

Public Correspondence
Item 2

6 March 2019

From: David E. Green
2108 W. Dorian St
Boise, Idaho 83705
Owner of 2461 Summerhill Lane, Fallbrook, CA 92028

To: County of San Diego
Planning & Development Services
Attn: San Diego County Planning Commissioners
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Subj: Response to County of San Diego, Planning & Development Services NOTICE TO
PROPERTY OWNERS, Record ID & Date Received SDC PDS RCVD 02-07-19
TM551053 (Pacifica Estates)

Ref: (a) The County of San Diego Planning Commission Hearing Report dated April 22, 2016
for Case/File No: Pacifica Tentative Map; PDS2006-3100-5510 and PDS2006-3190-
060-02-023
(b) Soil Survey San Diego Area, California, Part II, issued December 1973

Encl: (1) Images of the Air Park Road & South Mission Road intersection
(2) Profiles to show Relationship between Pacifica Estates Homes & Homes along
Summerhill Lane

1. My wife and I recently received notice that a discretionary permit has been filed for the proposed development of Pacifica Estates adjacent to our Fallbrook property. We contested that development when it was before the San Diego County Planning Commission and continue to contest the development as planned as we believe it to be the wrong layout for developing that property.

Reference (a) is information County Staff provided the San Diego County Planning Commissioners (SDC PC) to prepare for their decision on the proposed Pacifica Estates Major Development. The purpose of this letter is to point out issues inadequately addressed in reference (a).

2. Discussion.

a. Traffic Plan. Currently, the plan is for primary access to Pacific Estates is to add an intersection to South Mission Road between Stagecoach Lane and Sterling Bridge Road. A bridge is needed to cross Ostrich Farms Creek, the soils of which are subject to liquefaction (separate topic). Access to Pacifica Estates will be limited to right turn in from the northbound lanes of South Mission Road. To go south, residents will be expected to make a turn onto Air Park Road. I disagree with the claim on page 1-17, subparagraph 6) that sight distance is 750 feet and that the County standard for that road is 450 feet. The fencing, median landscaping and

a curve in the southbound lanes of South Mission Road impedes sight distance to around 600 feet for drivers looking north. While the posted speed limit is 50 MPH, many people routinely drive that stretch between at speeds exceeding 55MPH which would require a sight distance of greater than 550 feet. See enclosure (1) for images of that intersection.

b. Grading. The Fallbrook Community Plan prohibits grading that unduly disrupts the natural terrain for residential development, not significantly alter the dominate physical characteristics of a site, and utilize natural drainage & topography in conveying stormwater to the maximum extent practicable. We contend the proposed grading plan unduly disrupts the natural terrain in all these areas.

(1) Grading 60,000 cubic yards will lower the natural elevation of this hillside by 21 feet (from 606' to 585'), which is a **27.6% change in overall elevation** from the highest natural point (606') to the lowest point (530').

(2) Two natural ridges and the peak will be eliminated.

(3) Drainage will be changed such that it runs East/West as shown in Figure 1.

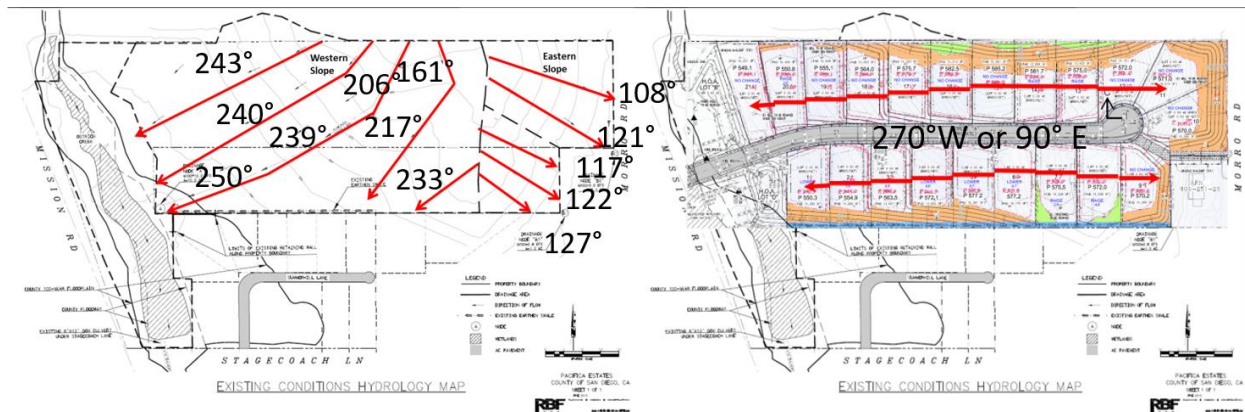


Figure 1. Comparison of drainage in the development area's natural state and after development

c. Soil Properties. As stated in reference (a), we did express concern with the stability of the lots on the eastern side of the development because of the combination of moderately steep slopes on this hillside and the erodibility and expansion (shrink/swell) properties of the soils in the developable area. County Staff erroneously states the erodibility in the developable area as low; the source used to identify soil properties in San Diego County rates them as "severe" (reference (b)). Soil properties in the proposed Pacifica Estates' developable area are summarized in the below table and their distribution across the site is shown in Figure X.

