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2010 FEB -2 P 1:11

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02 February 2010

Via E-Mail & Hand Delivery

California Regional Water Quality Control Board
San Diego Region
9174 Sky Park Court, Suite #100
San Diego, CA 92123-4353

Members of the Board:

This office represents the Lake San Marcos Community Association (LSMCA). The following information is presented on behalf of the Association for the purpose of better preparing you for the Lake San Marcos agenda item you shall consider at your meeting of February 10th.

The Association was first formed in 1971 as a California non-profit corporation; thus, it has served the community for 39 years. Article III of the corporation's By Laws states its purpose as follows:

"...In matters which effect (sic) or pertain to the entire community, the Association will study and investigate these matters. The Association will disseminate information; improve communication and understanding within the entire community. The Association will represent Lake San Marcos in discussions and negotiations with county, city and state agencies..."

The Lake community is actually comprised of a collection of subdivisions that have grown and evolved over the years. As developments were built, they would be added to the community under the auspices of separate Home Owners Associations, most with a set of regulatory covenants (CC&R's). While these covenants were recorded separately and at different times, they often had similar if not identical terms, particularly for the purpose of enforcing architectural standards. In a few instances, the CC&R's contained no architectural standards, and, in even fewer instances, homes were added to the community that were not governed by any recorded CC&R's.

As the community approached build-out, the number of subdivisions totaled 22. Of this total, 18 subdivisions became "constituents" of the Association. That is to say that the original developer vested in the LSMCA, by recorded documentation, the responsibility for enforcing the CC&R's of these various subdivisions. As constituents, these individual properties pay annual dues to the LSMCA, which it uses to perform its duties. Thus, the LSMCA exercises some form of regulatory control over approximately 934 households at the Lake.

OHONNNN

Attached to this letter is a more detailed profile of the Lake San Marcos Planned Community.

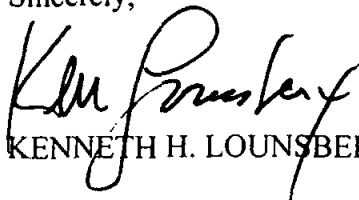
In 2002, the LSMCA Board of Directors recognized that the quality of the water in the Lake was a matter of community-wide concern. Thus, the Board named a subcommittee to study and consider the causes of suspected Lake-water degradation, and the possible solutions to the problem. On December 10, 2009, the Board bolstered its action by the adoption of Resolution 1-09. The Board's committee was named the "Lake San Marcos Water Quality Committee" and its membership was expanded to include a Board member, the Editor of the local newsletter and, most pertinent, each President of each HOA and POA within the community was invited to join, on a voluntary basis. The role to be played by the committee was consistent with the purposes of the corporation as set forth in Article III, noted above.

As described in the more detailed profile, the LSMCA has participated in the effort to define the nature of the degradation of the Lake waters. Toward that end, the Association has contributed money toward the cost of the diagnostic study to be delivered by the limnologist, Dr. Michael Anderson. Further, the Association will take part in the analysis of the causes of any such degradation, and the ways and means of applying solutions to the defined problems.

There is also the potential for taking the Association's role to another level. The LSMCA is now engaged in discussions with the County to determine if it can collaborate with the jurisdictional agency to define and apply best management practices in the interest of preventing the entry of polluted run-off into the Lake. This process would include the description of protocols for compliance with County water discharge regulations. And, there is the potential for an even closer collaboration between the County and the Association with respect to the enforcement of surface water run-off standards.

The Association recognizes that there may be no quick fix to the water quality problems of the Lake. However, it is committed to working, both short and long term, with all parties that have a regulatory ownership and residential stake in restoring and protecting the quality of the Lake water.

Sincerely,


KENNETH H. LOUNSBURY

Att.

cc: Chiara Clemente, Sr. Environmental Scientist

THE COMMUNITY OF LAKE SAN MARCOS
PROFILE OF A MASTER PLANNED COMMUNITY
Home Owner Associations
Property Owner Associations
Individual Lot Ownership



THE LAKE SAN MARCOS COMMUNITY ASSOCIATION
MISSION STATEMENT

The Lake San Marcos Community Association is a non-profit 503-C3 California Corporation incorporated in 1971 after combining other Lake Associations that began in 1966.

The purpose for which the Association is formed is to operate exclusively for maintenance of community facilities and for community betterment and education. It represents Lake San Marcos in discussions and negotiations with county, city and state agencies and other organizations having influence or providing services to Lake San Marcos, including mutual service agreements with Citizens Development Corporation. It administers duties granted to it under various Covenants, Conditions & Restrictions (CC&Rs) recorded on various subdivisions.

