: Work with medical providers, transit agencies, private transit providers and community representatives to assure equitable access major medical facilities in the City and the region. Include recommendations for locating future medical facilities in proximity to local public transit service.	Parks and Recreation, Engineering, Planning,	Ongoing	N/A	The Parks and Recreation Department partners with Facilitated Access to Coordinated Transportation (FACT) and San Marcos Unified School District to provide transportation to senior and disabled citizens to medical appointments and congregate meal service at the Senior Activity Center.
PR-2.7: Continue to distribute information about community events to a wide range of community organizations including churches, senior facilities, schools, etc. using existing City-sponsored platforms such as the City website and newsletter	Parks and Recreation, City Manager, Housing & Neighborhood Services	Ongoing	N/A	The Parks and Recreation Department continues to distribute information through monthly Constant Contact emails, past participant email lists, outreach through multiple social media platforms, boosted ads, and printed materials. This also includes in-person outreach via farmers' markets, mobilehome parks, The Boys and Girls Club, local businesses, and churches. City staff participate in monthly food pantry events at San Marcos Elementary School.

Safety Element

Implementation Snapshot



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Natural Geologic Hazards				
S-1.1: Require investigations to be performed by a qualified geological engineer for all development and redevelopment proposals in areas where potential fault rupture, liquefaction, shallow ground water, slope instability, or other geologic functions are suspected.	Planning	Ongoing	N/A	Geological investigations for development projects are done when a need is suspected in conjunction with project reviews and CEQA review.
S-1.2: Require all new construction to conform to the latest adopted edition of the California Building Code, which specifies requirements for seismic design, foundation, drainage, and retrofitting.	Planning, Building, Engineering	Ongoing	N/A	The Building Division ensures conformance to the latest edition of the California Building Code.

Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Flooding Hazards				
S-2.1: Work with regulatory agencies to secure permits for natural channelization of select reaches of San Marcos Creek, and other tributaries, where warranted.	Planning, Watershed	Completed	2024	The San Marcos Creek project, as part of a Capital Improvement Project, was completed in 2024.
S-2.2: Require all new development to comply with all requirements of the San Marcos Municipal Code relating to the Flood Damage Prevention Zone.	Planning, Engineering	Ongoing	N/A	San Marcos Municipal Code Chapter 20.255 requires this.
Issue: Fire Hazards				
S-3.1: Require builders to prepare fire study and fuel management plan/report for development within or adjacent to “High,” “Very High,” or “Extreme” community hazard areas as identified by the City of San Marcos Fire Department HRA.	Planning, Fire Department	Ongoing	N/A	A Fire Management Plan (FMP) is currently required for any development in fire hazard areas.
S-3.2: Require all new development or existing structures in “High,” “Very High,” or “Extreme” community hazard areas, identified in the San Marcos Fire Department HRA, to maintain and employ a fuel reduction/management plan	Planning, Fire Department	Ongoing	N/A	Entitlement projects within these areas are required to provide and maintain an FMP. Building and plan review also require proper setback and fuel modification as needed.
S-3.3: Continue to update design and construction standards for seismic and fire safety; require multi-story development to comply with the City’s Mid Rise Ordinance.	Planning, Engineering	Ongoing	N/A	The Building Division and Fire Department ensure conformance to the latest edition of seismic and fire codes. Building and plan review also require multi-story development to comply with the City’s Mid-Rise Ordinance.
S-3.4: Update the City’s assessment of the impacts of new development on the level of fire protection services by requiring new development to determine impacts on fire protection service and road infrastructure costs following the adoption of the General Plan	Planning, Fire Department	Ongoing	N/A	All new projects are required to conduct this assessment.
S-3.5: Continue to use Community Facility Fund (CFF) monies to fund access roads and operations for fire and police protection.	Finance, Fire Department	Ongoing	N/A	CFF (also referred to as Community Facility District (CFD)) funds are used for intended and restricted purposes per each Rate & Method of Apportionment.
Issue: Hazardous Materials				
S-4.1: Restrict hazardous materials transportation to designated truck routes and time periods per the Hazardous Materials Management chapter of the Zoning Ordinance.	Engineering, Fire Department	Not Implemented	N/A	The zoning code no longer contains a hazardous material management section. California Vehicle code and County of San Diego still regulate some hours and routes.

