

Public Correspondence

Item- 6- Oppose

From: [tina bottenberg](#)
To: [Madamba, Jessica](#)
Subject: Smilax avenue project
Date: Monday, October 12, 2020 4:30:10 PM

As a homeowner and resident of this neighborhood for 25 years, and an employee of Joli Ann Leitchtag Elementary school (located within 1000 ft of this project) I am strongly opposed to this project! I am not opposed to the property being developed, but not 65 units. We already have a huge problem in our neighborhood with street parking from the 1000 plus rental units on smilax ave.

This proposed development will add at least 130 more cars to our already congested sector.

School is not in right now because of covid, but we will be going back next week. Within 500 feet of this project is a 4 way stop. The stop has a crossing guard that crosses more than 300 students and about 300 parents and I don't know how many extra younger children along with the parent twice a day. The streets of smilax and mimosa are held up with at least 400 cars 2 times a day. 130 extra cars would severely impact this already critical situation. All these cars are bumper to bumper twice a day. This would severely be impacted by 130 cars feeding into or trying to crossover the already ridiculous traffic on smilax.

There has been a drive by shooting within 1000 feet of this location and one of my students was hit by a car last year. 3 years ago a 2 year old wandered into the street right across smilax from this property and was killed. Both sides of the street have no parking signs, so there is no street parking..

Please consider my perspective and please do not let this project be approved.

Tina Bottenberg Casey
449 Mimosa Ave
Vista Ca 92081
760 717 7924
2tinacasey@gmail.com

From: [brianna davis](#)
To: [Madamba, Jessica](#)
Subject: Smilax Townhome Project
Date: Monday, November 2, 2020 12:40:27 PM

Hello Jessica,

I just want to make sure you know that I live in the community of this proposed project. In fact I'm the home directly across the field from it. I signed the petition that went through my neighborhood and I'm just following up with this email so you have it when you notify us of the virtual meeting coming up. I am highly opposed to the pollution the construction will cause as my neighbor to the left has terrible scarring on his lungs that makes basic caring for himself difficult. The dust and debris from construction would literally put his life at risk. Not to mention all the congestion that already exists on Smilax with the deaths that the traffic and congestion has already caused. Adding more people and vehicles to this already clustered area, especially 62 possible families would be irresponsible to say the least.

Please add me to your email list.

Thanks you,

Brianna Davis

From: [Jamie Cavoulas](#)
To: [Madamba, Jessica](#)
Subject: Smilax townhomes vista ca
Date: Sunday, October 25, 2020 9:04:27 PM

To whom it may concern.

I amend and am heavily opposed to this townhome project on mimosa and smilax.

This area, is already heavy populated. The small old streets cannot take anymore traffic. There have been a few deaths on Smilax already, its a dark road and cars drive fast. The school children are at risk due to the heavy trafficm

Building more homes will be a huge negative impact on the community.

Please dont build anymore homes

Jamie
Concerned resident

From: [Idrisi, Nasseer@Wildlife](mailto:Idrisi.Nasseer@Wildlife)
To: Madamba, Jessica
Cc: Turner, Jennifer@Wildlife; Hailey, Cindy@Wildlife
Subject: Comment on the Smilax Townhome Project - SCH 2020089029
Date: Tuesday, September 8, 2020 3:29:00 PM
Attachments: [image001.png](#)

Ms. Jessica Madamba
Jessica.Madamba@sdcounty.ca.gov

Dear Ms. Madamba:

The California Department of Fish and Wildlife (CDFW) has reviewed the Smilax Townhome Project (Project) dated August 28, 2020 through the State OPR with SCH# 2020089029. CDFW is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§ 15386 and 15281, respectively) and is responsible for ensuring appropriate conservation of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and other sections of the Fish and Game Code (1600 *et seq.*). CDFW also administers the Natural Community Conservation Planning (NCCP) program.

