



MINUTES

Regular Meeting of the Planning Commission

MONDAY, MARCH 17, 2025

City Council Chambers

1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER

At 6:29 p.m. Planning Commission Chair Rios called the meeting to order.

PLEDGE OF ALLEGIANCE

Commissioner Rico led the Pledge of Allegiance to the Flag.

ROLL CALL

The Secretary called the roll:

PRESENT: COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, RIOS, RICO, KILDOO, MARCINKO

ALTERNATE COMMISSIONERS IN AUDIENCE:

ABSENT COMMISSIONERS: CARROLL, NORRIS (ARRIVED AFTER MEETING STARTED)

Also present were: Planning Division Director Joe Farace; Associate Planner Norm Pederson; Associate Civil Engineer Brad Holder; Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson.

ORAL AND WRITTEN COMMUNICATIONS

None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 02/18/2025



Action:

COMMISSIONER SAULSBERRY MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER RICO. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, RIOS, RICO, KILDOO, MARCINKO
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: CARROLL, NORRIS
ABSTAIN: COMMISSIONERS: NONE

PUBLIC HEARING

2. Project No: TSM21-0004 & ND22-007

Applicant: Water Mill Homes, Inc.

Request: Tentative Subdivision Map for 9 single-family residential lots on a 10-acre property in the Agricultural (A-1) Zone.

Recommendation: Staff recommends approval

Associate Planner Norm Pederson: gave staff presentation.

Applicant Jim Manning of Manning Homes: gave applicant presentation.

OPEN PUBLIC COMMENTS

Phyllis Angelico, resident of San Marcos: expressed concerns about the birds found during the applicant's study versus how many birds witnessed around home and the bird's wellbeing. HOA responsibilities regarding the sewer tanks maintenance.

Planning Commissioners Discussions: Styles of home plans; containment of sewage in other properties; environmental survey done on the birds; nice addition to the area; number of homes built on the property; expected years the sewage tanks last before problems occur; this will be a good addition to area; looking forward to this project.

Applicant response: There will be 6 different styles. The sewage tanks are becoming popular due to grade problems. A tank was installed at a project in Rancho Cucamonga. The Homeowners Association will take care of it, and we will have back up pumps installed. We are not allowed to do construction during mating season. We are following what the code is requiring to be built on that property. The tanks are built to last



a very long time. Pumps are inside the tanks and when the sewage reaches a certain level, the pumps start up to pump the sewage out. This is a private pump that is maintained by the Homeowners Association.

Planning Director comments: There is a small correction to PC24-5124 on page 3 of D12 after the last word in the last sentence, it should read “Cultural Resources will be mitigated to a level less than significant.”

Action:

COMMISSIONER SAULSBERRY MOTIONED TO APPROVE PC24-5124 AND ADOPT ND22-007 FOR TSM21-0004 TO INCLUDE THE MISSING VERBIAGE “CULTURAL RESOURCES WILL BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT” TO RESOLUTION PC24-5124, PAGE 3, SECTION D12; AND SECONDED BY COMMISSIONER BARNETT. MOTION CARRIED BY A VERBAL VOTE.

AYES:	COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, RIOS, RICO, KILDOO, MARCINKO
NOES:	COMMISSIONERS: NONE
ABSENT:	COMMISSIONERS: CARROLL, NORRIS
ABSTAIN:	COMMISSIONERS: NONE

CLOSED PUBLIC COMMENTS

PLANNING DIVISION DIRECTOR COMMENTS: An item heard at the Commission in February for the Golden Eagle site has been appealed and scheduled to go to City Council on April 22nd.

PLANNING COMMISSIONERS COMMENTS: Glad to see our Alternates at the dais and Happy St. Paddy’s Day.

ADJOURNMENT

At 7:00 p.m. Chair Rios adjourned the meeting.

FATIMA RIOS, CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:



GINA JACKSON, SENIOR OFFICE SPECIALIST
CITY OF SAN MARCOS PLANNING COMMISSION

DRAFT