Given the soil properties, our concern is stability of the building site, especially for homes to be built on lots 9-11. Those lots will be built on the steepest part of the hill, with portions of the houses sitting on fill used to level the grade from slopes varying from 15% to 23% and fill to level lots 9-11 varying from 10'-17'. With no retaining walls, what is the possibility that the ground under those houses will shift over time.

NOTE: The Alto Via Court development in Boise Idaho's foothills has been destroyed because the soils underneath shifted. See <https://www.ktvb.com/article/news/local/birds-eye-view-homes-in-boise-foothills-continue-to-slide-crumble/277-428919117>

Soil Name	Code	Erodibility	Expansion	Runoff Potential	Water Holding Capacity
Fallbrook Sandy Loam	FaD2	Severe	Moderate	Medium	4.5"-7.5"
Placentia Sandy Loam	PeC	Severe	High	Slow to Medium	4"-5"
Tujunga Sand	TuB	Severe	Low	Very Slow	3"-4"

Table 1. Soils and their properties in the developable area¹.

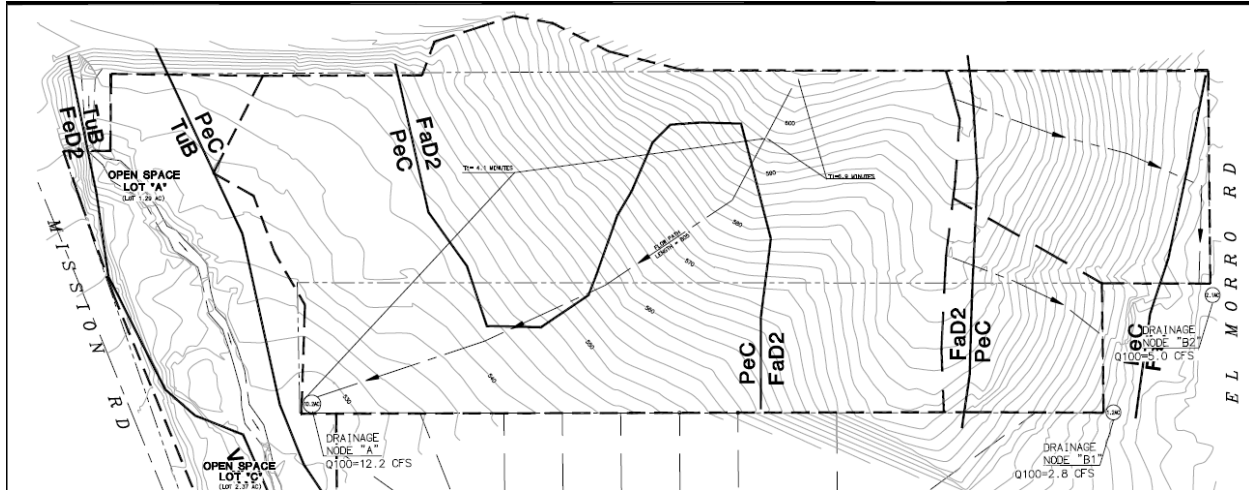


Figure 2. Distribution of soil types in the Pacifica Estates development area

One other area of concern are the soils around Ostrich Farms Creek. Soils along the western side of the proposed development are Tujunga Sand (TuB) and the primary access to Pacifica Estates will require a bridge be built atop these soils. The plan also includes running water and sewer within the bridge. Tujunga sand is subject to liquefaction during large earthquakes. Damage to bridge could isolate residents in the immediate aftermath and result in pollution free-running into Ostrich Farms Creek. The only alternative for residents to evacuate is via the emergency access road to Morro Road, which will be blocked by a locked gate.

d. Aesthetics. Houses built upon the proposed subdivision will be significantly higher (15-30 feet at ground level!) than the homes on Summerhill Lane. House on the proposed development will tower over homes along Summerhill Lane and, because of their close proximity, intrude upon the Summerhill Lane residents' privacy. Profiles of the height differences are shown in enclosure (2).

Several mitigation efforts are discussed in reference (a) but not finalized.

(1) If this development goes forward, request the Planning Commission limit houses on the development site to single story, a step the commission said could not be done during the Tentative Map stage.

¹ See Tables 1 and 11 of reference (b). Soils are Fallbrook Sandy Loam on hills with a slope of 9%-15% (code "FAD2") and Placentia Sandy Loam (code "PEC").

(2) There is little light pollution in the backyards of Summerhill Lane. Given the height differences between the two developments, the potential for light pollution was noted in reference (a) and the applicant was directed to “submit photometric studies at the building permit stage to ensure that lighting is maintained within the property boundary.” I could not find the study. Has one been submitted for consideration by the residents as the operators of the Fallbrook Community Airpark?

e. Hazards and Hazardous Material. Much attention has been placed on plastics polluting our oceans. My question is whether the same applies to the land, specifically, what is the impact of a farmer disc’ing plastic tubing into the ground after it was used to water a field? Are mitigation measures required before the land is put to another use? I ask because the entire area to be developed has had plastic tubing disc’d into the soil rather than removing it. Thousands of segments 12”-24” are buried and semi-buried throughout the area to be developed. Figures 3 and 4 are pictures taken after a rain storm in 2016 showing the tubing sticking up throughout.