As indicated in the MND, the proposed Project would require removal of 2.2 acres of non-native grasslands in the Project property. The mitigation measure for BIO-1 (BIO-1) indicates that 1 acre will be purchased from the Brook Forest Mitigation Bank for the purpose of conserving this 1 acre to mitigate the 2.2 acres of non-native grasslands. CDFW would like to inquire why a 1:1 mitigation at the Brook Forest Mitigation Bank was not pursued.

CDFW would like to bring to your attention that on the first page of the Mitigated Negative Declaration, the project was titled as: Perrin Oak Ranch with a Record ID#: PDS2016-AD-16-023, and an Environmental Log#: PDS2019-ER-19-09-008. We believe this is inaccurate according to page 24 of the MND and the Notice of Intent, where the project name is: Smilax Townhome Project, with project ID #'s: PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002, and PDS2019-STP-19-014. Please clarify as to the correct project information.

If you have any questions pertaining to biological resources for this project, please contact CDFW for additional coordination.

Thank you,

Nasseer Idrisi, Ph.D.
Senior Environmental Scientist (Specialist)
California Department of Fish and Wildlife
South Coast Region 5
3883 Ruffin Road
San Diego, CA 92123
Nasseer.Idrisi@Wildlife.ca.gov
Phone: (858) 467-2720
Cell: (619) 495-0420



From: cooperzone4u@yahoo.com
To: [Madamba, Jessica](#)
Date: Friday, September 4, 2020 10:03:36 AM

Hi Jessica

Is this project still legal I thought that Trump signed an order to stop this kind of invasion into suburbs. Why are we still seeing this project continuing? What can we do to stop It? We are already having to deal with over flow of parking down our street from two complexes close buy. Not to mention several vehicle vandalism from the over crowding on the streets. Sorry to that We strongly object to this project of multifamily townhouses.

Glen&Corina Cooper

From: [brianna davis](#)
To: [Madamba, Jessica](#)
Subject: Re: SMILAX TOWNHOME PROJECT
Date: Wednesday, September 30, 2020 1:34:59 PM

Thank you. Yes please put me in the interested party list.

Brianna Davis

Sent from my iPhone

On Sep 30, 2020, at 8:51 AM, Madamba, Jessica <Jessica.Madamba@sdcountry.ca.gov> wrote:

Good Morning Brianna,

The Notice of Intent is to inform you of the Smilax Townhome Project proposal. A Mitigated Negative Declaration (MND) report was prepared to analyze the project and possible impacts to the environment. The MND found that the project does have impacts to the environment, but with mitigation measures, the level of impact is below significant. During this public review period, the County is accepting any comments/concerns from the public in regards to the MND. In addition, there will be a Planning Commission meeting and a Board of Supervisors meeting where the project will be heard and provide the public an opportunity to voice any comments/concerns they have. Those hearing dates are yet to be set, but another notice will be mailed to you and neighbors. I can also put you on an Interested Parties list to notify you via email of those hearing dates.

Please see the following link for more project information.

<https://www.sandiegocounty.gov/pds/ceqa/Smilax.html>

Please let me know if you have any other questions,
Jessica

From: brianna davis <briannabythesea@gmail.com>
Sent: Wednesday, September 30, 2020 8:23 AM
To: Madamba, Jessica <Jessica.Madamba@sdcountry.ca.gov>
Subject: SMILAX TOWNHOME PROJECT

Good morning Jessica,

My name is Brianna Davis and I live on Poinsettia across the field from where this project is proposed. I received the NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION and I'm not sure what it's telling me my options are, or even what the notice means?

I'm looking for some clarity.

Thank you for your help.