Management: The corporation is managed by a small, experienced Volunteer Team, which operates in a highly responsive manner. The Board of Directors, through their President have the ultimate authority for global decisions, such as forward planning and commitment of the Association's resources. Various members of the Board are assigned to Chair the various activities. Community members are invited to participate in the activities and committees. Nine Directors are elected by the membership for a two year term. Five Directors are elected in even numbered years and four in odd numbered years. The Directors have developed several corporate strategies which focus the Association's activities in key areas and are particularly focused on Lake Water Quality and Management.

Water Quality Committee Goal is to develop in concert with the watershed contributors a plan for immediate remediation to reduce odors, blue-green algae contamination, trash and debris.

- Assist in the development and in concert with the watershed contributing entities a plan for long range improvement of water quality. Work is being done on a "Participation Agreement" whose goal is to reduce pollution of Lake San Marcos from the contributing 45 square mile watershed.
- Work with the County of San Diego to maintain and improve the Storm Drainage system contributing to Lake San Marcos and disseminate information provided by them in accordance with their MS4 permit.
- Work with Citizens Development Corporation to improve Lake maintenance and remediation.
- Develop a plan to monitor and advise the 934 single family homes under its control and the Homeowner and Property Owner Associations who contribute and create discharges to the Lake in a Best Management Practice (BMP) for Storm Water Management and Water Quality Control in the areas of:

The watering process and practices.

Fertilization, herbicide and pesticide programs and practices, including

Application

Storage

Use and effect

Handling of mowing and grass clippings.

Tree trimming and disposal

Drainage and culvert maintenance on private property.

Membership is open to all present and subsequent property owners, and commercial center tenants. Each residential unit or lessee has one vote. It is not to be confused with the Citizens Development Corporation (CDC), a privately owned corporation operated for profit, which owns and operates the private recreation facilities. The assessments charges and payments to CDC DO NOT cover the annual dues of the LSMCA, a non-profit corporation, as these are separate and distinct entities with different goals.

LSMCA is not structured to mediate or resolve trivial complaints and/or disputes between residents of Lake San Marcos. In matters which affect or pertain to the entire community and to its business plan, the Association will study and investigate these matters. The Association disseminates information through its monthly newsletter, **The Quail Call**, to improve communication and understanding within the entire community. The Association represents Lake San Marcos in discussions and negotiations with County, City and State agencies as well as the Citizens Development Corporation (C.D.C.), and other organizations providing services to Lake San Marcos.

The Community of Lake San Marcos consists of approximately 1500 acres with 2290 homes and 7+ business properties. The land was originally purchased by three Frazar Brothers on May 5, 1962 who formed the Citizens Development Corporation (CDC) for the development of the property as the first Master Planned Community of the County of San Diego's Planning Commission. The Master Plan won awards as being a well designed community with all underground utilities and exceptional recreation amenities.

During the next 12 months after gaining approval of the County of San Diego, CDC drained and re-shaped the lake, laid out the golf course and began construction of the streets and the first twenty five houses. The first residents moved in July 15, 1963.

The two golf courses are constructed on property with a permanent open space easement in favor of the County of San Diego and revert to open space if not used as recreational golf courses. CDC retained ownership of the 80 acre "Lake" and 2+ acres of property known as the "Recreation Lodge". This property is known as the "Lake and Lodge" and is leased to individual residents, some homeowner associations and property owner associations for non-exclusive recreational purposes. Not all property owners are parties to the various leases. The leases are non-exclusive as members of the Country Club and the public may also use the recreational area. Residents who are not party to the leases are not allowed to use the lake or recreation area.

As the project grew, land and lots were sold to other developers. Most of the condominium units and the zero-lot-line home sites on the Westerly side of the lake were developed by companies other than CDC.

A listing of the air-space Condominium Association ownership and the small lot ownership of the Property Owners Associations follows.

Between August 31, 1964 and January 27, 1981, 22 subdivision maps were recorded by CDC. Eighteen of these subdivisions containing 934 single family lots, contained Covenants, Conditions & Restrictions (CC&R's) with certain controls vested in the original filer, CDC. The duties vested in CDC in the original documents have been assigned to the Lake San Marcos Community Association by various recorded documents who now administer the duties so vested.

A listing of these subdivisions follows.

The 18 Residential Maps of Lake San Marcos Master Planned Community

Residential Property Owners under control of the Lake San Marcos Community Association through the Covenants Conditions & Restrictions (CC&R's) recorded on the Subdivision Maps

<u>Map Numbers</u>	<u>Lot Owners</u>
990	3
5137	156
5305	150
5338	24
5447	69
5551	88
5561	154
5761	41
5958	61
6320	9
6427	29
6768	17
6927	28
7017	17
7403	33
9090	14
9263	22
9623	19
TOTAL	934

Most of the residential lots have leases with Citizens Development Corporation, but without records from CDC the exact number is undeterminable.

