



ATTACHMENT I

PUBLIC COMMENTS

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 985-1587 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



December 5, 2024

11-SD-78
PM 13.3
UDSP Self Storage
SDP/SP24-0003

Mr. Chris Garcia
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

Dear Mr. Garcia:

Thank you for including the California Department of Transportation (Caltrans) in the developmental review process for the Site Development Plan for the UDSP Self Storage project located near State Route 78 (SR-78). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

We look forward to working with the City of San Marcos in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Glare

The proximity of the project site to SR-78 raises some concerns regarding potential glare that could pose a potential risk to motorists traveling on SR-78. Since the proposed structure has potentially reflective exterior building materials, including glass and smooth metal, which would be visible from SR-78, the developer should demonstrate that this would not result in hazardous/disabling glare.

The project's potential glare characteristics should be considered as part of the City's Permit approval. Caltrans would want to ensure that all lighting, including reflected sunlight and reflected night lighting, within this project should be placed and/or shielded so as not to be hazardous to vehicles traveling on SR-78.

California Code, Vehicle Code - VEH § 21466.5. Current as of January 01, 2023

Right-of-Way

Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.

Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Projects with the following:

- require a Caltrans Encroachment Permit.
- have completed the Caltrans Local Development Review (LDR) process.
- have an approved environmental document.

need to have documents submitted for Quality Management Assessment Process (QMAP) process via email to D11.QMAP.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Shannon Aston, LDR Coordinator, at (619) 992-0628 or by e-mail sent to shannon.aston@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, GISP
Branch Chief
Local Development Review

X	BUILDING- ***		AT&T CALIFORNIA**
X	CRIME PREVENTION		BUENA SANITATION**
X	ENGINEERING-LAND DEVELOPMENT***	X	CALTRANS-DEVELOPMENT REVIEW BRANCH**
	ENGINEERING/CIP ***		CITY OF CARLSBAD**
X	ENGINEERING/TRAFFIC ***		CITY OF ENCINITAS***
X	CFD – Please route with attached CFD Worksheet		CITY OF ESCONDIDO**
X	FIRE-***		CITY OF VISTA**
	HANS **		COUNTY OF SAN DIEGO**
	PARKS & REC ***		CSUSM***
X	Planning*** - Bluebeam admin rights		NCTD**
	PW/Streets, Traffic –D. deBie, J. Saavedra, R. Quezada***		PALOMAR COLLEGE***
X	PW/Parks– A. Proud, T. Selke***		POST OFFICE (PATRICK RICCI)*
	REAL PROPERTY SERVICES		SAN DIEGO COUNTY WATER AUTHORITY**
	Watershed ***		SCHOOL DISTRICT***
X	LANDSCAPE PLANS – Jeremy Franzini (MBI)***	X	SDG&E**
	AB52	X	VALLECITOS WATER DISTRICT**
X	SB18 List Request– Fill out separate form & attach.		VISTA IRRIGATION DISTRICT***

Project #: SP24-0003 – UDSP Self Storage

APN# 220-201-90-00

ADDRESS OF PROPERTY: Lot 1 of Parcel Map #21523. Vacant parcel to the west of 411 Carmel Street.

APPLICANT: Urban Villages San Marcos, LLC

DESCRIPTION OF PROJECT: SMMC text amendment, amendment to the University District Specific Plan (UDSP), and Conditional Use Permit to allow for a new self-storage facility consisting of two buildings - a three story approximately 104,600 square foot building and a one-story approximately 6,600 square foot building to the rear.

Please review the attached site plan. If you have any questions, please contact Chris Garcia at (760) 744-1050, ext. 3237 or cgarcia@san-marcos.net.

Comments must be returned by: 11/13/2024 (21-days from routing date)

Department:	Engineering	/Name	Anne Lopez Engineering Tech II
Comments:	Submit plans for plan check. Water main in Carmel St. needs to be upsized to a 12" and loop to Venture St.		

*Hard Copy, **Electronic Notice, ***Bluebeam Review



Dear Planning Commissioners,

CubeSmart L.P. has recently executed agreements with UVSM that will effectively replace the existing self-storage offering at 235 E Carmel Street with a brand new, climate-controlled property on an unimproved parcel on the same road. The existing asset has historically performed at or above typical levels of occupancy, indicating that this is a prime location to serve the area's continued demand for self-storage.

CubeSmart prides itself on a solid reputation for high-quality real estate and best-in-class customer service. The proposed development will not only improve the asset quality of CubeSmart's presence in the market, but better serve the community with a climate-controlled storage product that is not readily available in this market today.

Beyond providing self-storage to the current and future customers of San Marcos, CubeSmart is committed to being a valuable member of the hyper-local community. The relocation will make way for the continued development goals of The University District, which promises to bring new life to Carmel Street and San Marcos at large.

Thank you,

A handwritten signature in black ink, appearing to read "J. Smith", written in a cursive style.

Jessie Smith
Director, Investments
CubeSmart L.P.