Sincerely,

Brianna Davis

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Slovick, Mark](#); [Smith, Ashley](#); [Armstrong, Jacob](#); [Flannery, Kathleen](#); [Barnhart, Douglas](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Woods, Bryan](#); [Beck, Michael](#); [Edwards, Michael \(LUEG\)](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, November 10, 2020 3:39:41 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dale Metcalfe submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 6. Smilax Townhome Project; PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-TM-5634, PDS2019-STP-19-014; North County Metropolitan Subregional Plan Area. If you would like to speak on this item call (619) 343-2539 and use ID 454 451 592#

eComment: Increased traffic will be problematic. Now traffic backs up on Oleander and Poinsettia when Joli Ann Leichtag Elementary School starts and in the afternoons, and along Poinsettia up to Oleander at rush hour. Also, tenants in the apartment complex on Smilax just north of 78 already park their vehicles on Mimosa Avenue. Many of us daily walk (with our dogs) the Mimosa/Oleander/Smilax block -- often in sections without sidewalks -- and increased car traffic will pose safety issues for us.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Slovick, Mark](#); [Smith, Ashley](#); [Armstrong, Jacob](#); [Flannery, Kathleen](#); [Barnhart, Douglas](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Woods, Bryan](#); [Beck, Michael](#); [Edwards, Michael \(LUEG\)](#)
Subject: New eComment for Planning Commission Hearing
Date: Wednesday, November 11, 2020 5:32:12 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lynell Ciranna submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 6. Smilax Townhome Project; PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-TM-5634, PDS2019-STP-19-014; North County Metropolitan Subregional Plan Area. If you would like to speak on this item call (619) 343-2539 and use ID 454 451 592#

eComment: This project needs more green space or children's playgrounds. There is little space for kids to go outside and play. You would have to drive just to have a little outside space that is not a dog waste filled area. This is not the way families are intended to live. We must look after our mental and physical health by providing convenient outdoor outlets for children and families to use. Cut the number of condos and provide better living conditions by adding playgrounds and not condos.

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Slovick, Mark](#); [Smith, Ashley](#); [Armstrong, Jacob](#); [Flannery, Kathleen](#); [Barnhart, Douglas](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Woods, Bryan](#); [Beck, Michael](#); [Edwards, Michael \(LUEG\)](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, November 10, 2020 1:25:23 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Melanie Tudor submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 6. Smilax Townhome Project; PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-TM-5634, PDS2019-STP-19-014; North County Metropolitan Subregional Plan Area. If you would like to speak on this item call (619) 343-2539 and use ID 454 451 592#

eComment: I live right down the street from this proposed project. Traffic is an absolute nightmare in the mornings and afternoons on Smilax and Oleander currently because of the school and now you plan on additional traffic? Also, we already have cars from the existing apartment complexes that use Poinsettia as a drag strip. I'm extremely concerned that adding more vehicles will cause further speeding issues along my street, which is a 45 MPH zone, not a 25 MPH. Melanie Tudor

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From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Slovick, Mark](#); [Smith, Ashley](#); [Armstrong, Jacob](#); [Flannery, Kathleen](#); [Barnhart, Douglas](#); [Pallinger, David](#); [Calvo, Yolanda](#); [Seiler, Michael](#); [Woods, Bryan](#); [Beck, Michael](#); [Edwards, Michael \(LUEG\)](#)
Subject: New eComment for Planning Commission Hearing
Date: Tuesday, November 10, 2020 3:20:36 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mindy Gurrera submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 6. Smilax Townhome Project; PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-TM-5634, PDS2019-STP-19-014; North County Metropolitan Subregional Plan Area. If you would like to speak on this item call (619) 343-2539 and use ID 454 451 592#

eComment: Changing the zoning on the Similax project from 2 homes per acre to 15 is reckless to the safety of this community. This area is already impacted with traffic & parking gridlock. Safety to our children walking to the Elementary School is at risk & there has already been a fatality hit and run on this road recently. A builders desire to make more money should not override the needs of the community. Thank you for your sincere consideration. Mindy Gurrera

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641 Mimosa Avenue
Vista, CA 92081
October 12, 2020

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
Attn: Mark Wardlaw, Kathleen Flannery, Jessica Madamba

Re: Smilax Townhome Project; PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-STP-19-014

Dear Concerned:

It just came to our attention last night that this project was being considered in our neighborhood that requires a zoning change. PLEASE do not allow this to go through. It will negatively impact our neighborhood here and I will explain why.