Lake San Marcos Community Association has an additional 365 voluntary memberships from the HOA's and POA's in the following list.

**The Condominium Homeowner Associations (HOAs) of
Lake San Marcos Master Planned Community**

Home Owner Association Air Space Condominium	Ownership Total Units	Acres
CONDOMINIUM I +1/25 th interest in common area CONDOMINIUM I COMMON AREA	25	1.85
CONDOMINIUM II +1/10 th interest in common area CONDOMINIUM II COMMON AREA	10	0.86
CONDOMINIUM III CONDOMINIUM III COMMON AREA	52	4.78
FAIRWAY KNOLLS +1/104 th int. in common area FAIRWAY KNOLLS COMMON AREA	104	8.34
HIGHLAND CASITAS +1/10 th int. in common area HIGHLAND CASITAS COMMON AREA	10	1.53
LSM GARDENS LSM GARDENS COMMON AREA	24	2.42
LSM VILLAS LSM VILLAS COMMON AREA	65	6.48
PANORAMA PANORAMA COMMON AREA	165	33.25
SUNRISE POINTE SUNRISE POINTE COMMON AREA	124	20.27
THE CHATEAU THE CHATEAU COMMON AREA	137	4.79
THE COLONY THE COLONY COMMON AREA	123	11.95
THE COVE (under construction)		4.76
12 TOTAL AIRSPACE OWNERS	839	-75 with no lease with CDC
TOTAL COMMON AREA ACREAGE		101.28 acres

The Property Owner Associations (POAs) of Lake San Marcos Master Planned Community

Property Owner Association Individual Lot Ownership	Total Lot Ownership	Acres	
COUNTRY GREENS	108		no lease with CDC
COUNTRY GREENS COMMON AREA		?	
HUNTER VALLEY	81		
HUNTER VALLEY COMMON AREA		16.6	
LIONS GATE	47		
LIONS GATE COMMON AREA		7.44	
MALL I	17*		no lease with CDC
MALL I COMMON AREA		1+	
MALL II	33*		
MALL II COMMON AREA		1.47	
MALL III	55*		
MALL III COMMON AREA		2.03	
MALL IV	54*		
MALL IV COMMON AREA		1.95	
SUN PARK	74		partial pay to CDC thru CC&R's
SUN PARK COMMON AREA		2.80	
THE FAIRWAYS	128		
THE FAIRWAYS COMMON AREA		10.55	
VARADERO	106		
<u>VARADERO AVOCADO GROVE AREA</u>		88.66	
<u>VARADERO COMMON AREA</u>		37.4	
10 TOTAL POAs	703 LOTS		199 with no lease with CDC
TOTAL COMMON AREA ACREAGE		81.25+ acres	
Total Agricultural Acreage		88.66 acres	

* Administration of the architectural and landscape controls of the CC&Rs are part of the duties of the Lake San Marcos Community Association.

Some of those with no lease with CDC may pay as individuals except for Country Greens

The Lake is estimated to contain approximately 80 acres.
The Lake San Marcos Resort Golf Course is estimated at approximately 125 acres.
The Lake San Marcos Executive Golf Course is estimated at approximately 34 acres.

A PROFILE of Lake San Marcos Master Planned Community

Statistics of the Lake:

Size – 80 acres

Length – 1 1/3 miles

Citizens Development Corporation owns the lake including 3 feet of land above and beyond the dam high water elevation.

Depth – Original grading started August 23, 1962 and finished February, 1963:

Upper creek area before bridge was about 8 feet bordering home sites to 10 feet at deepest locations in creek bed.

Average 8 feet to 15 feet center of creek bed near shore around approximately 183 homes bordering lake below bridge when the home sites were created.

Apparently no or very little grading took place below Sunrise Pointe development.

A 1 foot drop in maximum water level creates about a 3 foot land surface from original shore line.

Depth at dam originally about 54 feet.

Current Depth – Subsequent rain storms, sediment and erosion from surrounding land masses have reduced the depth of the lake, particularly at its deepest points. While it appears the 8 foot depth near the home sites has not decreased significantly, except in some areas of storm drain locations and the mouth of the lake above the bridge, the exact depth is unknown. However, a measurement in June, 2006 placed the depth at the dam at 38 feet*.