Figure 3. Photos of plastic drip tubing disc’d into the soil of the development area

f. The Hearing Report says in multiple places that there was continued community outreach, giving the impression that the applicant and/or County Staff was working regularly with the Fallbrook Community Planning Group (FCPG) and residents on compromises. For the record, the applicant appeared before the FCPG Land Use Committee one time where residents could work with the applicant’s representative (August 2015). He presented what became the de facto compromise, and then proceeded to coordinate exclusively with County Staff until December although residents still had issues. At that time, the FCPG’s Land Use Committee appeared to look at the project from the perspective of what was changed rather than if it complied with the Fallbrook Community Plan.

3. In closing, I would like to call attention to the FCPG Chairman’s comments recorded in their Meeting Minutes from 18 Oct 2010. They can be found on page 1-162 of the Hearing Report and are repeated here for convenience.

“Mr. Russell chastised the developer for continuing to propose flat pads on a site with so much natural grade change. He felt the proposed grading represented a clear violation to the Fallbrook Community Plan grading restrictions.”

While grading was changed from 80,000 cubic yards to 60,000 cubic yards, the basic design remains the same. After moving the equivalent of 1 cubic foot of soil across 39+ acres, the applicant continues to propose building flat pads on a hill with considerable natural grade change. When looking at the contour lines in figure 1, it is easy to see how the hill in that site curves and sweeps around. All that natural grade will be graded such that a new, man-made ridge running north/south will be formed just to the right of center in that site, and all the natural changes in slope (rises, falls, and orientation) will be graded until all that remains are flat pads stepping up the hill.

Very Respectfully Submitted,

David E. Green

Enclosure (1) to “Response to County of San Diego, Planning & Development Services NOTICE TO PROPERTY OWNERS for SDC PDS RCVD 02-07-19 TM551053 (Pacifica Estates)”

Images of the Air Park Road & South Mission Road intersection

Traffic Plan. Currently, the plan is for accessing Pacifica Estates by adding an intersection to South Mission Road between Stagecoach Lane and Sterling Bridge Road. A bridge is needed to cross Ostrich Farms Creek, the soils of which are subject to liquefaction (separate topic). Access to Pacifica Estates will be limited to right turn in from the northbound lanes of South Mission Road. To go south, residents will be expected to make a turn onto Air Park Road. I disagree with the claim on page 1-17, subparagraph 6) that sight distance is 750 feet and that the County standard for that road is 450 feet. The fencing, median landscaping and a curve in the southbound lanes of South Mission Road impedes sight distance to around 600 feet for drivers looking north. While the posted speed limit is 50 MPH, many people routinely drive that stretch between at speeds exceeding 55MPH which would require a sight distance of greater than 550 feet. See enclosure (1) for images of that intersection.



Image 1: A view from Google Maps intended to give a sense of what a driver looking north up South Mission Road would see from a position close to Air Park Road. Notice the fence and foliage that impedes the view of someone trying to access South Mission Road from Air Park Road. Note also that traffic heading south on South Mission Road are traveling down a mild slope. Not shown is the bus stop approximately 160 feet south of Air Park Road. There isn't an acceleration lane.