Program	Responsible Party(ies)	Status	Key Dates	Notes
S-4.2: Maintain the existing, or comparable, arrangement with the County of San Diego Department of Environmental Health (DEH) Hazardous Materials Division (HMD) and local response teams for hazardous material spill response.	City Manager, Fire Department	Ongoing	N/A	Ongoing coordination and collaboration efforts with San Diego County Environmental Health and Haz-Mat annually consist of in person Haz-Mat scenario trainings and nighttime response drills. The City also works closely on the Fire Prevention side through Fire Inspections and business emergency plans.
S-4.3: Require Cortese List status submittal and review by DEH HMD, or appropriate local agency, for known or suspected contamination sites prior to issuance of building permits.	Planning, Building	Ongoing	N/A	The City requires review for known or suspected contamination sites prior to issuance of building permits.
S-4.4: Continue to work with public school districts to ensure CEQA compliance and the use of Department of Education siting requirements for schools and other applicable children-related land uses.	Planning	Ongoing	N/A	City staff routes development projects through the San Marcos Unified School District (SMUSD) or other applicable school districts to receive input on potential impacts to school services to ensure CEQA compliance. The City relies on SMUSD comments for its reviews rather than using Department of Education siting requirements.
Issue: Emergency Preparedness / Neighborhood Safety				
S-5.1: Continue to utilize existing neighborhood networks to expand community outreach and education regarding potential hazards, hazard mitigation, available resources, and emergency response.	Parks and Recreation, Public Safety	Ongoing	N/A	The Parks and Recreation Department partners with San Marcos Unified School District, Palomar College, and Cal State San Marcos for care and shelter management.
S-5.2: Require the early integration of crime prevention strategies in new development and redevelopment projects including the involvement of law enforcement in the review of major projects in the City.	Planning	Ongoing	N/A	Development projects are routed to the San Diego County Sheriff's Department for comments. Comments are incorporated into project design or conditions of approval.
S-5.3: Continue to secure funding for and update Emergency Operations Center and planning.	Fire Department	Ongoing	N/A	The City employs a full-time Emergency Manager to update and maintain its Emergency Operations Plan as well as hold regular Emergency Operations Center (EOC) trainings. The City uses a variety of funding including SHGP (homeland security grants) to update and improve functionality of the EOC. Capability-specific funding is also pursued when there are opportunities

Program	Responsible Party(ies)	Status	Key Dates	Notes
				<p>such as communications. The Fire Department received funding to achieve radio redundancy, resulting in enhanced communication capabilities with other jurisdictions when all daily radio communication systems are down. Moreover, San Marcos Fire is a voting member of the Unified Disaster Council which invests in regional projects which are used by our EOC. This comes in the form of mass care training, caches, training, and drills.</p> <p>The City also participates in the Regional Hazard Mitigation Plan annually for updates, and every five years for new iterations. The City integrates said plan into other planning such as the EOP and General Plan Safety Element.</p>
S-5.4: Develop traffic light management plan for emergency events and coordinate such a plan with North County Transit District (NCTD) for all significant SPRINTER intersections.	Engineering	Not Implemented	N/A	The City is only aware of preemption plans as they relate to the rail road tracks as the sprinter/trains enter City intersections. The City is not aware of any formal plan of action or process for other emergency events like a pole knock down or some other unplanned event. In the past, the City has just contacted NCTD staff to respond to said events.
S-5.5: Regulate fence heights in front yards, off-street parking of vehicles, visibility of the property from the street, and night lighting through Zoning Ordinance and development review.	Planning	Ongoing	N/A	Review of fence heights in front yards, off-street parking of vehicles, visibility of the property from the street, and night lighting is currently incorporated into the Zoning Ordinance and occurs if applicable to certain projects through development review.
S-5.6: Require disclosure, per state law regulations, of airport proximity for all properties located within the Airport Land Use Compatibility Plan (ALUCP) Review Area 2. See Figure 6-4 McClellan-Palomar Airport Influence Area.	Planning	Ongoing	N/A	The City requires disclosure, per state law regulations, of airport proximity for all properties located within the ALUCP Review Area 2 through our building and development review process.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<p>S-5.7: Augment existing uniformed personnel through the use of well trained CERT, and other community volunteers, as a force multiplier for the safety of the community.</p>	<p>City Manager, Fire Department</p>	<p>Ongoing</p>	<p>N/A</p>	<p>CERT is augmented by uniformed personnel through exposure and public information. Uniformed personnel train, supply, and maintain the City's CERT program. The City's CERT program is a critical resource identified throughout both the San Marcos and County OES Emergency Operations Plans for response and recovery.</p>