Water - History claims 3 springs under the lake contributed to the water supply, but the mainstay is still rain from the 45 square miles of watershed to San Marcos Creek. It is unknown if grading altered these springs or if changes to the surrounding land mass with avocado groves and homes have maintained these springs or possibly added additional sources of water. It is estimated that 1 inch of rain will raise the level of the lake about 1 foot. The spring rains of 1963 filled the lake to within 6 feet of being full at its elevation of 493.9 feet above sea level with a total water capacity of 1200 acre feet. Water was then purchased from the San Diego Water Authority from an existing 12 inch water main under the lake to complete the filling.

Dam – Originally built by John Wells from 1946 to 1951 to form a 40 acre lake for farming and cattle raising purposes. The present dam, completed in 1963 was raised to its present elevation of 65 feet above the creek bed by Citizens Development Company and created an 80 acre lake.

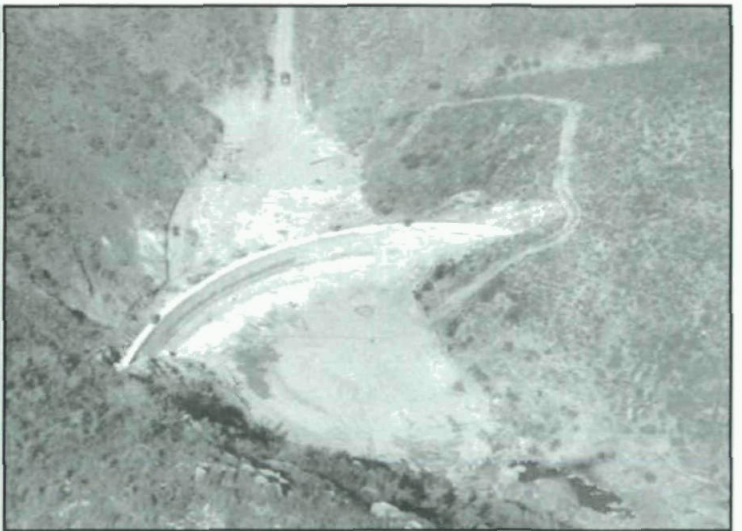
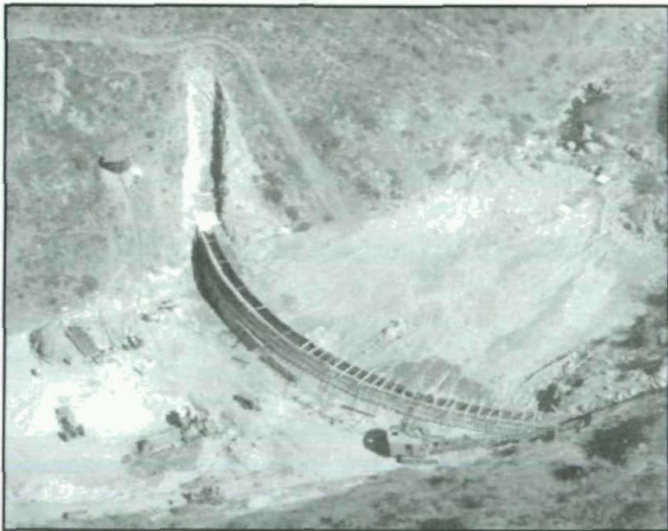
Statistics of the “Lodge” Recreation Complex (now known as the “Pavilion”):

The recreation “Lodge” consists of approximately 2 acres with the Recreation Director’s office, where use is scheduled and Rule & Regulations concerning the use are posted. There are two small club rooms, a billiard room and a large meeting room where events of community interest are held. Four tennis courts, three paddle tennis courts and two swimming pools are also available for use by leasehold members who pay an annual fee to Citizens Development Corporation.

Also available is a small Community Park on La Plaza Drive and Private Picnic Grounds with boat dock accessible only from the lake by boat.



In 1946, Mr. Clemson and his son-in-law, John C. Wells began construction of a concrete dam across San Marcos Creek as it passed through the canyon it had created on its way to the ocean. They used mostly their own money with a little help from a government water conservation program. The initial dam with a 65-foot spillway was finished in 1951 and formed a 40-acre pond fed by over 34 square miles of watershed. The pond filled by 1952 and Clemson and Wells used it to irrigate their tomatoes, onions and other field crops. In 1956 they added another 4 feet to the top of the dam.



In 1957 an eight foot diameter aqueduct was built under the middle of the lake and up the hill and carried Feather River water to San Diego. A local water district was formed and water was purchased for the lake from the San Diego Water Authority.



Development in 1964/65.