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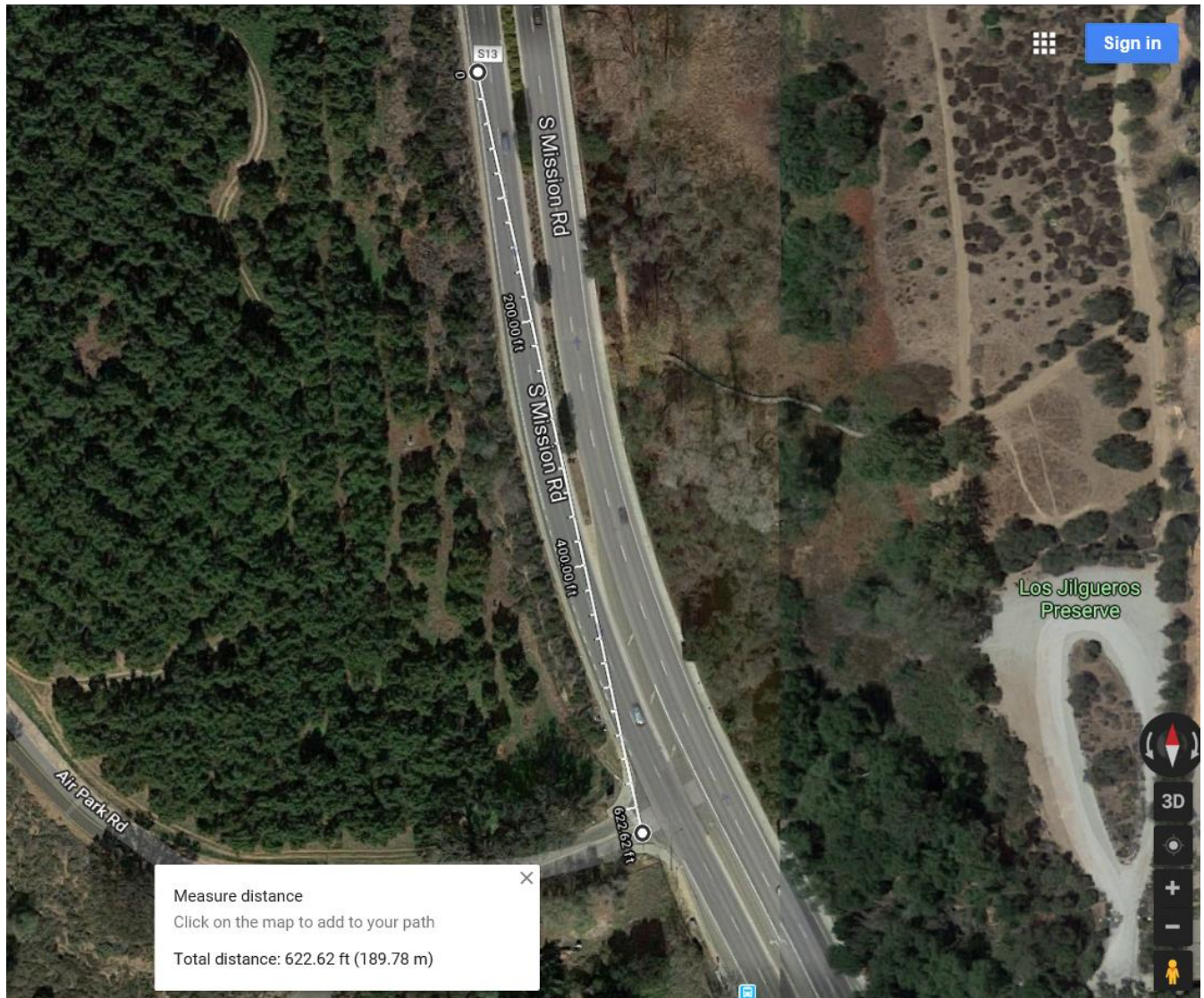
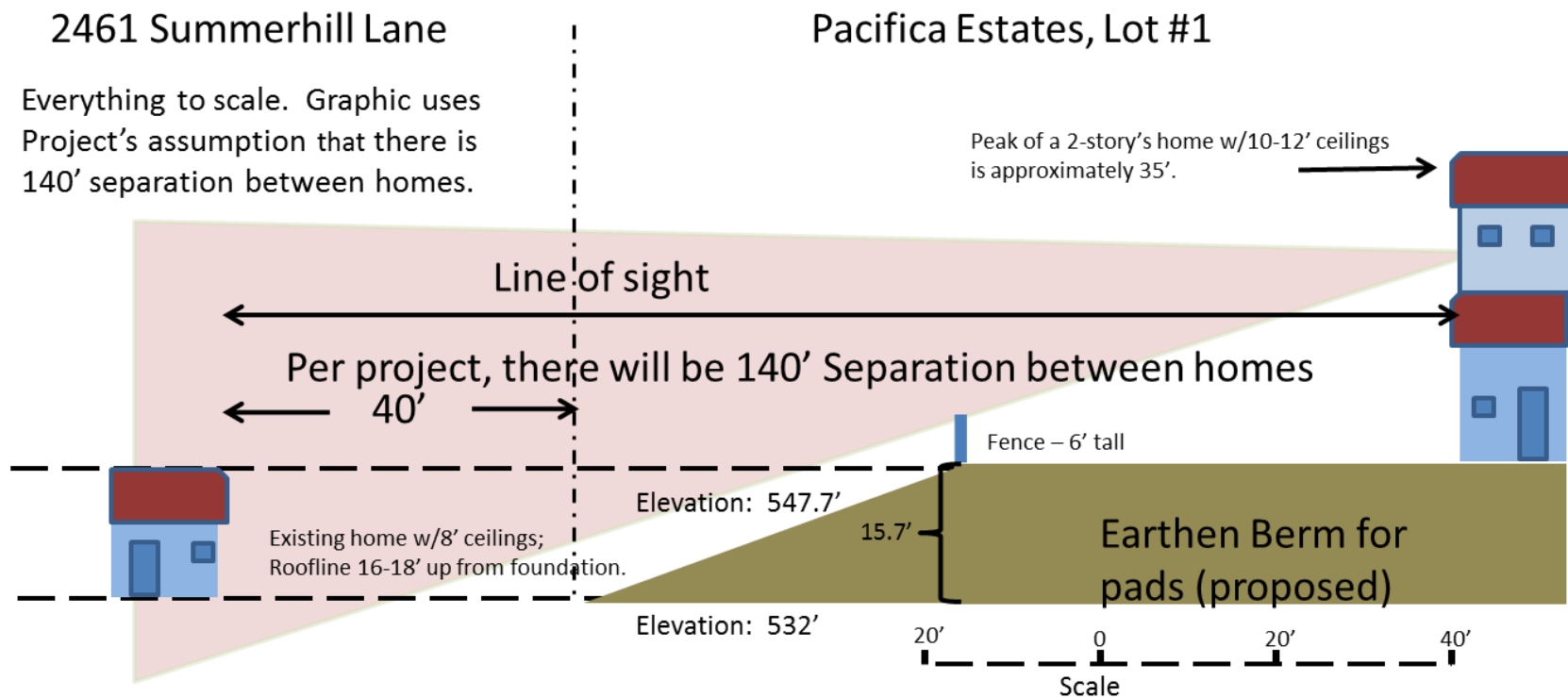


Image 2. Starting from a position approximately 10 feet back from the intersection of Air Park Road and South Mission Road, the line-of-sight measurement using Google Maps is a generous 623 feet to view traffic in the right-most lane.

Enclosure (2) to “Response to County of San Diego, Planning & Development Services NOTICE TO PROPERTY OWNERS for SDC PDS RCVD 02-07-19 TM551053 (Pacifica Estates)”

Profile of relationship between 2461 Summerhill Lane and Lot #1 of the proposed development.

