



SAN MARCOS GENERAL PLAN

Our City, Our Future

GPAC Meeting #23 Overview of the General Plan Elements

August 17, 2011



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Meeting Agenda - Revised

- Introductions
- Remaining General Plan Element Overview
- Discussion of Community/District/Neighborhoods
- Public Comments/Input



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General Plan Outline

Chapter 1 – Introduction

Chapter 2 – Land Use (already discussed)

Chapter 3 – Mobility (already discussed)

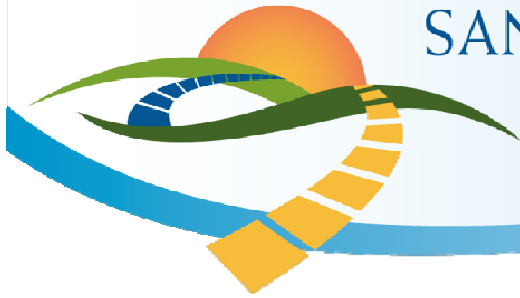
Chapter 4 – Conservation & Open Space

Chapter 5 – Parks, Recreation, & Community

Chapter 6 – Safety

Chapter 7 – Noise

Chapter 8 – Housing

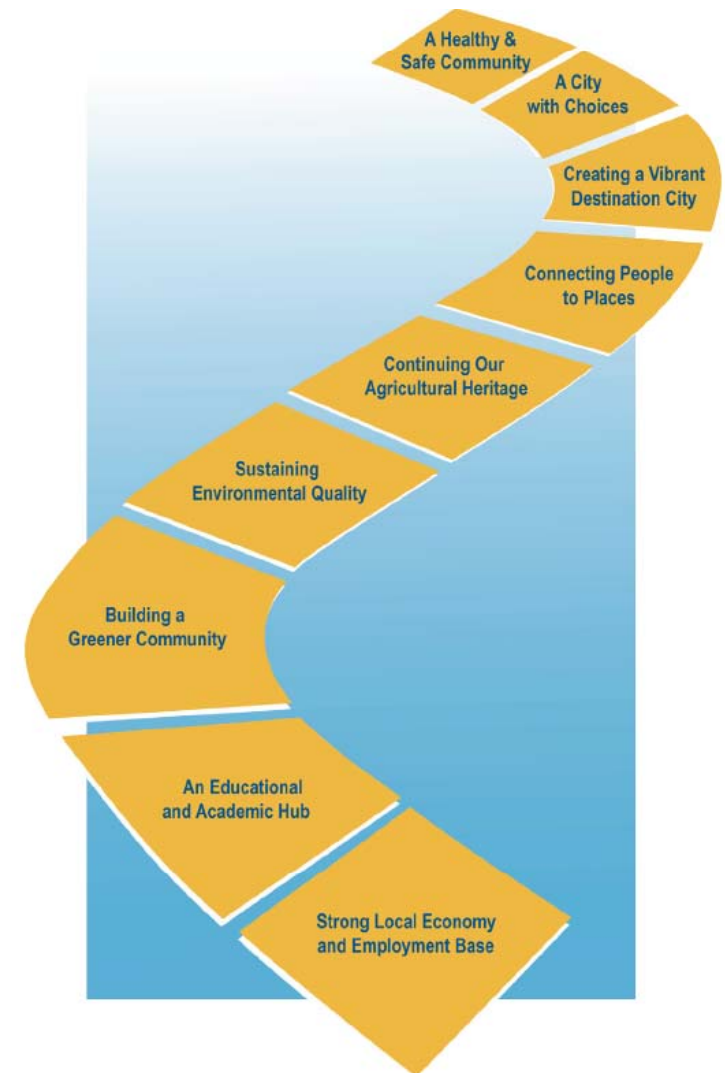


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Chapter 1 Introduction

- **Highlights incorporating Sustainability principles into every General Plan Element to achieve a prosperous economy, a quality environment, and social equality**
- **Each Chapter includes Goals, Policies, and Implementation Programs that address the desires & vision of the Guiding Themes**



