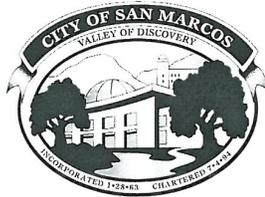


COMMENTS

RESPONSES



1 Civic Center Drive
San Marcos, CA 92069-2918

Telephone
760.744.1050
FAX: 760.591.4135

January 30, 2017

Ms. Michelle Chan
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123

Re: Comments regarding Recirculation of Draft Environmental Impact Report. PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-STP-13-003, PDS2013-TM-5575, PDS2013-REZ-13-001, & PDS2014-MUP-14-019; LOG NO. PDS2013-ER-13-08-002. 326-Unit Residential Subdivision; West of Country Club Drive.

Ms. Chan,

Thank you for giving the City of San Marcos an opportunity to comment on the Recirculation of the Draft Environmental Impact Report (EIR) for a 326-Unit residential subdivision. The following comments are based upon the Recirculation Draft EIR posted on the County website at http://www.sandiegocounty.gov/pds/ceqa_public_review.html. The subject property is located on the eastern City limit boundary.

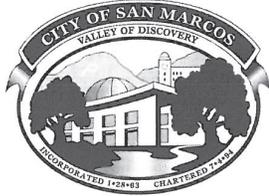
1. The City has no comments regarding the recirculated chapters related to Global Greenhouse Gases and Land Use and Planning.
2. Previous City comments (dated June 15, 2015) regarding the initial Draft EIR (posted April 30, 2015 to June 15, 2015) are attached.

If you have any questions, please contact me at (760) 744-1050, extension 3236, or npedersen@san-marcos.net

Sincerely,

Norm Pedersen
Associate Planner

- R-B-1 Introductory comment noted. Please see responses to specific comments, below.
- R-B-2 The County acknowledges that that the City of San Marcos has no comments on the recirculated sections of the Draft EIR.
- R-B-3 The comment refers to previous comments on the Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.



1 Civic Center Drive
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June 15, 2015

Ms. Beth Ehsan
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123

Re: Comments Regarding Draft Environmental Impact Report (PDS2013-ER-08-002); PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-STP-13-003, PDS2013-TM-5575, PDS2013-REZ-13-001, & PDS2014-MUP-14-019; 326-Unit Residential Subdivision; West of Country Club Drive; APNs: 228-313-13, 232-013-01, 232-013-02, 232-013-03, 232-020-55, 232-492-01, 232-500-18, 232-500-19, 232-500-20, 232-500-21, 232-500-22, 232-500-23, & 235-031-41.

Ms. Ehsan,

Thank you for giving the City of San Marcos an opportunity to comment on the Draft Environmental Impact Report (EIR) for a 326-Unit residential subdivision. The following comments are based upon the Draft EIR posted on the County website at http://www.sandiegocounty.gov/pds/ceqa_public_review.html. The subject property is located on the eastern City limit boundary.

1. Comments by City Planning Division:

- a. The amount of landform modification for the proposed hillside lots on the western portion of the subdivision should be reduced. Lot layout should conform with the natural terrain. The height of graded slopes is excessive. Slopes should typically be graded at a 2:1 ratio, and undulated to provide a natural appearance. All slopes should be landscaped with a mixture of trees, shrubs, and ground cover prior to occupancy of the first building.
- b. Properties directly to the west (in the City) are designated as very-low residential (0.125 to 1 du/ac). The proposed hillside lots on the western portion of the subdivision are much smaller in size, and do not provide an adequate transition in lot size from very-low density to the west to higher density to the east.

R-B-4 The attachment was received and the comments dated June 15, 2015 are addressed in the Final EIR. (Letter F).

R-B-4

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2. Comments by City Engineering Division:

- a. Figure 6-8 of the Specific Plan depicts offsite Vallecitos Water District improvement options through the Casitas Del Sol Mobile Home Park in the City of San Marcos. A condition should be placed on this project to require any improvements required within the City of San Marcos' jurisdiction shall be reviewed and approved by the City of San Marcos.
- b. In regards to the Traffic Impact Analysis prepared by Linscott, Law and Greenspan (dated April 10, 2015), the applicant should verify if a horizon year intersection analysis was performed. In addition, the applicant's cumulative project list should be revised to include the Rancho Coronado (Hanson) and DMV projects.

3. Comments by San Marcos Fire Protection District:

- a. Fuel Management Plan is required. A 150' fuel modification is required from all sides of all structures. The plan to be approved by this office. The plan must be implemented before final approval of project.
- b. The applicant shall provide an addendum to San Marcos Fire Department 'Community Wildfire Protection Plan'. This addendum shall evaluate the WUI fire risk of the Valiano Development (what risk is when development is complete) and categorize area of this development into type of hazard (extreme risk, very high, high, etc.) The Applicant shall utilize the consultant previously used by San Marcos Fire Dept. to provide this info: Anchor Point LLC Consultants. The report shall be forwarded to San Marcos Fire Protection District-Fire Marshal upon completion.
- c. Provide a Resource Management Plan for wetland area as previously required.
- d. All access roads shall provide a minimum of 24 foot paved and usable road width. No parking will be allowed on roads 24 feet wide. Roads shall be designed to support the imposed loads of fire apparatus, approximately 75,000lbs.
- e. Hill Valley Rd. shall be improved to provide separate means of emergency access for fire department. A minimum 24 foot wide paved road, meeting design criteria will be required.
- f. Each dwelling shall be equipped with a residential fire sprinkler system that complies with 2013 edition of NFPA-13D. Plans shall be submitted to Parsley Consulting; fire sprinkler plan review consultant for San Marcos Fire Protection District.