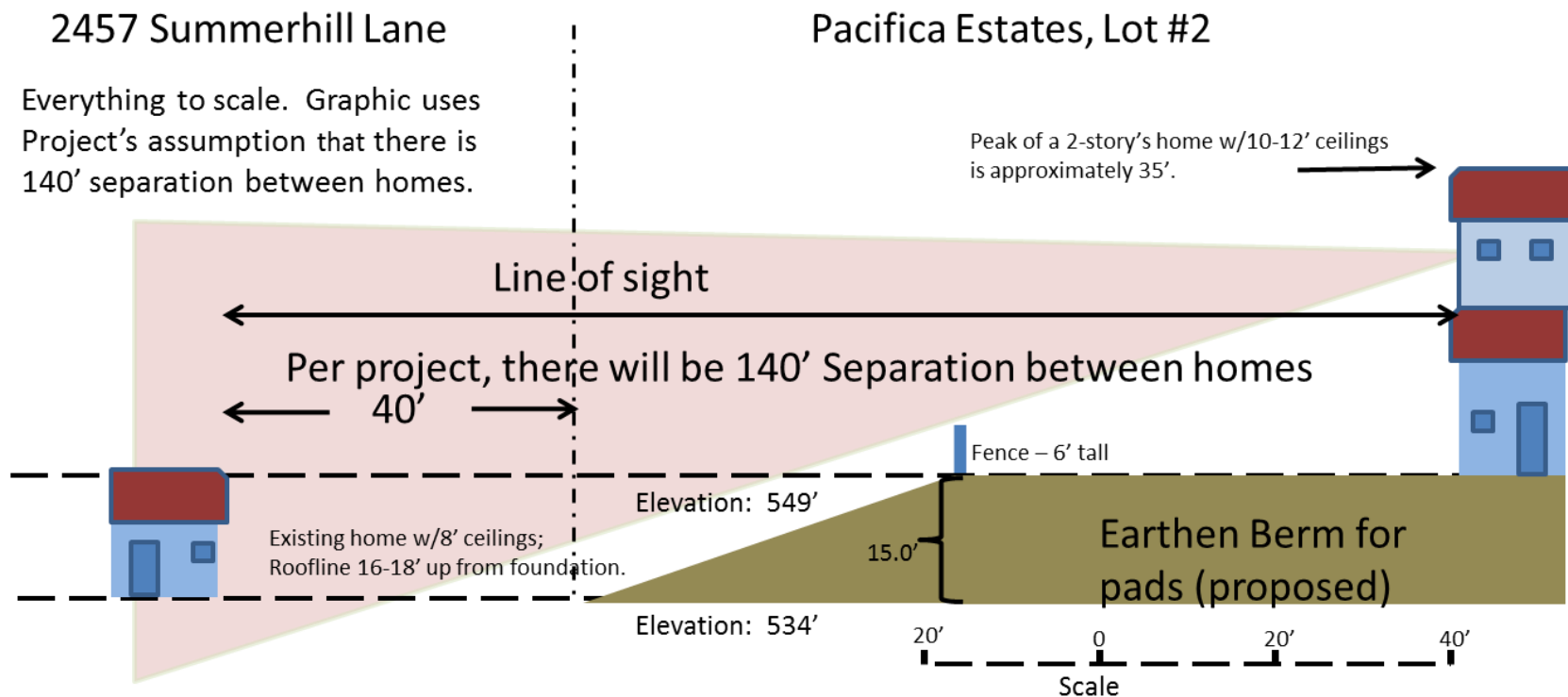
- Pad still 15.7' higher than 2461 Summerhill after revising Grading Plan!
- Rooftop of new home 32.7' higher than rooftop of 2461 Summerhill Lane after revising Grading Plan



Enclosure (2) to “Response to County of San Diego, Planning & Development Services NOTICE TO PROPERTY OWNERS for SDC PDS RCVD 02-07-19 TM551053 (Pacifica Estates)”

Profile of relationship between 2457 Summerhill Lane and Lot #2 of the proposed development.

