



CITY COUNCIL

Policy

CITY OF SAN MARCOS

SUBJECT: Goals and Policies for Annexation of Property into City Limits

ADOPTED:

Purpose

This policy sets forth general goals and policies for annexation of property into the jurisdictional boundaries of the City of San Marcos.

Goals

Promote the annexation of unincorporated lands, where it is determined in the City's interest, to promote orderly development, implement City-wide goals and objectives, and/or to expedite delivery of facilities and services within the Sphere of Influence areas.

The annexation of unincorporated properties into the City must complement and be compatible with adjoining land use areas as envisioned by the City's General Plan and comply with the City's development standards, as outlined in the following policies.

Policies

- (a) Allow owners of property located within the adopted Sphere of Influence to annex to the City and annex unincorporated lands owned by the City.
- (b) Demonstrate that facilities, services, and infrastructure are adequate to serve proposed annexations in accordance with City standards.
- (c) Demonstrate that appropriate improvements, as determined by the City, will be financed by the property owner and/or applicant, and that such expansion of the City boundaries will not have unacceptable adverse fiscal or environmental impacts to existing City services or residents.
- (d) Comply with all applicable City municipal code provisions and development standards, environmental review, and CFDs annexation and development fees in place at time of building permit issuance as found in San Marcos Municipal Code, Chapter 17.64.
- (e) Require annexing properties to be annexed into all applicable service, utility, and special districts.
- (f) Properties to be annexed must be located within the City's adopted Sphere of Influence and be physically contiguous with City limits, and represent a logical geographic expansion of the City without creating an incorporated County "island".

POLICY NO. 2014-XX

- (g) Properties to be annexed must be pre-zoned consistent with the City's General Plan land use designation in conjunction with any other development entitlements.
- (h) Properties to be annexed with significant landforms adjacent to designated Primary and/or Secondary Ridgelines will extend the preservation of these Primary and/or Secondary Ridgelines, where warranted, and consistent with the provisions and with the intent of the Ridgeline Protection and Management Overlay Zone in the San Marcos Municipal Code, Title 20, Chapter 20.260, in accordance with the following guidelines:
 - Preserve scenic resources, including prominent landforms such as Double Peak, Owens Peak, San Marcos Mountains, Merriam Mountains, Cerro de Las Posas, Franks Peak, and canyon areas through conservation and management policies.
 - Encourage and maintain high-quality architectural and landscaping designs that enhance or compliment the hillsides, ridgelines, canyons, and view corridors that comprise the visual character in San Marcos.
 - Continue to work with new development and redevelopment project applicants in designing land use plans that respect the topography, land forms, view corridors, wildlife corridors, and open space that exists.
 - Evaluate potential impacts to visual and aesthetic resources, including the potential to create new light sources while still maintaining and being sensitive to rural lighting standards.
- (i) Properties to be annexed must comply with the goals and policies of the General Plan including, but not limited to, the following elements: Land Use; Mobility; Conservation & Open Space; Parks, Recreation, & Community Health; Safety; Noise; and Housing Elements.
- (j) Properties to be annexed must comply with fire code requirements, including wildland fire mitigation measures through the City's Urban Wildland/Interface Area standards and the City's minimum 150-foot fuel management zone.
- (k) The property owner and/or applicant must obtain all necessary approvals from the City, the Local Agency Formation Commission (LAFCO), and other applicable agencies, prior to annexation.