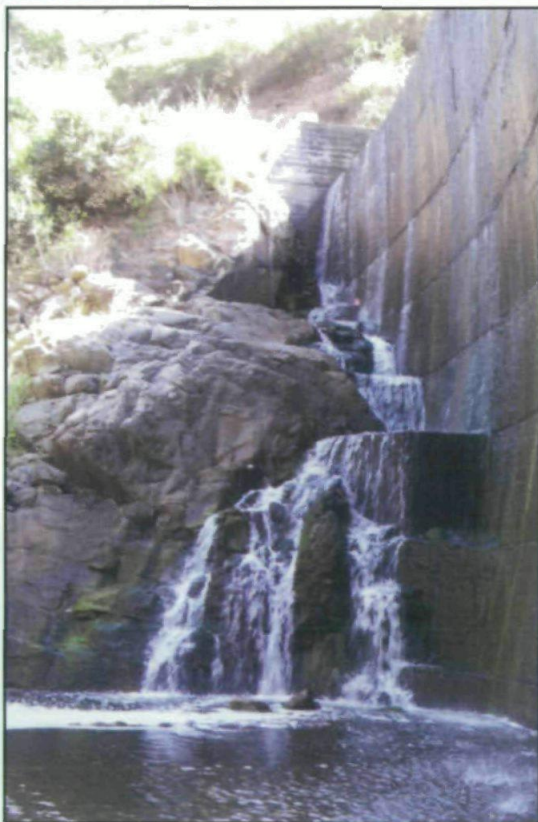
The dam overflowing in 1965.





Sources of water to the lake consist of inflows from San Marcos Creek, run-off from surrounding property and several underground streams in surrounding property. The release valve directly below and from a distance in the other pictures is used to control the water level of the lake.

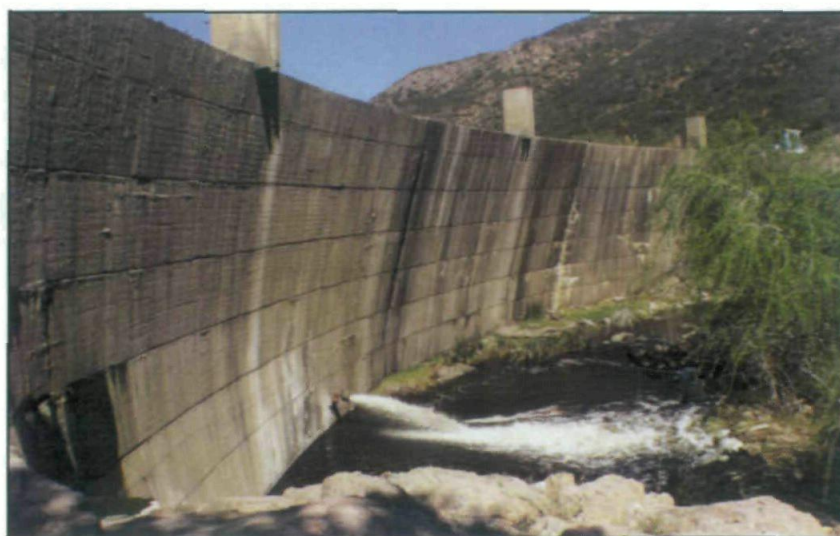
After a heavy rain it is not uncommon for water to flow over the dam.

