

Public Correspondence

Item 1

From: [Andy Champion](#)
To: [McDonald, Hunter](#)
Subject: Summit Estates 2510 Summit Drive
Date: Thursday, October 22, 2020 11:22:24 AM

Hi Hunter,

My name is Andy Champion. I live at 2741 Summit Dr., one lot south of the proposed development. My father-in-law, Rick Opel who lives next door has sent me the tentative map you provided him today. For some reason we did not receive the mailed notice? Unfortunately, I most likely will not be able to make the zoom meeting on Friday, however I wanted to express a few concerns with you before the meeting.

First, I would like to express that I am pro-development. I am in the industry and greatly appreciate smart development and lament bad development. I am definitely not against this project, but would like to understand how my concerns have been mitigated to ensure a smart development is approved next to our residences. Below is a list of my concerns. Your response is greatly appreciated in advance.

- Domestic water pressure is notoriously low in the immediate vicinity. We, and many other neighbors have booster pumps to provide adequate water pressure. It is known to be around 20-30 psi., unmitigated at the top of Summit Drive. How is this development providing adequate water pressure, and will this development further reduce water pressure for existing residences?

- Stormwater exiting the project from the project entrance will naturally flow through our property and under our driveway to our downstream neighbor. I understand post-development flow cannot exceed pre-development flow, but what measures are in place to ensure treatment and retention facilities remain to operate as designed in perpetuity? What if our private drainage facilities get overwhelmed and erodes our driveway?

- Lastly, traffic. I am sure this will be discussed. Pre-COVID, traffic at Mary Lane and Bear Valley must exceed threshold's during the morning commute when San Pasqual High is starting classes around 7-8 am. It sometimes takes 3 light cycles to turn south on Bear Valley (15 minutes or so to get through the intersection). With the pedestrian traffic, oncoming traffic, and short light cycle impeding turning, queuing is not permitted to adequately reset. A left turn arrow would greatly help. How is this development going to address the additional trips to mitigate this problem?

Thank you for your time, and I look forward to your project ultimately being approved with the necessary conditions.

Amy and Andy Champion
2741 Summit Drive
760-445-1382

From: [Rick Opel](#)
To: [McDonald, Hunter](#)
Subject: Summit Estates Project 2510 Summit
Date: Thursday, October 22, 2020 12:33:39 PM

Hi Hunter,
Thank you for the information and sending a copy of the tentative map.

The entrance to my property is South of lot 16 on the TM as we discussed.

I am not against the development of the property, but I am concerned about the density of 20 lots for the project. I am against the permit to allow lots below the minimum lot size or lot averaging. The 1 acre zoning was to provide for the continued rural nature of the area.

When you consider the land required for open space, septic requirements for each lot, roads and setbacks, it looks like the developer is forcing too many lots on this project

Thank you,
Rick Opel

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Rick Opel
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