

# GENERAL PLAN EXISTING CONDITIONS REPORT

October 2021

City of San Marcos 1 Civic Center Drive San Marcos, CA 92069 http://sanmarcos.generalplan.org



#### **PREPARED FOR: CITY OF SAN MARCOS**

1 Civic Center Drive San Marcos, CA 92069 Contact: Beth Herzog Administrative Services Manager/General Plan Update Project Manager (760) 744-1050 x3280 bherzog@san-marcos.net www.san-marcos.net

#### **PREPARED BY: DE NOVO PLANNING GROUP**

180 E Main Street Suite 108 Tustin, CA 92780

### **IN COLLABORATION WITH:**

Economic & Planning Systems Kittelson & Associates, Inc. SWA Group Duke Cultural Resources Management MD Acoustics West Yost Associates

## **TABLE OF CONTENTS**

- **0** INTRODUCTION
- **1** DEMOGRAPHICS, LAND USE, AND COMMUNITY CHARACTER
- 2 MOBILITY
- **3 UTILITIES AND COMMUNITY SERVICES**
- 4 HAZARDS, SAFETY, AND NOISE
- 5 CONSERVATION AND NATURAL RESOURCES
- 6 COMMUNITY HEALTH AND WELLNESS
- 7 ENVIRONMENTAL JUSTICE
- 8 MARKET CONDITIONS
- **9 REGULATORY FRAMEWORK**
- **10 GLOSSARY OF TERMS**