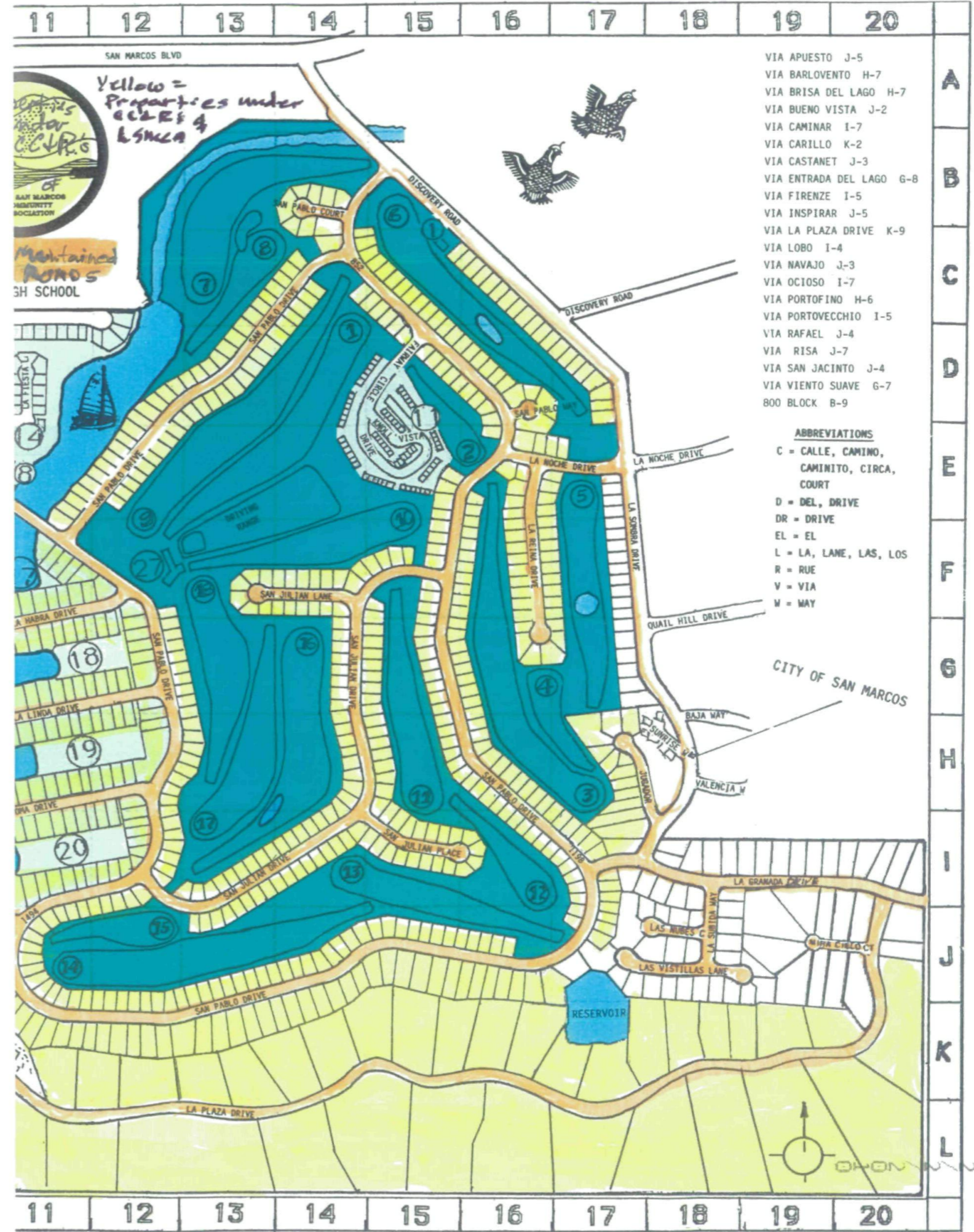
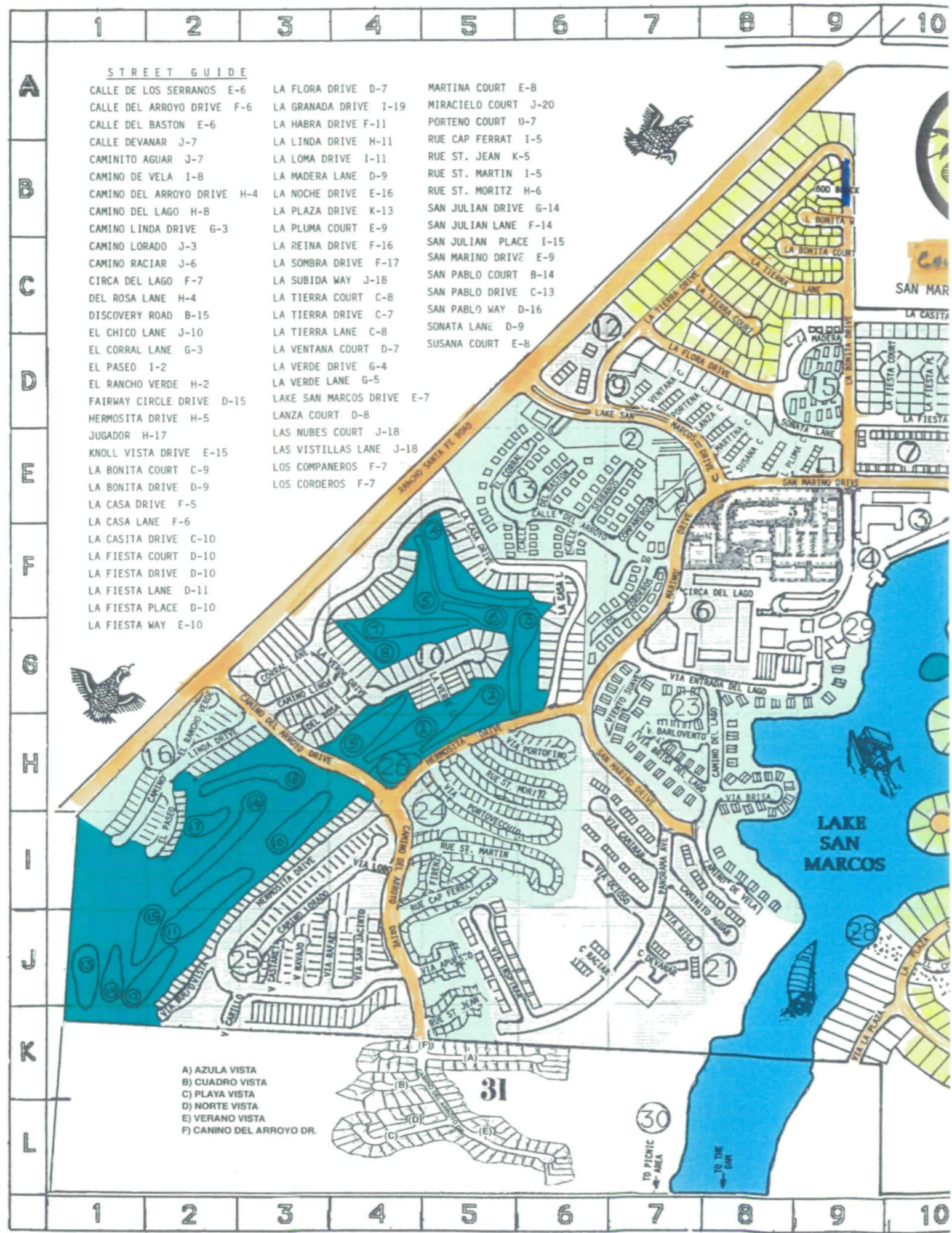