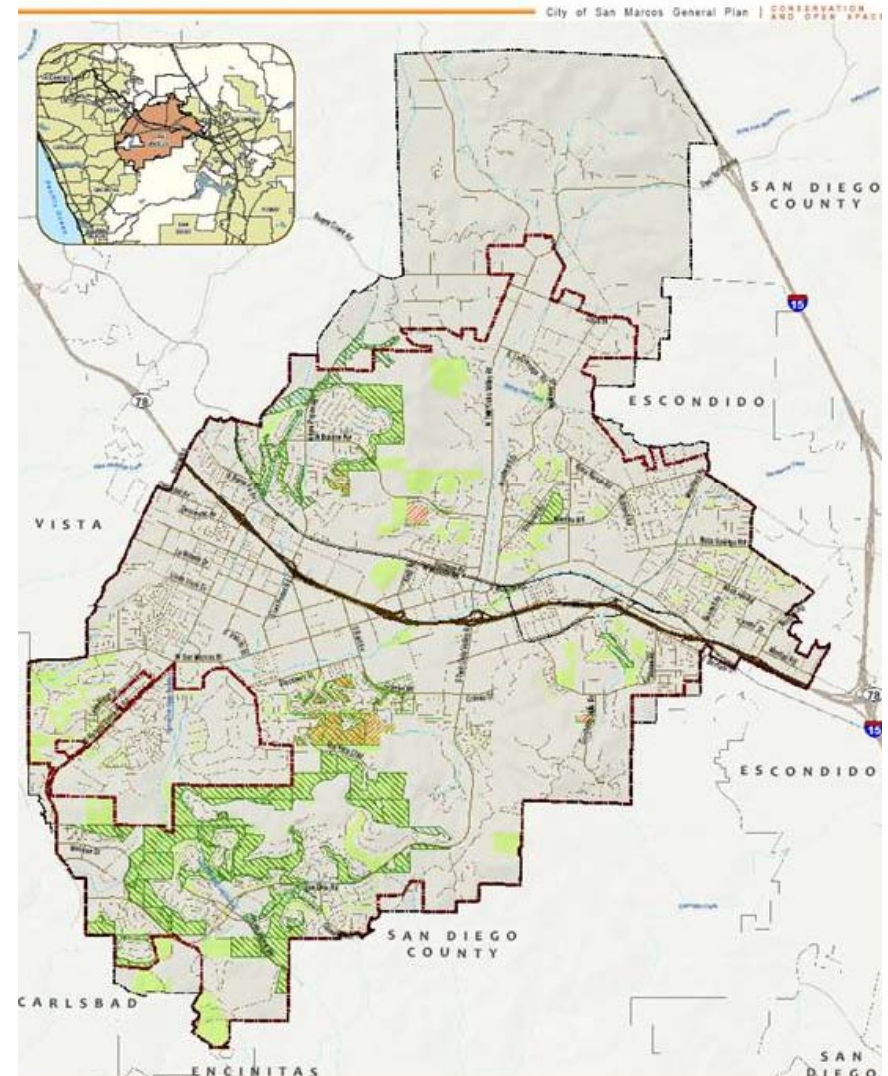


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Chapter 4 Conservation & Open Space

- **Added Climate Change, Energy, Watershed & Water Quality Protection**
- **There are 6 major topics:**
 - Open Space & Limited Resources
 - Scenic Resources & Landform Features
 - Air Quality, Climate Change & Energy
 - Water Resources & Conservations
 - Cultural & Historic preservation





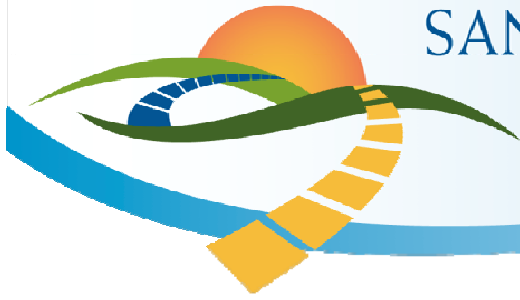
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Chapter 4 Conservation & Open Space

Policy Discussion

- **Encourage community gardening, farm-to-table endeavors, including farmer's markets**
- **Minimizing lighting impacts on natural topographic resources (such as in hillside developments)**
- **Protecting water resources in San Marcos**



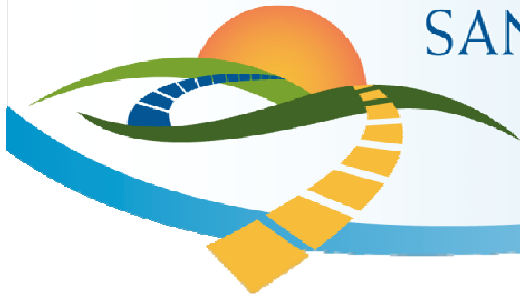
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Chapter 5 Parks, Recreation, & Healthy Community

- Expands the park network – CA5 Hanson site expanded from 35+ acres to 70+ acres
- Evaluating new types of park amenities
- Redefining the park standard of 5 acres/1,000 residents to include park trails, facilities, small pocket parks



