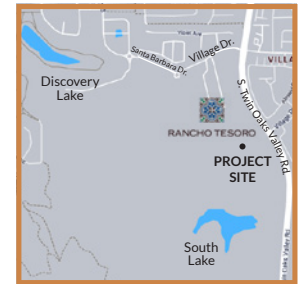




Introduction – History and Zoning

- A rock quarry operation impacted and altered the site over several decades.
- Most of the property is under reconstruction as part of the Rancho Tesoro community and a planned 32-acre public park.
- The remaining 17-acre property is zoned for a commercial/office center. If developed as currently zoned, it would become the largest commercial/office center in San Marcos in what is primarily a residential neighborhood.



Proposed Project – Reduced Density and Traffic Impacts

- 220 for-sale townhomes -- attainable housing so desperately needed -- are planned. New homes at this site would generate significantly fewer daily car trips on S. Twin Oaks Valley Road when compared with the currently zoned commercial/office center project (based on industry traffic models).

Access to South Lake

- Public access to South Lake and a mile-long trail along the lake's perimeter would be created through a new parking lot and entry trail. South Lake is hidden behind a ridge about 150 yards west of S. Twin Oaks Valley Road just past Village Drive and is not accessible to the public.

New Trail Connections

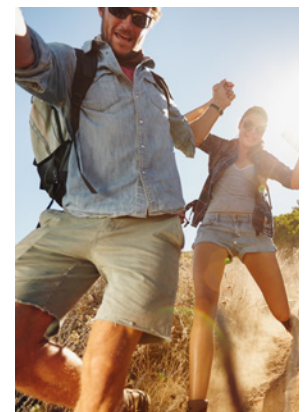
- A new "missing link" trail along the project's southern perimeter would connect South Lake, Discovery Lake, Ridgeline Trailhead, and Double Peak Park to create a four mile trail loop. Connectivity between all of these public amenities is a main objectives of the City's Trail Master Plan.

Rancho Coronado Sports Park

- The project would generate new funding for the City's planned 32-acre Rancho Coronado Park on Santa Barbara Drive. Site preparation work (grading, etc.) is currently being completed. Park design concepts and programing are not final.

Parking

- The plan has been redesigned to exceed city-standards with the addition of 10 new guest parking spaces within the community and 31 new public spaces along the project's new access road. A new parking lot with 28 new spaces is also now in the plan to provide public access to South Lake.
- Buyers would be required to sign an "owner occupied" agreement to discourage investors from purchasing townhomes and renting to multiple tenants, which can cause parking issues in a community.
- A robust parking management plan would be recorded on the property owner's title and will be strictly enforced by the management company to ensure homeowners are following regulations and using garages for intended purposes and not for storage.



Schools

- SMUSD has confirmed all project-related impacts to school facilities would be mitigated as a result of a financial agreement with Brookfield Residential. SMUSD would receive more than 110% of the funding that is required by the State of California, and early in the development process.
- To produce projected student generation rates for new projects SMUSD evaluated residential communities built over the last five years – including 677 townhomes – and calculated the number of students living in those homes who attended district schools.

Traffic

- New homes at this site would generate significantly fewer car trips on S. Twin Oaks Valley Road when compared with the currently zoned commercial/office center project (based on industry traffic models).
- Traffic safety and calming features have been incorporated into the plan, including a three-way stop at the main entrance, landscaped medians, and on-street parking, which are proven to slow down traffic speeds.
- Traffic studies would be completed, as required by the California Environmental Quality Act, to fully evaluate the project's potential impacts on local intersections. If impacts are identified, corrective actions, or mitigation measures, would be required.

Fire

- A Fire Protection Plan has been approved by the San Marcos Fire Department. It requires:
 - o Fuel modification zones that create defensible space around homes by replacing highly flammable vegetation with irrigated, lower flammable plants, and by removing dead plant material.
 - o New homes constructed with roofs, vents and windows designed to prevent the penetration of fire-starting embers.
 - o Homes equipped with fire sprinklers, alarms, and communications systems with direct access to the Fire Department.
 - o The fire resistant design and fuel modifications zones can help to buffer surrounding neighborhoods against the threat of wildfires.
 - o In an emergency the community's gates would be programmed to stay open for unimpeded ingress and egress.
- Two fire stations are located within 2.5 miles from the property.

Public Review Process

- The City of San Marcos has sponsored two community meetings to allow residents to review project concepts and provide input.
- The project team is conducting community meetings.
- The City will conduct studies to evaluate potential impacts and hold public hearings where the project will be reviewed. Ultimately the project will be voted on by the San Marcos Planning Commission and City Council.