

### A-4 City of San Marcos

**A-4-1** The comment requests consideration of the comments presented in the letter. The County acknowledges the comment as an introduction to comments that follow.

**A-4-2** The comment states the Draft EIR used 120 seconds for the intersection cycle length for the Existing Condition analysis compared to 125 seconds for the Existing Plus Project scenario. The comment is referring to the Twin Oaks Valley/San Marcos Boulevard intersection. The comment requests an analysis of the Existing Plus Project condition using the same 120 second cycle length to ensure consistency in the Final EIR.

The County agrees with the request and the Existing Plus Project analysis has been revised accordingly in the Final EIR. With the change in the cycle length to 120 seconds, the intersection would continue to operate at an acceptable Level of Service (LOS) D in the Existing Plus Project Condition, resulting in no change to the LOS of the intersection or the significance determination contained in the Draft EIR. The Traffic Impact Analysis (**Appendix R** to the EIR) has been revised using the cycle length of 120 seconds for this intersection for the Existing Plus Project Condition and this cycle length is reflected in the Final EIR.

**A-4-3** The comment states that the City's 2012 General Plan Update considers Twin Oaks Valley Road street typology as an Arterial with Enhanced Bike/Pedestrian Facilities and, in order to be consistent with this typology, requests the proposed Twin Oaks Valley Road right-of-way (ROW) width be 115 feet, not including stormwater facilities. The County agrees with the request. The requested change has been made to Sheet 2 of the Preliminary Grading Plan and Sheet 2 of the Tentative Map. For clarification, as part of the environmental analysis for off-site impacts, the EIR assumed a full 165 feet in width of impacts associated with road improvements/ROW, stormwater facilities, and construction buffers for the project's proposed improvements to Twin Oaks Valley Road from Deer Springs Road to Cassou Road (and 135 feet in width of impacts from Cassou Road to La Cienega Road), which was based on a potential 120-foot-wide ROW for Twin Oaks Valley Road. Therefore, using a ROW of 115 feet would result in reduced impacts compared to those reported in the Draft EIR.

**A-4-4** The comment requests the transition from the 115-foot-wide ROW for Twin Oaks Valley Road to the 100-foot-wide ROW for Deer Springs Road occur from the North Twin Oaks Valley Road intersection to the City/County jurisdictional boundary. The County agrees with this request. The requested change has been made to Sheet 2 of the Preliminary Grading Plan and Sheet 2 of the Tentative Map.

## Comment Letter Responses

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- A-4-5** The comment requests the County condition the proposed project to include a traffic signal interconnect system within Twin Oaks Valley Road and the City's portion of Deer Springs Road, consistent with City standards. The County agrees with the comment and the project has been conditioned to comply with all applicable City of San Marcos engineering standards and permitting requirements for those road improvements made within the City's boundaries.
- A-4-6** The comment states that grading and infrastructure improvements within the City of San Marcos shall be reviewed, approved, permitted and inspected by the City, including technical studies. The comment further states that the project developer shall pay the associated plan review and inspection fees. The County agrees with the comment and acknowledges the City's jurisdiction and permitting authority in this regard. Please see the **Response to Comment A-4-5** above.
- A-4-7** The comment states that the City agrees with the Draft EIR's finding that payment of a mitigation fee or other financial compensation measure is necessary and appropriate to address the cost of additional fire protection facilities and equipment required to adequately serve new development. The comment notes that a portion of the proposed project, the Sierra Farms Park site, is located in the San Marcos Fire Protect District and requests the Final EIR include a mitigation measure requiring either annexation into the SMFPD CFD 2001-01 or payment of an in-lieu fee to the District. The County agrees with this requested change. The Final EIR has been revised to require that, in addition to the payment of the County's Fire Mitigation Fee, the proposed project will also be required to participate in CFD 2001-01, or enter into an agreement with the San Marcos Fire Protection District for the payment of in lieu fees for the Sierra Farms Park site. Please refer to Section 3.5 of the Final EIR. In addition, the County will condition the project to implement this mitigation measure.
- A-4-8** The comment states the Sierra Farms Fire Protection Plan (FPP) prepared for the project shall be implemented to ensure compliance with the SMFPD fire safety requirements. The County agrees with this comment and notes that the proposed project has been conditioned to implement the Sierra Farms FPP requirements as part of the construction and operation of the Sierra Farms Park.
- A-4-9** The comment requests the preceding comments be considered in the Final EIR and that the City be notified when the project is scheduled for public hearing. The County acknowledges the comment and notes that all comments submitted on the Draft EIR will be considered and written responses provided as part of the Final EIR. The City's request for notice of the public hearing to consider certification of the EIR and project approval is acknowledged and such notice will be provided to the City consistent with applicable law and County policy.