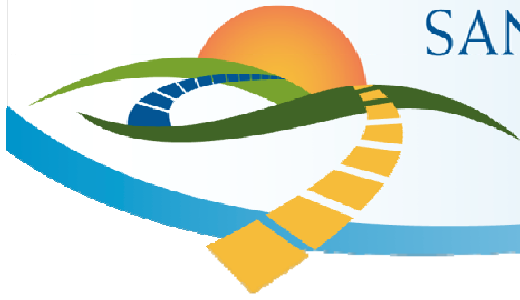


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Chapter 5 Parks, Recreation, & Healthy Community- continued

- **Identify park standards appropriate for urbanized settings (such as within mixed use districts)**
- **Encourages placement and access to fresh produce within grocery, convenience and ethnic stores in every neighborhood**
- **Pursue joint use agreements with San Marcos Unified School District & private entities**

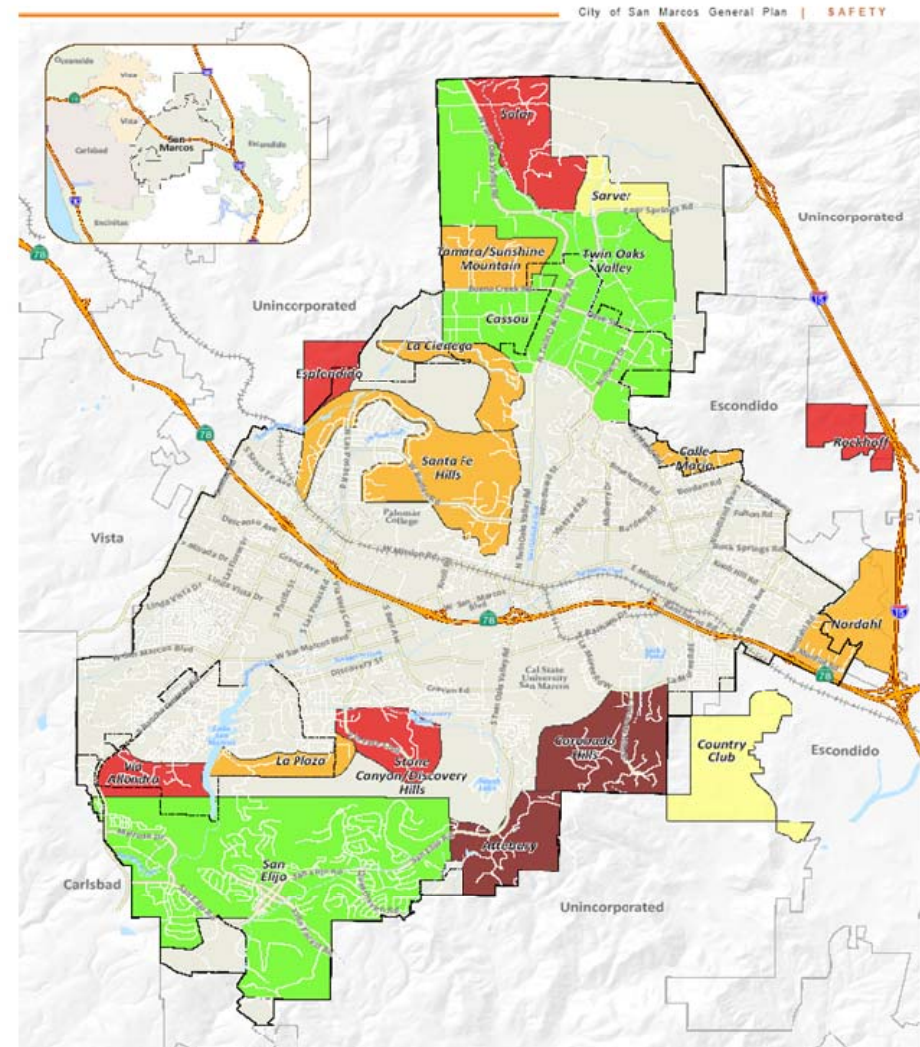


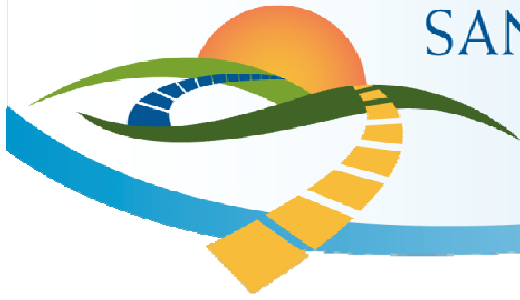
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Chapter 6 Safety

- **Added Emergency Preparedness, Safety Plan, and Urban Wildland Interface Map**
- **Strengthen policies to reduce risks to the community**
 - Flooding,
 - Wildland fires
 - Earthquake
 - Hazardous materials





