



City of San Marcos Information Meeting Land Development Comments

IM Project Number	IM25-0019		
Date Of Meeting	3/6/2025		
Exhibits Reviewed	Date of Exhibit		
ALTA Survey	9/4/2024		
Site Plan Concept	9/4/2024		
Staff Engineer	Macey Winter		
Staff Planner	Corina Flores		
Previous Entitlements or IM Meeting			
General Plan Requirements (I.E. Mobility Element)			
Class 4 facility per Active Transportation Plan on Rancho Santa Fe.			
Map/Easement/Street Dedication Requirements			
Public drainage easement may be required for drainage facility on site.			
R/W dedication along RSF required (14').			
Title Report dated w/in 6 months of submittal required (hyperlinked).			
Infrastructure (Streets, Drainage, Etc.) Requirements			
Positive drainage throughout site to be maintained. Concerns on current drainage patterns on site.			
Existing drainage facilities may have to be relocated due to required public improvements.			
Underground Utility Requirements			
All proposed utilities to be underground.			
All overhead utilities on property or along frontage are to be undergrounded.			
Circulation Requirements			
Access: (Legal, Vehicular, Pedestrian, Bicycle, Mass Transit)			
Via Cancion and driveways to be min 24' wide.			
Sidewalk to be constructed on Via Cancion.			



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Vehicular Requirements					
Traffic Study Required	Yes	☒	No	☐	
TIA-1 form required to determine if Traffic Study is required: https://www.san-marcos.net/home/showpublisheddocument/27818/638284744427830000					
VMT analysis and possible LTA required.					
Bike and Trail Requirements					
Class 4 bicycle facility on RSF					
ADA Transition Plan Review					
N/A					
Drainage Requirements					
Drainage					
Hydrology Study per County of San Diego Manual to be submitted. Post development conditions to not exceed pre development conditions.					
Master Drainage Plan Requirements					
Water Quality Requirements					
Stormwater Management Plan (SWQMP) to be submitted.					
Priority Development Projects (PDP) required to design, construct, and maintain in perpetuity permanent stormwater treatment facilities per City BMP Manual.					
FEMA Requirements					
N/A					
Water and Sewer District Requirements (Check with District for additional requirements)					
Water and Sewer Study	Yes	☒	No	☐	
Please coordinate with appropriate water district for Water/Sewer details.					
Please coordinate with County DEH for information on septic/well permits.					



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Fire Requirements (Check with Fire Department for additional requirements)					
Access					
See Fire comments for additional info.					
Outrigger Clearance (18 ft clear)	Yes	☒	No	☐	
Vertical Clearance	Yes	☒	No	☐	
North County Transit District Requirements					
N/A					
Caltrans Notes					
N/A					
Other Agency Notes					
N/A					
CIP Notes					
N/A					
Community Facilities District (Check for other Division comments)					
CFD 98-02 Special Improvement Area	Yes	☐	No	☐	
CFD Landscape Plans	Yes	☐	No	☐	
Coordinate with Finance Dept on CFD requirements and process.					



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General Notes

Grading Permit Submittal Checklist: <https://www.san-marcos.net/home/showpublisheddocument/26870/638028891983030000>

Improvement Plan Submittal Checklist: <https://www.san-marcos.net/home/showpublisheddocument/26665/637950236748530000>

Final/Parcel Map Submittal Checklist: <https://www.san-marcos.net/home/showpublisheddocument/26663/637950236499530000>

Project Determination Checklist (PDP vs Standard): <https://www.san-marcos.net/home/showpublisheddocument/11438/635955387231630000>

Items of Note

Water quality facilities to be designed, built, and maintained in perpetuity with PDP development.

Potential for major on-site drainage repairs/construction due to concerns of current condition and drainage patterns.

Public improvements required: Class 4 along RSF and widening/sidewalk along Via Cancion.

Public drainage and right-of-way easements required.

Traffic Analysis required.

The Next Step

Apply for any entitlements required through planning.

Apply for grading/improvement permits through engineering.

Contacts

Name	Title	Email	(760) 744-1050, x Ext.
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Astrid Starcher	Deputy Fire Marshal	astarcher@san-marcos.net	3408
David Yorba	Building Official	dyorba@san-marcos.net	3243

Approximate Timelines For Construction Drawings (I.E. Grading/Road Improvements/Maps)

First Submittal	8	Weeks
Second Submittal	5	Weeks
Third Submittal	4	Weeks
Final Approval	3	Weeks

Additional Requirements May Result As Project Concept Progresses