The picture to the left shows water flowing freely over the top of the dam at the southwest end.

The picture below shows water being released from the 6" valve at the base of the dam.

Water flowing over the dam or being released from the valve eventually finds its way down San Marcos Creek, through the community of La Costa, and to the Batiquitos Lagoon on its way to the Pacific Ocean.





- VIA APUESTO J-5
- VIA BARLOVENTO H-7
- VIA BRISA DEL LAGO H-7
- VIA BUENO VISTA J-2
- VIA CAMINAR I-7
- VIA CARILLO K-2
- VIA CASTANET J-3
- VIA ENTRADA DEL LAGO G-8
- VIA FIRENZE I-5
- VIA INSPIRAR J-5
- VIA LA PLAZA DRIVE K-9
- VIA LOBO I-4
- VIA NAVAJO J-3
- VIA OCIOSO I-7
- VIA PORTOFINO H-6
- VIA PORTOVECCHIO I-5
- VIA RAFAEL J-4
- VIA RISA J-7
- VIA SAN JACINTO J-4
- VIA VIENTO SUAVE G-7
- 800 BLOCK B-9

- ABBREVIATIONS**
- C = CALLE, CAMINO, CAMINITO, CIRCA, COURT
 - D = DEL, DRIVE
 - DR = DRIVE
 - EL = EL
 - L = LA, LANE, LAS, LOS
 - R = RUE
 - V = VIA
 - W = WAY

CITY OF SAN MARCOS



THE MAP LEGEND

COMMERCIAL:

- | | | |
|---|--|------|
| 1 | CITIZENS DEVELOPMENT CORP. -Administrative offices of the original developer | C-15 |
| 2 | COMMERCIAL AREA -Medical, Financial and Professional services | E-7 |
| 3 | THE QUAILS INN -112 Room Motel on the Lake, conference facilities | E-10 |
| 4 | THE QUAILS DINNER HOUSE -A fine restaurant on Lake San Marcos, open for lunch and dinner | F-9 |
| 5 | LAKE VILLAGE CENTER -Neighborhood specialty shops, Medical, Financial and Professional services, a Country Store, Coffee Shop and The Lake San Marcos Community Association office | E-9 |

HOMEOWNERS ASSOCIATIONS:

