

## EXHIBIT B PROPOSED STRIKEOUT & REDLINE GENERAL PLAN SHEETS

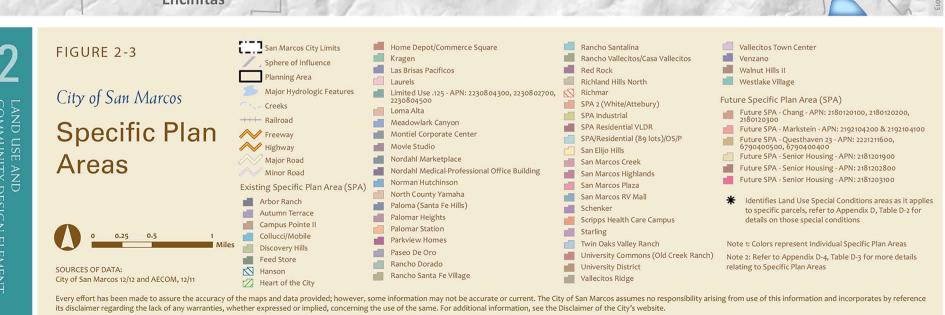


## City of San Marcos General Plan

Adopted by City Council Resolution February 14, 2012







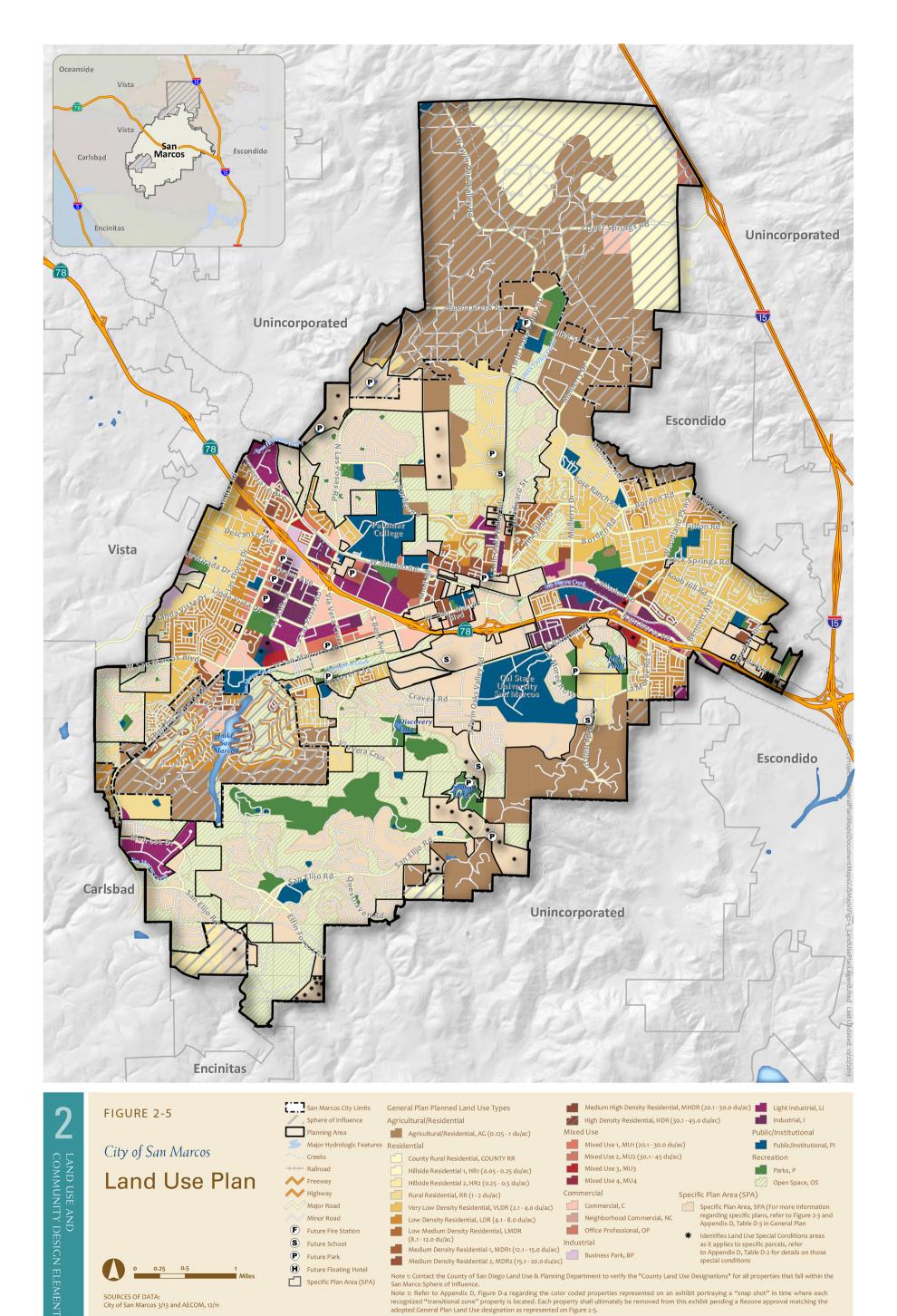


City of San Marcos 3/13 and AECOM, 12/11

San Marcos City Limits General Plan Planned Land Use Types Medium High Density Residential, MHDR (20.1 - 30.0 du/ac) Light Industrial, LI FIGURE 2-5 Industrial, I Sphere of Influence Agricultural/Residential High Density Residential, HDR (30.1 - 45.0 du/ac) Public/Institutional Planning Area Mixed Use Agricultural/Residential, AG (0.125 - 1 du/ac) Major Hydrologic Features Residential Mixed Use 1, MU1 (20.1 - 30.0 du/ac) Public/Institutional, PI City of San Marcos Mixed Use 2, MU2 (30.1 - 45 du/ac) Creeks County Rural Residential, COUNTY RR Recreation Mixed Use 3, MU3 HH Railroad Parks, P Hillside Residential 1, HR1 (0.05 - 0.25 du/ac) Land Use Plan Freeway Mixed Use 4, MU4 Hillside Residential 2, HR2 (0.25 - 0.5 du/ac) Open Space, OS / Highway Commercial Specific Plan Area (SPA) Rural Residential, RR (1 - 2 du/ac) Specific Plan Area, SPA (For more information Very Low Density Residential, VLDR (2.1 - 4.0 du/ac) regarding specific plans, refer to Figure 2-3 and Appendix D, Table D-3 in General Plan Neighborhood Commercial, NC Minor Road Low Density Residential, LDR (4.1 - 8.0 du/ac) Office Professional, OP F Future Fire Station Low Medium Density Residential, LMDR Identifies Land Use Special Conditions areas as it applies to specific parcels, refer to Appendix D, Table D-2 for details on those special conditions S Future School Industrial Medium Density Residential 1, MDR1 (12.1 - 15.0 du/ac) Medium Density Residential 2, MDR2 (15.1 - 20.0 du/ac)

Business Park, BP P Future Park H Future Floating Hotel Note 1: Contact the County of San Diego Land Use & Planning Department to verify the "County Land Use Designations" for all properties that fall within the Specific Plan Area (SPA) San Marco Sphere of Influence Note 2: Refer to Appendix D, Figure D-4 regarding the color coded properties represented on an exhibit portraying a "snap shot" in time where each recognized "transitional zone" property is located. Each property shall ultimately be removed from this exhibit pending a Rezone approval matching the