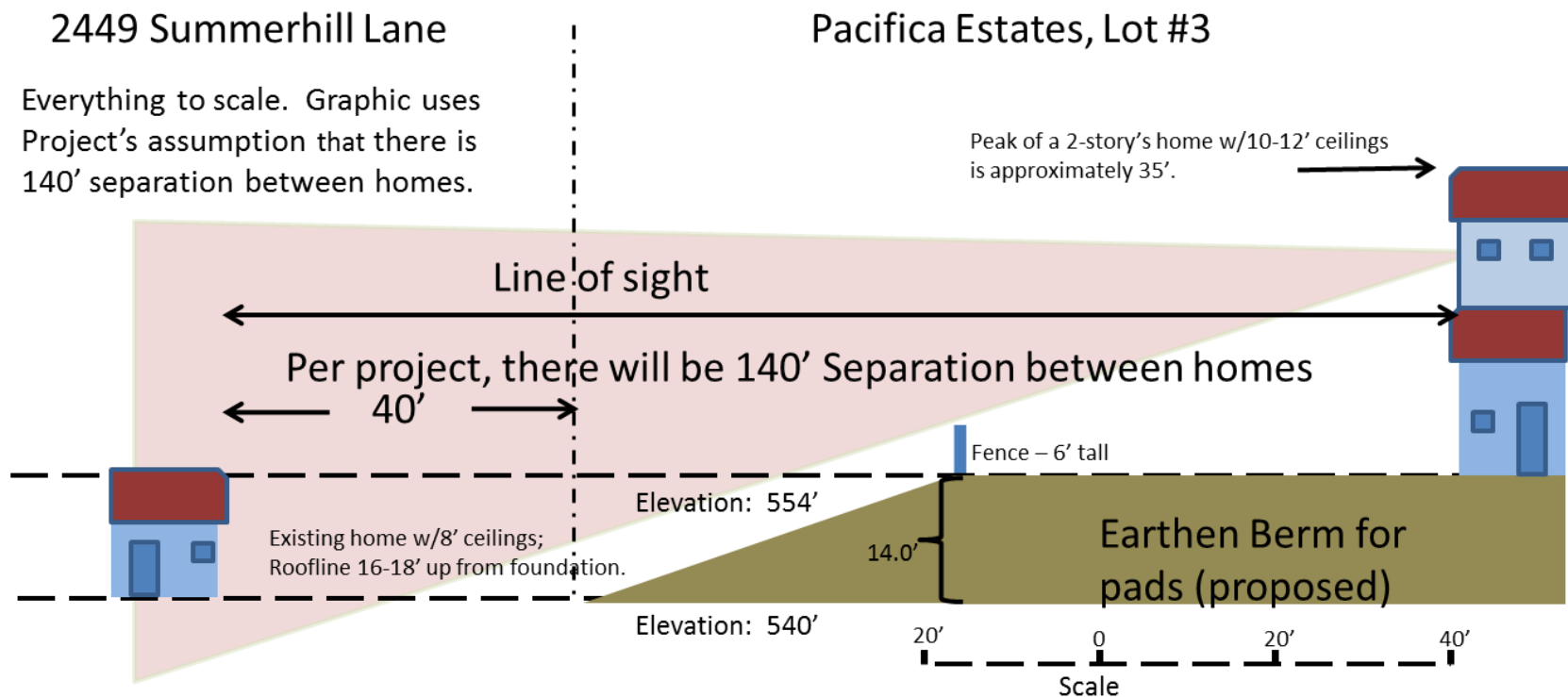
- Pad still 15’ higher than 2457 Summerhill after revising Grading Plan!
- Rooftop of new home 31’ higher than rooftop of 2457 Summerhill Lane after revising Grading Plan



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Profile of relationship between 2449 Summerhill Lane and Lot #3 of the proposed development.

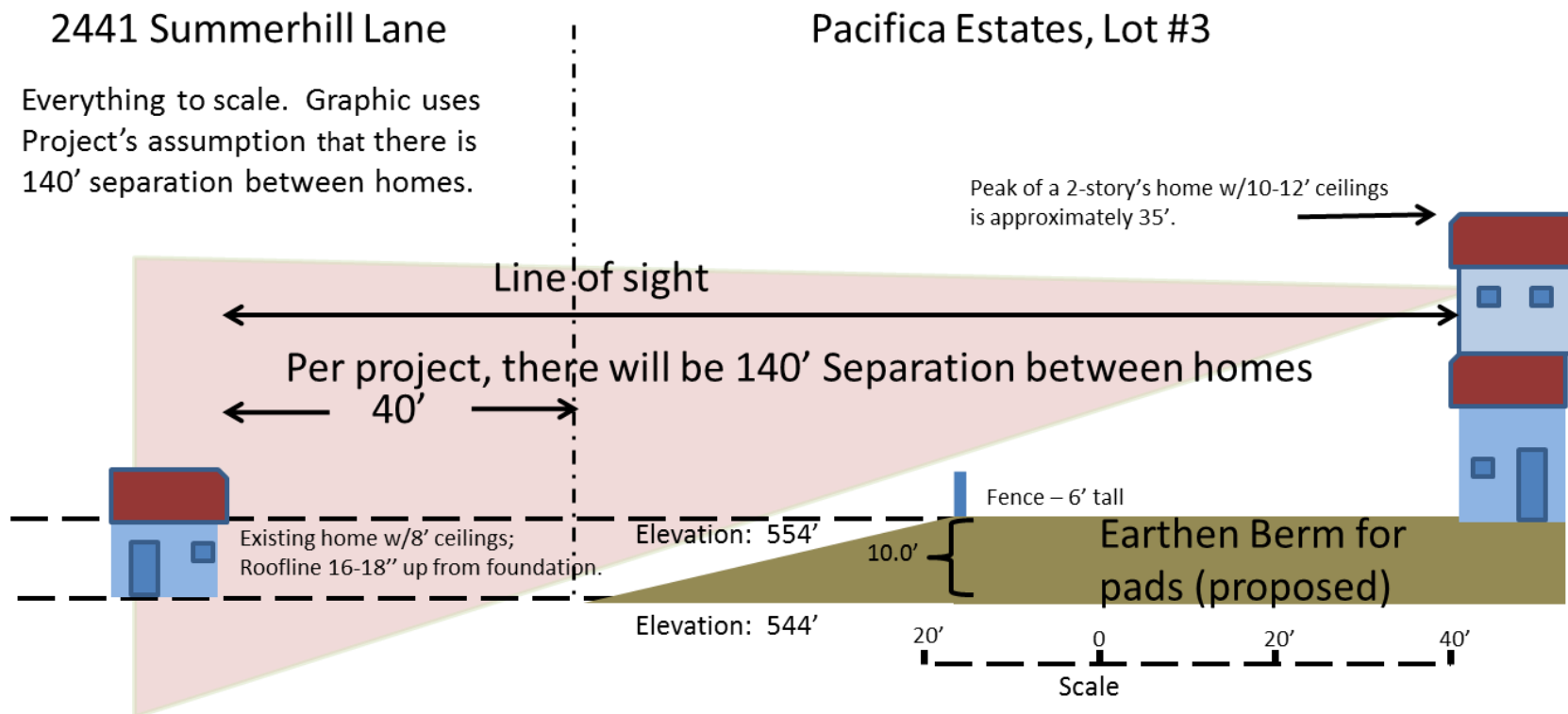
- Pad still 14’ higher than 2449 Summerhill after revising Grading Plan!
- Rooftop of new home 31’ higher than rooftop of 2449 Summerhill Lane after revising Grading Plan