Noise Element

Implementation Snapshot



Program	Responsible Party(ies)	Status	Key Dates	Notes
Issue: Noise and Land Use Compatibility				
<p>N-1.1: Review development proposals to ensure that noise standards and compatibility criteria set forth in the Noise Element are met:</p> <ul style="list-style-type: none"> • Consult the Noise Element guidelines and standards for noise compatible land uses to determine the suitability of proposed developments relative to existing and forecasted noise levels in accordance with the Land Use Compatibility Noise Standards presented in Figure 7-2. • Enforce the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 A-weighted decibels (dBA) community noise equivalent level (CNEL) in habitable rooms. 	Planning, Building	Ongoing	N/A	Noise standards and compatibility requirements are reviewed as part of the development process, CEQA process, and building permit process.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<p>N-1.2: During project review, the City shall consider an increase in ambient noise levels due to transportation sources associated with a project to be a significant noise impact if a proposed project causes ambient noise levels to exceed the following:</p> <ul style="list-style-type: none"> • Where the existing ambient noise level is less than 65 dBA, a project related permanent increase in ambient noise levels of 5 dBA CNEL or greater; or, • Where the existing ambient noise level is greater than 65 dBA, a project related permanent increase in ambient noise levels of 3 dBA CNEL or greater. 	Planning	Ongoing	N/A	Development projects are currently reviewed for consistency with the GP CNEL standards. Significant noise impacts are mitigated appropriately through the CEQA review process.
<p>N-1.3: Acoustical studies will be required for all discretionary projects where any of the following apply:</p> <ul style="list-style-type: none"> • The project includes a noise-sensitive land use that is located within the existing or future 65 dBA CNEL contour for transportation noise sources. • The project will cause future traffic volumes to increase by 25 percent or more on any roadway that fronts residential, institutional, or open space land uses. • The project will expose a noise-sensitive land use to a stationary noise source exceeding the standards outlined in the Noise Element. Such stationary sources may include mechanical equipment operations, entertainment venues, industrial facilities, and property maintenance. • The project includes a noise-sensitive land use near existing or proposed commercial and industrial areas. • The project is a mixed-use development that includes a residential component. The focus of this type of acoustical study is to determine likely interior and exterior noise levels and to recommend appropriate design features to reduce noise. <p>This above list is not exhaustive of the conditions that the City may use to decide when an acoustical study is required. See Implementation Program N-1.2 for acoustical study requirements.</p>	Planning	Ongoing	N/A	Acoustic studies are currently required for development projects in the instances described and when other noise impacts are anticipated. Significant noise impacts are mitigated appropriately through the CEQA review process.
<p>N-1.4: Any acoustical study required by the City shall:</p> <ul style="list-style-type: none"> • Be the financial responsibility of the applicant seeking City approval of a project; • Follow the County of San Diego Report Format and Content Requirements for Noise, or follow any 	Planning	Ongoing	N/A	Development projects are currently reviewed for consistency with the GP CNEL standards. Significant noise impacts are mitigated appropriately through the CEQA review process.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<p>subsequent document that the County uses for preparing noise reports</p> <ul style="list-style-type: none"> • Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics; • Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and predominant noise sources; • Estimate existing and projected cumulative (20 years) noise in terms of CNEL or Leq, and compare those noise levels to the adopted standards and policies of the Noise Element; • Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance. • Describe a post-project assessment program that could be used to evaluate the effectiveness of the proposed mitigation measures. <p>See Implementation Program N-1.2 for projects requiring an acoustical study.</p>				
<p>N-1.5: Develop acoustical study guidelines that describe the City's desired procedure and format for acoustical studies.</p>	Planning	Completed	2024	Noise technical report guidelines were established in 2024 to ensure organizational and content consistency for consultant prepared reports.
Issue: Transportation Related Noise				
<p>N-2.1: Implement the following strategies to reduce vehicular traffic noise throughout the City:</p> <ul style="list-style-type: none"> • Review, update, and designate local truck routes to reduce truck traffic in noise sensitive land uses areas. • Identify locations for installation of traffic calming devices to reduce traffic speed in residential zones. • Require the use of alternative paving materials, such as rubberized asphalt, to reduce traffic noise where determined feasible and cost efficient 	Public Works, Engineering	Partially Completed	N/A	The truck routes were updated in July 2024. The City has not taken any other action to determine if truck routes sit on sensitive noise receptors. The City has implemented some traffic calming measures including roundabouts in the Rancho Tesoro neighborhood, and the City is piloting a traffic-calming project. In August 2023, the Traffic Commission approved the Neighborhood Traffic Management Policy and Guidelines (NTMP). The NTMP aligns with General