We have lived here in this neighborhood for decades. We moved here because of the large lots and rural feel. We are an old neighborhood that is very diverse, with older farmhomes next to newer homes (photos attached from my walk this morning), all on large parcels (1/2 acre minimum). This entire large city block, which I walk twice a day with my dog, has ONLY single family homes on large lots with the exception of an elementary school, a church, and a plant nursery.

Smilax Road, which is the road that this property would exit onto, is a very narrow 2 lane road. Many years ago a small apartment complex (photo attached) was built across the street. It has a huge expansive lawn with trees facing the road. That is the only multi-unit building in our neighborhood.

Across the bridge on Smilax, under the freeway, there are several apartment complexes and once they were built, it became VERY congested on Smilax on that side of the bridge. The street parking around those apartments is always full in the late afternoon and early morning and so those tenants also spill out to park on Mimosa Avenue, the ONLY other street parking available, and walk the 1/4 mile or more back to the apartments. Every night that street is lined with parked cars. I am enclosing a photo that I took this morning AFTER 9 am, so you can see that even during the day it is crowded there. There is no parking allowed on Smilax because the road is so narrow. The exception to this are 3 parking spaces in front of the Smilax apartments. Those spaces are rarely open. I have enclosed a photo. WHERE are these residents and their visitors going to park? If there are only 2 parking spaces per condo, that takes care of a working couple, but what about their other roommates or driving teenagers, household workers, gardeners & maintenance people, let alone guests that come to visit?

We have a sidewalk on one side of Smilax that goes 1/2 way around our block. During school hours, before and after school, the sidewalk is VERY busy with mothers escorting their

young children to school and back, most of them walking from the apartments across the freeway. During Covid, every evening our sidewalks and walkways going around this city block have been very busy with pedestrians and their dogs. The point being, there are lots of people and dogs on foot and also, especially on Smilax, lots of fast moving cars. I'm always nervous pulling out onto Smilax from Mimosa because of that. During normal times when school is in session and folks are all working, Smilax and Poinsettia/Oleander get completely backed up with parents attempting to take their kids to school and pick them up. It becomes a log jam every morning and afternoon. We don't need 120+ more cars added to that!

I have attached photos but it is difficult to discern from them, that the project area, no matter where they place the road from the property to join Smilax, will come out to a blind hill turning left. It is VERY DANGEROUS pulling out onto that road. The property adjacent to this lot, at the top of the incline, lost their toddler child to death on that road. There have been other deaths also. Although the posted speed limit is 35 mph, drivers tend to speed on this road on their way to get to work. (They will drive down Smilax to Poinsettia & Oleander, and from there either go to Sycamore or Rancho Santa Fe to get to Highway 78). Adding over a hundred more vehicles to this tiny road every day is just unfathomable to me and looks like a recipe for more disasters. I read the EIR and quite honestly, it was very difficult to understand how they were assessing impact. In section XVII Transportation and Traffic they report insignificant impact?! Adding likely (at least) 150+ driving residents to our little neighborhood won't have any negative impact?! And section XIV: Population & Housing: NO impact?! Changing our low density zoning to high density?! This is definitely out of character for this neighborhood and a dangerous addition to our already busy traffic situation.

Thank you for your consideration of the neighborhood concerns. Had I known about this proposed project earlier, I would have gathered up more neighbors to protest, as I know that none of us want more density here.

The new property owner certainly has a right to develop this land, but changing the current zoning he/she does not have a right to do if it negatively impacts the community. PLEASE do not allow this zoning change. My biggest concerns are: 1) Traffic and safety of the current and future residents 2) Changing the rural, large lot character of our neighborhood.

I am available at 760-271-1601 if you'd like any further neighborhood input before allowing this project to move forward.

Sincerely,

Isobel (Belle) Hazlehurst

From: [Stephanie Jackel](#)
To: [Madamba, Jessica](#)
Subject: Smilax Townhome Project
Date: Monday, October 26, 2020 2:47:27 PM

I'd like to speak very strongly in opposition to the proposed townhome project at Mimosa Avenue and Smilax Road. The proposed zoning change would cram 62 living units into a 4.9-acre site, MUCH more dense than the surrounding residential area.