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Profile of relationship between 2441 Summerhill Lane and Lot #3 of the proposed development.

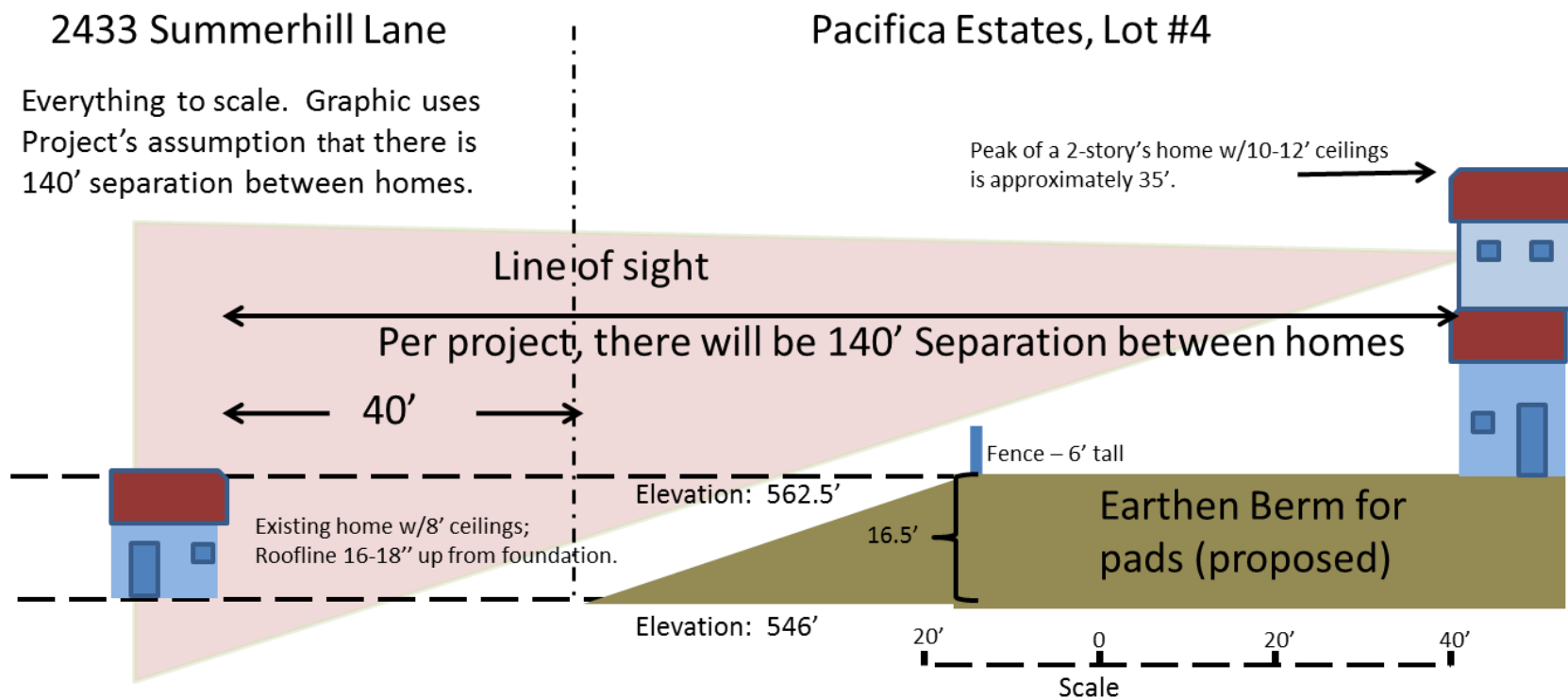
- Pad still 10.5' higher than 2441 Summerhill after revising Grading Plan!
- Rooftop of new home 27' higher than rooftop of 2441 Summerhill Lane after revising Grading Plan



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Profile of relationship between 2433 Summerhill Lane and Lot #4 of the proposed development.