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 cont.

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- g. Install bronze residential fire hydrant(s) at location(s) required by fire department. The minimum fire flow required is 1,500gpm for two hours. See other notes below:
 - (1) Installation of all fire hydrants for this project shall be per local Water District and Fire Dept. specifications, whichever is applicable. Hydrant Type shall be Jones or Clow with one, 4-inch connection and one, 2-1/2 inch connection.
 - (2) Fire Hydrant blue dot markers shall be installed to indicate location of all fire hydrants served by this project.
 - (3) Project Engineer shall set-up appointment with Fire Marshal to discuss fire hydrant locations. Hydrants shall be shown on a map.
- h. Use of Building Materials shall comply with Enhanced Construction design using San Diego County Building Code.
- i. Any automatic gates are required to have a Knox rapid entry system and emergency vehicle strobe detector.
- j. Provide monument signs in key locations as determined by San Marcos Fire Department
- k. Prior to delivery of combustible building construction materials to the project site all of the following conditions shall be completed to the satisfaction of the Fire Department:
 - (1) All wet utilities shall be installed and approved by the appropriate inspecting department or agency.
 - (2) As a minimum the first lift of asphalt paving shall be in place, prior to delivery of combustible materials on site; to provide a permanent all weather surfaces for emergency vehicles.
 - (3) All fire hydrants shall be installed, in service and accepted by the Fire Department and applicable water district.
- l. All new developments and any existing development where construction necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad, DWG, DXF, ESRI shapefile, ESRI) and shall be charged a reasonable fee for updating all response maps.

R-B-4
cont.

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- m. Signs reading “NO PARKING FIRE LANE” are required for public and private streets that are 24 feet or less in width. The number of, placement and wording for all fire lane signs and/or red curbs shall be as required by *CA. Vehicle Code, section 22500.1, 22658(a)* and San Marcos Fire Protection District –(fire dept. shall approve sign locations).
- n. All parcels within the project area must be annexed into Cities Community Facilities District (CFD) before any building plans will be approved.
- o. Update the Valiano Specific Plan to include the following information:
 - (1) All tree Canopies shall be spaced so crowns of all mature trees maintain a 30 foot horizontal separation. This applies to both fire resistant and non-fire resistant trees.
 - (2) Trees and vegetation shall be maintained so branches and limbs provide a minimum vertical clearance of 13 feet 6 inches above ground at all times.
 - (3) No pine trees or similar flammable vegetation shall be planted within the project boundaries.
- p. Requirements for Homes with Reduced Defensible Space. The following construction mitigation requirements shall be met for each dwelling within the Valiano Development that provides more than the 100 foot defensible space, but less than the 150 foot defensible space required by San Marcos Fire Protection. These requirements exceed chapter 7a of 2013 CBC and the Enhanced Construction requirements of San Diego County Fire Authority. All construction and landscape requirements listed below shall be met for specific dwellings.
 - (1) All dwelling with less than 150 feet defensible space shall be called out on a separate plan sheet in plan submittal. The plan sheet for these dwelling units shall list the following requirements shown below in items 2 thru 13.
 - (2) Exterior Walls of dwellings shall be two-hour fire rated. Provide a detail sheet on plan that identifies two-hour rated exterior walls as approved by I.C.C. Evaluation Services.
 - (3) All roofs shall be Class ‘A’ material. Roof or floor coverings for patio covers or balconies shall also be Class A’ rated or non-combustible material.
 - (4) All eaves, overhangs or projections shall be non-combustible material. No exposed wood allowed.
 - (5) All Windows shall be dual pane, with both window panes being tempered glass. This also applies to any skylights being installed.

R-B-4
cont.

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cont.

- (6) All vents shall be Ember-Resistant type with Baffles; Brandguard, O'Hagan or equivalent. No vents shall be on side of dwelling facing vegetation.
- (7) Any accessory attachments or structures such as patio covers, decks, partially enclosed exterior patios; sheds play structures, etc; shall be non-combustible or heavy timber and comply with OSFM requirements for fire resistive materials.
- (8) Exterior fire sprinklers will be required for any projection from dwelling that exceeds four feet in width and/or length.
- (9) All spaces of dwelling shall be sprinklered throughout; including attic and concealed spaces, closets or other areas.
- (10) Exterior fences attached to dwellings shall be non-combustible material.
- (11) No fire pits will be allowed. Enclosed exterior fireplaces may be allowed on case by case basis.
- (12) New Trees shall be planted a minimum of 40 feet from dwelling. No tree canopy at full maturity shall grow within 20 feet of any wall of dwelling. Trees shall be planted in a manner that tree canopies at full maturity shall be spaced a minimum of 30 feet from each other.
- (13) Any new vegetation planted shall be fire resistive, drought tolerant and meet SD County list of requirements for plants, shrubs and trees.

Please notify the City when the environmental document is available for public review and future public hearings. If you have any questions, please contact me at (760) 744-1050, extension 3236, or npedersen@san-marcos.net

Sincerely,



Norm Pedersen
Associate Planner