The only vehicle access to and from this project is a small private road (Smilax) which will create an exceedingly negative traffic impact to the area.

The proposed project will detrimentally affect all those who live in this area. I urge you not to approve the proposed zoning change or the proposed project.

Stephanie Jackel
1500 Green Oak Road
Vista 92081

From: [Kenneth Knight](#)
To: [Madamba, Jessica](#)
Subject: Smilax Townhome Project; PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-STP-19-014
Date: Monday, October 12, 2020 11:00:46 AM

To whom it may concern,

I am writing this letter in order to register my objections to this project. I have lived in this neighborhood since 1976, at which time I moved from VERY CROWDED Ocean Beach to sparsely populated Vista to raise my children. At that time there was a half acre minimum per home. Over time, that half acre minimum eroded to allow tiny lots. Another recent trend that has made things more crowded is the proliferation of "granny flats", but this is understandable in order to help our aging parents and grand parents. Since 1976, high-density apartment complexes have been built in the immediate area. It's interesting to note that the overflow parking from these apartment units spills over more than a quarter mile onto Mimosa Avenue. This fact, along with the high-density apartments and new construction @ Sycamore and Hibiscus have created an unbelievable snarl of traffic throughout the day, and especially during rush hour. All of the industrial parks are contributing to the problem with their commuter traffic (primarily down Poinsettia Avenue to Oleander Avenue, Smilax and Mimosa) making it very difficult to leave or return to my home at certain predictable times every day. With the elimination of school busing, hundreds of cars line up and clog ingress and egress to the area every morning and afternoon. It is very obvious that this area is already over-built and the thought of adding to the traffic on the two lane roads adjacent to the project is beyond my imagination. It's too much already, and the idea of adding 62 units in the middle of it seems ludicrous. People are always hurrying and jockeying to get to their destinations, and it's sad to note that it feels very dangerous to walk along Smilax Avenue these days. And it is indeed sad that a child was struck and killed in front of the home bordering the project.

It is time to say "NO" to these developers that could care less about the quality of life in our neighborhood. It is not a safe proposal for adults and children. We love to walk daily for exercise, with our friends, dogs and grand children. Please consider the negative impact of this proposed change to our land use designation. I don't know of even one neighbor who is in favor of this project.

Thank you for taking my thoughts and feelings into consideration.

Kenneth Knight
641 Mimosa Avenue
Vista, CA 92081
(760)518-7532

From: [Caroline May](#)
To: [Madamba, Jessica](#)
Subject: No to new Smilax Zoning
Date: Wednesday, October 28, 2020 7:41:03 AM

Hello,

I am a resident on Palm Crest Terr and want to voice my opposition to the rezoning of Smilax to allow for 62 new townhomes. This place is like a safe haven for me with it's secluded feel without the isolation and feel I had already seen far too much increased traffic and neighborly noise in the past year. Traffic on Smilax, Oleander, and Poinsettia are already brutal when schools and offices let out do to small roads with poor conditions. Developing so many new homes would force me out of the neighborhood I've come to love and even further from my work and family.

Please do not vote to rezone Smilax to allow for new housing limits per acre. It will over crowd and shove out the nice established neighborhood.

Thank you for listening to my concerns.

- County planning maps show Smilax connecting to Poinsettia Ave near the school. (See rounded lines area on the map.) As shown, the development would overlap this planned change.
- Medium to heavy traffic is already using Smilax. Sixty-two townhomes will significantly increase the traffic on this road.
- Stop signs may be needed to control traffic flow, both for the safety of school children and other pedestrians, and for the increased traffic.
- The planned entrance onto Smilax is at a point on Smilax where cars travelling on the street cannot see another car approaching. Already one family has lost a child to traffic on Smilax.