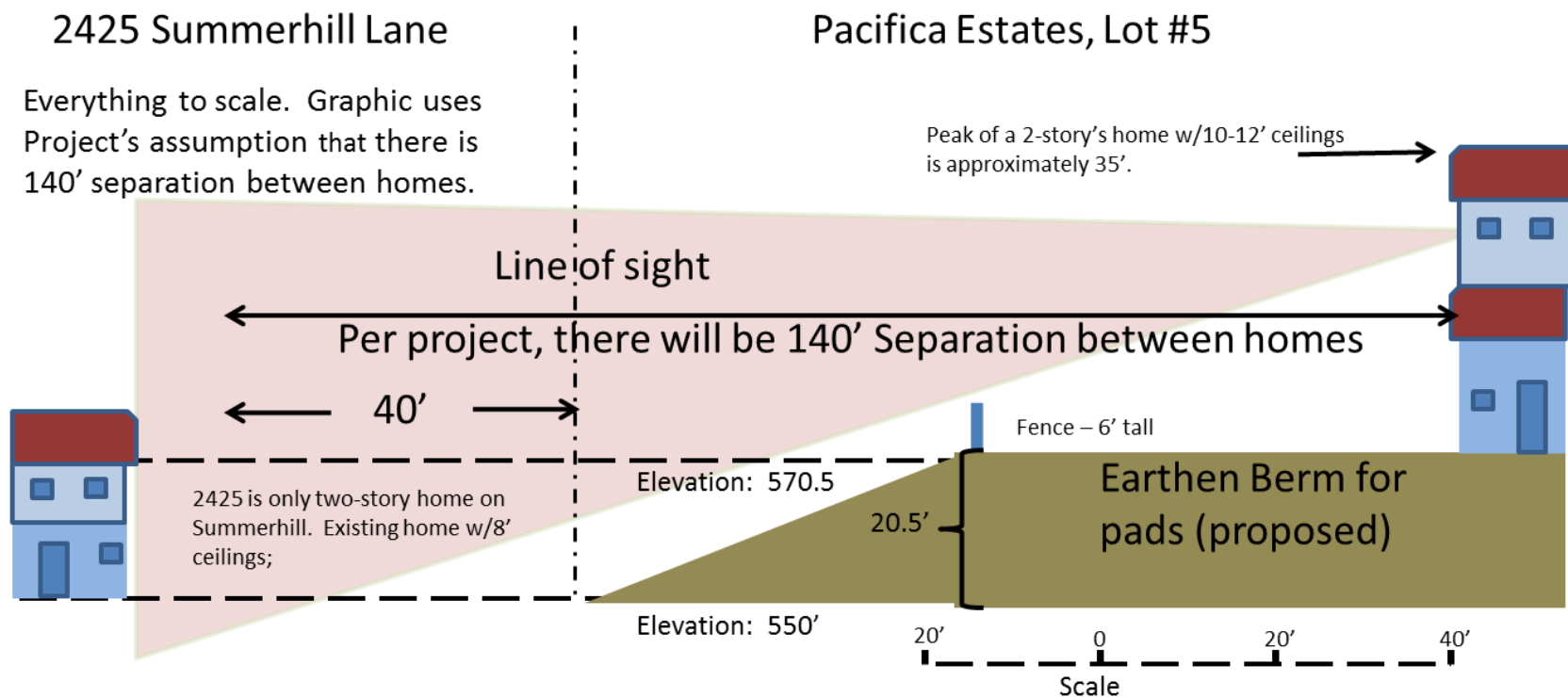
- Pad still 16.5' higher than 2433 Summerhill after revising Grading Plan!
- Rooftop of new home 33' higher than rooftop of 2433 Summerhill Lane after revising Grading Plan



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Profile of relationship between 2425 Summerhill Lane and Lot #5 of the proposed development.

- Pad still 20.5' higher than 2425 Summerhill after revising Grading Plan!
- Rooftop of new home 30' higher than rooftop of 2425 Summerhill Lane after revising Grading Plan



From: [Dave G.](#)
To: [Chan, Michelle](#)
Subject: RE: SSDC PDS RCVD 02-07-19 TM5510TE (Pacifica Estates)
Date: Saturday, March 16, 2019 8:29:59 AM

Michelle,

Thank you for clarifying where things stand. Do you have a sense of when the review will be done? Also, will we be notified of the results?

Thanks again,

r/
Dave

From: Chan, Michelle <Michelle.Chan@sdcounty.ca.gov>
Sent: Tuesday, March 12, 2019 3:08 PM
To: Dave G. <dgreen399@att.net>
Subject: RE: SSDC PDS RCVD 02-07-19 TM5510TE (Pacifica Estates)

Hi David,

Thank you for your letter.

The current application is a time extension for the approved Tentative Map (TM). In another words – to extend the expiration date of the TM. The applicant will still need to go through couple steps before they can apply for building permits. Those steps include: approval of grading and improvement plans and recordation of final map.

PDS staff are reviewing the concerns you raised in your letter. If you have any additional questions, please feel free to contact me.

Regards,
Michelle

From: Dave G. [<mailto:dgreen399@att.net>]
Sent: Wednesday, March 06, 2019 9:11 PM
To: Chan, Michelle <Michelle.Chan@sdcounty.ca.gov>
Subject: SSDC PDS RCVD 02-07-19 TM5510TE (Pacifica Estates)

Michelle,

We recently received the notice announcing that Pacifica Estates owner has requested a discretionary permit. Is this a building permit? If not, what stage would this be?

In the meantime, I have prepared and attached to this e-mail a quick letter to contest that development. Please confirm receipt of this letter.

Thank you,

David Green

P.S. I tried to call earlier today. If you have any questions, you can reach me at (208) 258-9639