adopted General Plan Land Use designation as represented on Figure 2-5. Every effort has been made to assure the accuracy of the maps and data provided; however, some information may not be accurate or current. The City of San Marcos assumes no responsibility arising from use of this information and incorporates by reference its disclaimer regarding the lack of any warranties, whether expressed or implied, concerning the use of the same. For additional information, see the Disclaimer of the City's website



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## Specific Plan Areas

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

Table D-3 Specific Plan Areas

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



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## Table D-3 Specific Plan Areas, Continued

Specific Plan Name	Planned Development (number of residential units and/or non-residential sf)	Buildout Status
Schenker SP Windy Way/TOV APN: 218-110-24	4.42 ac Industrial	100%
Scripps Health Care Campus	38.63 ac 607,105 sf medical care campus	0%
Senior Apartments	255 units	100%
SPA Industrial	4.45 ac industrial	100%
Specific Plan Area - Rancho Santa Fe Village APN: 219-231-14, 15, 16	120 multi-family units 12,000 sf commercial	100%
Specific Plan Area 2 (FA10)	68 residential lots	0%
Starling APN: 220-520-01	29 units	100%
SPA Movie Studio³ (FA34)	15.28 ac SPA Movie Studio	0%
Twin Oaks Valley Ranch	1,407 units	100%
University Commons (Old Creek Ranch)	10.3 ac industrial	79%
	401 single-family units	88%
	1,123 multi-family units	60%
University District	345,000 sf commercial 1,120,000 sf office 5,000 sf civic/community 2,600 multi-family units 800 student housing 250 hotel rooms	15 - 20%
Vallecitos Ridge	103 single-family units Open Space	100%
Vallecitos Town Center	0.84 ac commercial	100%
Venzano	129 single-family units	100%
Walnut Hills II	137 single-family units Open Space	100%
Westlake Village¹ (FA4)	6,140 sf commercial 106 affordable apartment units	0%



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