



**Memorandum**

**TO:** All Reviewers  
**FROM:** Robert Hingtgen, Project Manager  
**SUBJECT:** Sugarbush Residential Development Project, GPA 05-010, SP03-003, TM5295RPL6, S04-015, Log No. 02-08-047, SCH# 2005121098  
**DATE:** October 23, 2008

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The Draft Mitigated Negative Declaration and Initial Study for the Sugarbush project was originally circulated for a 45-day public review period commencing December 15, 2005 and ending January 30, 2006. In 2007 the project description changed in that the proposed emergency access road connection to Lone Oak Lane was relocated to connect to Cleveland Trail and staff required the Traffic Impact Study be updated due to changes with regard to traffic facilities and for purposes of updating traffic counts. For these reasons a partial recirculation of documents for public review was conducted November 8, 2007 through December 10, 2007.

In 2008, staff again required the Traffic Impact Study be updated to address availability of the City of San Marcos Public Facilities Financing Fee Program for utilization in addressing cumulative traffic impacts in the City of San Marcos. Staff also required that the Stormwater Management Plan be updated to address changes to the County's Watershed Protection Ordinance related to Low Impact Development techniques and Interim Hydromodification Requirements.

For these reasons, the Department is recirculating for public review (October 23, 2008 through November 21, 2008) only the following documents related to these developments in 2008:

Revised pages 1 and 17-23 of the Draft Mitigated Negative Declaration;  
Revised pages 1-3, 32, 35, 47-53, and 64-66 of the Initial Study;  
Traffic Impact Analysis prepared by Linscott Law & Greenspan, Engineers dated October 9, 2008;  
Stormwater Management Plan prepared by BHA, Inc., dated July 11, 2008;  
Revised Site Plan received August 5, 2008; and,  
Replacement Tentative Map (TM5295RPL<sup>6</sup>) received August 5, 2008.