Chapter 7 Noise

- **Added Transportation Related Noise versus Non-Transportation Related Noise**
- **Updating Noise contours**
- **Policy Discussion:**
 - Evaluate need for quiet zones, wayside horns, or other alternatives relative to Sprinter noise
 - Incorporating Palomar McClellan Airport Noise Overlay
 - Establish standards related to mixed use compatibility of residential above retail/restaurant uses



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Chapter 8 Housing

- **Existing 2005-2010 Housing Element has been certified by the State**
- **State Law changed Housing Element Cycle to be consistent with the Regional Transportation Plan-2013-2020 (8 years)**
- **City will update and adopt new Housing Element by January 2013**



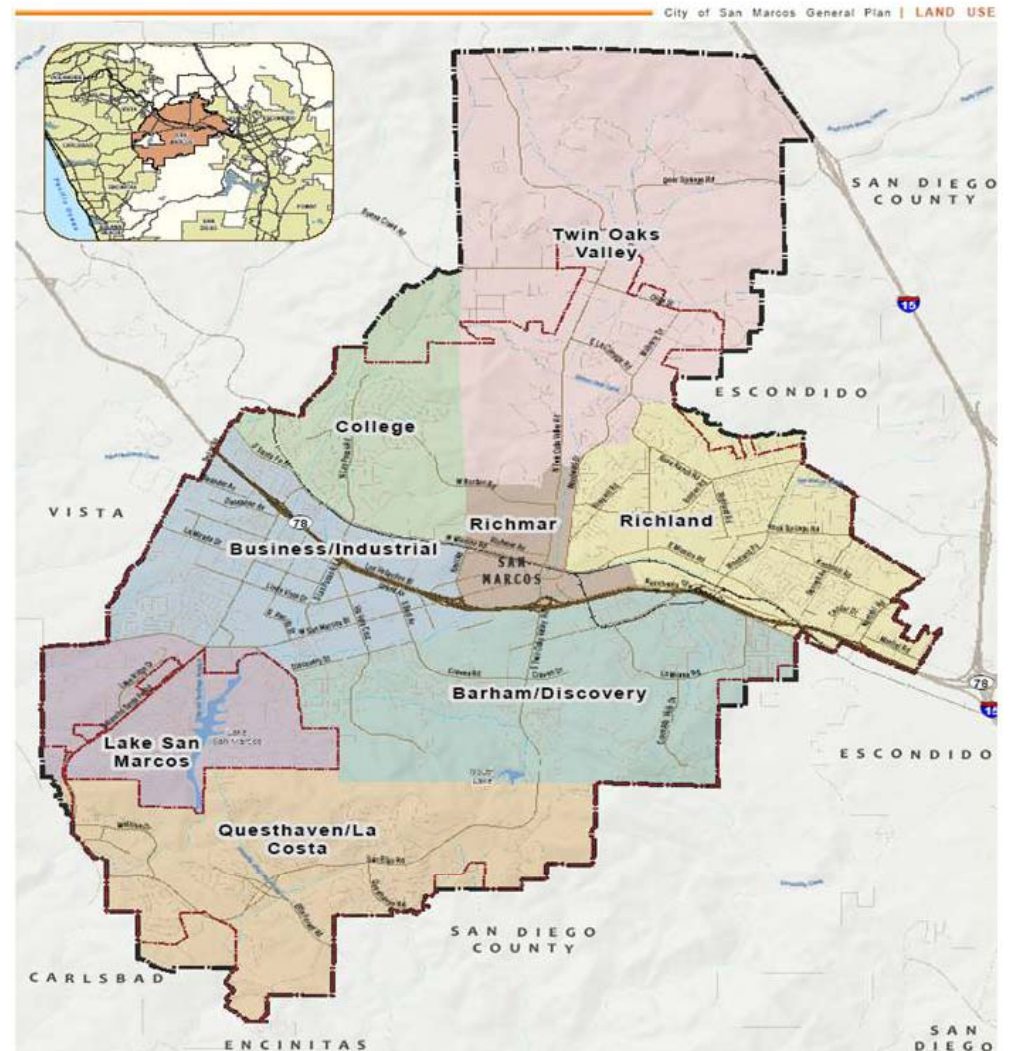
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Discussion of General Plan Neighborhoods

Existing Neighborhoods/ Communities/District

- **Twin Oaks Valley Community Plan**
- **College Area Community Plan**
- **Richland Community Plan**
- **Richmar Neighborhood plan**
- **Business/Industrial District**
- **Barham/Discovery Community Plan**
- **Lake San Marcos Neighborhood Plan**
- **Questhaven/La Costa Meadows Community Plan**





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Public Comment/Input



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