Program	Responsible Party(ies)	Status	Key Dates	Notes
				Plan goals to create safer and more walkable neighborhoods by: Providing effective traffic calming strategies to improve traffic safety and address the needs of all road users on public streets; Considering the unique characteristics of each neighborhood; Enhancing the safety and livability of qualifying residential neighborhoods
N-2.2: Promote the use of wayside train horns at all feasible crossings consistent with the federal Train Horn Rule along the North County Transit District SPRINTER rail line. Where necessary, coordinate with rail agencies and operators including the North County Transit District and Federal Railroad Administration in the planning of noise mitigation along rail corridors including site design and setbacks.	Public Works, Engineering	Not Implemented	N/A	The City has not initiated any investigation into the installation of wayside horns.
N-2.3: Continue to coordinate with the Federal Aviation Administration, Caltrans Division of Aeronautics, and the San Diego County Airport Authority regarding the siting and operation of heliports and helistops to avoid excessive helicopter noise.	Planning, Engineering	Ongoing	N/A	The City coordinates with the Federal Aviation Administration, Caltrans Division of Aeronautics, and the San Diego County Airport Authority regarding the siting and operation of heliports and helistops.
Issue: Transportation Related Noise				
N-3.1: Update the Noise Ordinance to incorporate new noise standards consistent with the Noise Element and to ensure effectiveness in controlling noise sources. Revise the Noise Ordinance to achieve the following: <ul style="list-style-type: none"> • Provide hourly and maximum property line noise level limits for all major zoning districts defined in the Zoning Ordinance; • Limit the hours of deliveries to commercial, mixed-use, and industrial uses adjacent to residential and other noise sensitive land uses; • Limit the hours of operation for commercial and retail to limit noise intrusion into nearby residential and other noise sensitive land uses; • Limit noise levels generated by commercial and industrial uses; 	Planning	Partially Completed	N/A	Hourly maximum property limits are provided within the noise ordinance. Many if not all of the requirements are implemented on a case-by-case basis in conjunction with the conditioning of specific discretionary projects. The zoning ordinance requires that areas for loading and unloading shall be designed to avoid potential adverse noise, visual, and illumination impacts on neighboring residences. Comprehensive additions of these remaining items into a future noise ordinance revision would be best done when the zoning ordinance is updated.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<ul style="list-style-type: none"> • Limit outdoor industrial activities or operations to control excessive noise at adjacent residential properties; • Limit the hours of operation of high noise-generating industrial equipment; • Limit the hours of operation for commercial refuse vehicles and parking lot sweepers if their activity results in an excessive noise level that adversely affects adjacent residential uses; • Require the placement of loading and unloading areas so that commercial and industrial buildings shield nearby residential land uses from noise generated by loading dock and delivery activities. If necessary, additional sound barriers shall be constructed on the commercial sites to protect nearby noise sensitive uses; • Require the placement of all commercial HVAC machinery to be placed within mechanical equipment rooms wherever possible. (Equipment manufacturer's specifications for venting and access to outside air shall be maintained); and • Require the provision of localized noise barriers or rooftop parapets around HVAC, cooling towers, and mechanical equipment so that line-of-sight to the noise source from the property line of the noise sensitive receptors is blocked. (Equipment manufacturer's specifications for venting and 				
Issue: Transportation Related Noise				
<p>N-3.2: Require construction contractors to implement the following measures during construction activities through contract provisions and/or conditions of approval as Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps).</p> <ul style="list-style-type: none"> • Construction operations and related activities associated with the proposed project shall comply with the operational hours outlined in the City of San Marcos Noise Ordinance. • Construction equipment shall not be idled for extended periods of time in the vicinity of noise sensitive receptors. 	Planning, Engineering, Building	Ongoing	N/A	Requirements related to construction equipment including requirements for a Conditional Use Permit for rock crusher and construction related noise are addressed through the CEQA process and made into conditions of approval.

Program	Responsible Party(ies)	Status	Key Dates	Notes
<ul style="list-style-type: none"> • Locate fixed and/or stationary construction equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). • Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment. • Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be determined by analysis. 				