



Legislation Text

File #: 05-01000, **Version:** 3

HEARING - Consider recommendations regarding the San Marcos Foothills Coalition and Small Wilderness Area Preserve Appeals of the Planning Commission approval of the Preserve at San Marcos project, located in the San Marcos Foothills on the east side of Highway 154, north of Foothill Road (01TRM-00000-00005, TM 14,585, 01DVP-00000-00071, 04EIR-00000-00003; Appeal Case No. 05APL-00000-00019), Second District, as follows: (EST. TIME 2 HRS)

Deny the appeal by San Marcos Foothills Coalition and Small Wilderness Area Preserve of the Planning Commission's approval (4-0 vote) of 01TRM-00000-00005 (TM 14,585) and 01DVP-00000-00071, certify the proposed final environmental impact report, 04EIR-00000-00003, and approve the Preserve at San Marcos project (Revised Alternative 4).

The Board of Supervisors' action should include the following:

- a) Adopt the required findings for approval of the project, as reflected in the Planning Commission Action Letter dated August 1, 2005, provided in Attachment A, as revised by staff's recommendation in Section D of the Board letter dated November 15, 2005;
- b) Deny the appeal by San Marcos Foothills Coalition and Small Wilderness Area Preserve, upholding the Planning Commission's approval of 01TRM-00000-00005 (TM 14,585) and 01DVP-00000-00071;
- c) Certify the proposed final Environmental Impact Report , 04EIR-00000-00003, as revised by the Planning Commission July 27, 2005 action, and adopt the mitigation monitoring program contained in Attachment A, the Planning Commission's Action Letter dated August 1, 2005; and
- d) Grant *de novo* approval of the project subject to the conditions of 01TRM-00000-00005 (TM 14,585) and 01DVP-00000-00071, as reflected in Attachment B, the Planning Commission Action Letter dated August 1, 2005.

COUNTY EXECUTIVE OFFICER'S RECOMMENDATION: POLICY