

A-4 City of San Marcos

Comment Letter A-4



Ms. Ashley Smith  
County of San Diego  
Planning & Development Services  
Project Processing Center  
5510 Overland Avenue, Suite 110  
San Diego, California 92123

Re: Newland Sierra Draft Environmental Impact Report  
PDS2015-GPA-15-001, PDS2015-SP-15-001; PDS2015-REZ-15-001; PDS2015-TM-5597  
Proposed construction of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of commercial use, a 6-acre school site, parks/multi-use trails, and 1,209 acres of biological open space

Dear Ms. Smith,

The City of San Marcos (City) thanks you for the opportunity to respond to the Draft Environmental Impact Report (DEIR) prepared for the above referenced project. The City Development Services Department requests your consideration of the following comments:

Traffic & Transportation

1. The draft EIR intersection cycle length used for the Existing Condition analysis in the EIR is 120 seconds, whereas the cycle length is 125 seconds for the Existing plus Project condition. The City requests that the developer provide to the City an analysis for the Existing plus Project condition using the 120 second cycle length to ensure consistency with the Existing Condition scenario in the Final EIR. The City understands that this alternate analysis is not likely to generate substantively different results from the current analysis.
2. The 2012 General Plan considers the Twin Oaks Valley Road street typology as an Arterial with Enhanced Bike/Pedestrian Facilities. In order to be compliant with the General Plan's street typology amenities, the City requests the proposed Twin Oaks Valley Road right of way width be 115 feet, not including stormwater facilities. Right-of-way to achieve water quality BMP requirements will be in addition to the 115 feet width.
3. In order for the County of San Diego Deer Springs Road right-of-way width to match the City's jurisdiction, the City recommends that the project right-of-way transition from the City's 115 feet to the County's 100 feet. The City requests this transition occur from the North Twin Oaks Valley Road intersection to the City/County jurisdictional boundary.
4. The City requests that the project is conditioned to include a traffic signal interconnect system within Twin Oaks Valley Road consistent with City of San Marcos standards (currently fiber optic network) and the City of San Marcos' portion of Deer Springs Road.

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Grading & Infrastructure Improvements

1. Grading and infrastructure improvements within the City's jurisdiction shall be reviewed, approved, permitted and inspected by the City, including associated technical studies. Developer shall pay associated plan review and inspection fees.

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Public Services/Fire Protection

1. This project is located within Deer Springs Fire Protection District with the exception of the Sierra Farms property, located in the San Marcos Fire Protection District. Construction of a community center and detached storage building to serve the Newland Sierra Development is proposed on the Sierra Farms property. The Public Services section of the DEIR includes reference to the demand on fire and emergency medical services and the payment of a County Fire Mitigation Fee to address the cost of additional fire protection facilities and equipment required to adequately serve the new development. The City concurs that the payment of a mitigation fee, or other financial compensation measure, is necessary and appropriate, however an impact fee to the San Marcos Fire Protection District is not included in the discussion. For new development proposed in the San Marcos Fire Protection District, fire protection impacts are addressed through project annexation into Community Facilities District (CFD) 2001-01, or a fee in-lieu of annexing to the CFD. The fee and timing of payment shall be established through an agreement between the San Marcos Fire Protection District and the project developer. The City requests that annexation to the SMFPD CFD or payment of an in-lieu fee be added as a fire impact measure in the Final EIR.

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2. The Fire Protection Plan (FPP) plan prepared for the Sierra Farms buildings addresses ignition resistant construction (CBC7A), fire sprinkler systems, fire alarm systems, fire hydrant locations, defensible space, and access roads. The FPP shall be implemented with the Sierra Farms project construction to ensure compliance with San Marcos Fire Protection District fire safety requirements.

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Thank you in advance for your consideration of these comments. The City requests that the comments contained herein are considered in the Final EIR and that the City is notified when the project is scheduled for public hearing. We look forward to reviewing the Final EIR and how public comments were incorporated. If you have any questions, please feel free to contact Susan Vandrew Rodriguez in the Planning Division at (760) 744-1050 extension 3237 or svandrew@san-marcos.net.

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Cordially,

Dahvia Lynch, Development Services Director

- cc: Karen Brindley, Planning Manager  
Nic Abboud, Principal Civil Engineer, Traffic  
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Robert Scott, Division Chief/Fire Marshal  
Randy Hill, Fire Inspector  
Susan Vandrew Rodriguez, Associate Planner