- | | | |
|----|---|------|
| 5 | SENIOR CONDOMINIUMS by Club Vantaggio – 102 Retirement condominiums with activity center, dining room, swimming pool, spa, games, security, covered parking | E-9 |
| 6 | CHATEAU LAKE SAN MARCOS -137 Retirement condominiums with community center, library, dining room, lap pool, spa, games, security, covered parking, 15-Bed State licensed assisted living, professional management | F-8 |
| 7 | CONDOMINIUM I -25 Homes | E-10 |
| 8 | CONDOMINIUM II -10 Homes | E-11 |
| 9 | CONDOMINIUM III -6 Buildings with 8 units each, one with 4 units | D-7 |
| 10 | COUNTRY GREENS -108 Single or duplex homes, many on Executive Golf Course, spa, sauna | G-5 |
| 11 | FAIRWAY KNOLLS -104 Two-story condominium homes; clubhouse, tennis, pool, spa, sauna | D-15 |
| 12 | HIGHLAND CASITAS -10 Condominium homes, four buildings | C-7 |
| 13 | HUNTER VALLEY -81 Single family homes, paddle tennis courts, picnic area | E-6 |
| 14 | LAKE SAN MARCOS GARDENS -24 Condominium homes, swimming pool | D-11 |
| 15 | LAKE SAN MARCOS VILLAS -65 Homes, one and two-story buildings | D-9 |
| 16 | LIONS GATE -47 Homes, many on Executive Golf Course | H-2 |
| 17 | MALL I -17 Single and duplex homes, pool, boat dock | F-11 |
| 18 | MALL II -38 Single and duplex homes, swimming pool and boat dock | G-12 |
| 19 | MALL III -48 Homes, 6-hole pitch/putt, swimming pool and boat dock | H-12 |
| 20 | MALL IV -53 Homes, 5-hole golf pitch/putt, swimming pool and boat dock | I-11 |
| 21 | PANORAMA -165 Homes with beautiful views | J-7 |
| 22 | SUN PARK -74 Homes, Mall, clubhouse, solar-heated pool, shuffleboard courts | D-10 |
| 23 | SUNRISE POINTE -60 One-story duplexes and 4 single homes, many on the Lake | H-7 |
| 24 | THE COLONY -123 Lake or fairway view-oriented homes | I-5 |
| 25 | THE FAIRWAYS -128 Homes, many on the Executive Golf Course | J-3 |
| 31 | XXXXXXXXXX - 106 Homes nestled in an avocado grove
Vardero | K-5 |

RECREATIONAL AREAS:

- | | | |
|----|--|------|
| 26 | GOLF COURSE: EXECUTIVE GOLF COURSE -Public 18-hole, Par 58. | H-4 |
| 28 | GOLF COURSE: THE COUNTRY CLUB -Private 18-hole, Par 72, 6500 yard championship golf course, pro shop, putting green, public driving range and fine restaurant with banquet facilities | F-12 |
| 28 | COMMUNITY PARK -A small park with boat landing and resident fishing | J-9 |
| 29 | COMMUNITY RECREATIONAL COMPLEX -Recreation Director's Office, where use is scheduled and Rules & Regulations concerning their use are posted: The Lodge, Club and Billiard Room, four tennis courts, three paddle tennis courts, two swimming pools, the Lakefront area with boat docks and boat rentals | G-9 |
| 30 | PRIVATE PICNIC GROUNDS with boat dock, accessible only from the Lake | L-7 |



LAKE SAN MARCOS

MAP AND

STREET GUIDE

PUBLISHED BY THE LAKE SAN MARCOS COMMUNITY ASSOCIATION

LAKE SAN MARCOS IS AN UNINCORPORATED AREA IN THE COUNTY OF SAN DIEGO. THE INCORPORATED LAKE SAN MARCOS COMMUNITY ASSOCIATION HAS 9 VOLUNTEER DIRECTORS ELECTED BY ELIGIBLE DUES PAYING MEMBERS. ALL PROPERTY OWNERS, RENTERS AND LAKE BUSINESSES MAY BECOME MEMBERS.

SOME INTERESTING FACTS AND A BIT OF HISTORY

The early residents of our valley, surrounded by foothills of the coastal mountain range, were Indians and Mexicans raising onions and garlic. Much of North San Diego County was originally part of a Spanish Land Grant, called "Los Vallecitos de San Marcos," the "Little Valleys of Saint Mark." Lake San Marcos Creek, fed by springs and runoff, ran through the area.

In 1927 the Clemson and Wells families purchased the land, and the dam was built at the South end of the creek in 1946, creating a 40 acre lake. In 1963 the owners (the Frazars) reshaped the shore line and increased the lake size to its present 80 acres. Lake San Marcos is now the largest privately owned lake in San Diego County. The Citizens Development Corporation (referred to as "C.D.C.") established the Lake San Marcos Community. Over the years, the individual block of development

within the Lake has resulted in the various Homeowners Associations listed on the back page. There are now 2147 homes in Lake San Marcos. Approximately 260 more are in the planning stages for year 2004.

The area has as many as 347 sunny days a year, due in part to a stable high pressure system known as the "Pacific High" lying a few hundred miles West over the Pacific Ocean. This accounts for a range of about 20 degrees between the day's high and the night's low. The uninterrupted Pacific breezes provide nature's air conditioning with temperatures seldom above 80 degrees. The Cerro de Las Posas Mountain on Lake property and the San Marcos Mountains to the North, with an eastern exit, create a wind tunnel preventing smog from settling in our valley. The few hot days a year are due to "Santa Ana" winds from the desert coming our way from the North.

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Published 2004