B Traffic and Pedestrian Safety

- Apartments north of 78 are less dense than the proposed townhomes, and yet the parking from them is spilling over onto Mimosa.
- Assume that each townhome has an average of 2 residents, or about 124 people living on about 4.9 acres. If each resident owns a vehicle, then about 124 vehicles will need a place to park.
- Smilax is a two-lane road with no designated parking. Where will overflow parking be?

A Parking

This is an area currently zoned 1 residence per half acre. Streets, parking, drainage, and sewage systems are all designed around this zoning. The proposed 62 townhomes are too dense for the neighborhood.

Please consider our many concerns about this proposed rezoning. Zoning laws were created under the basic assumption that property must be protected against uses of neighboring property that will be harmful to the use or enjoyment of the property. Changing the zoning to allow this project benefits only the developer. It should only be allowed to proceed with the input and consent of all impacted neighborhoods, and with the developer required to mitigate any and all of the anticipated impacts to the surrounding neighborhoods.

North County Metropolitan Subregional Plan Area: General Plan Amendment
Comments to the proposed Mitigated Negative Declaration
Smilax Townhomes - 62 Residential Development Project
located off of Smilax Rd., near Mimosa Ave., South of SR-78

Ref: Smilax Townhome Project; PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-STP-19-014

October 6, 2020

Planning & Development Services
5510 Overland Avenue, Suite 310,
San Diego, California 92123

C Water runoff from the property

Three areas need to be addressed: Water runoff from the site, the impact to Poinsettia Ave from runoff, and County water and sewer lines.

Water runoff from the site

- Flood waters currently are absorbed by and flow across the property (currently an open field), continue past there and through a pipe under Poinsettia Ave, and then continue down a seasonal drainage way.
- When the property is graded as shown on the preliminary maps, provision should be made for water runoff. Because of the landscape, most of the water would just run off, increasing flooding volume and frequency in Agua Hedionda creek.
- Water falling on the property should be required to be directed to a water retention basin located on the property of sufficient size to hold the expected runoff.

Impact to Poinsettia Ave

- Poinsettia Ave is designated a private road by San Diego County. The County does not provide upkeep.
- The road is dirt and gravel.
- Poinsettia Ave passes over Agua Hedionda creek. In times of high water, the crossing is flooded to the point that it is unsafe for residents to cross. Without runoff mitigation, this development would increase the number of times this happens, negatively impacting residents access to their property.
- Both the bridge (crossing) and the pipe for flood water drainage on Poinsettia Ave are old and cannot handle higher volumes of water runoff.
- Because of all of these factors, Poinsettia Ave is not reliable for use as an emergency exit. If there is an emergency exit, it should be for fire access only and not for general use.
- The development should be required to secure agreement of the residents who currently maintain this private road before being allowed to use it for any purpose.

Impact to County Water and Sewer Lines

Water and sewer lines in this area are old. To support 62 townhomes, capacity would need to be increased.

D Impact to Leichtag Elementary School (San Marcos School District)

This school is nearby and would receive elementary school children from the townhomes. Leichtag Elementary is a "walk-to school" and many children will be passing by the townhouse entrance on Smilax on their way to and from school each day.

- Leichtag is already at capacity.

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.

F A suggestion

If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.

We are opposed to adding such high density townhomes in an area that is zoned one family per 1/2 acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

Sincerely,

Name Ruth Mijares

Address 3309 Alexander Ave.

City, State San Marcos, CA 92078

Phone (760) 734-4403

Ruth Mijares

In addition to the reasons contained herein, 98% of the people (residents) in the surrounding Area were never notified of this invasive project. Homes in the surrounding area are 1/2 acre lots. This project allows 15 two story buildings with 15 residents ^{Homes} per acre in an already heavily impacted Area. We found out about this project via next door App. All who signed are

Opposed to the Zoning Change. Signatures collected In 3 days 10/10 & 10/11

Ruth Mijares

Never Notified

Sincerely,
 Name Charles Mendore + Diocelin Mendore
 Address 3301 Oleander Ave
 City, State San Marcos, CA 92078
 Phone (760) 295-1251

F A suggestion

If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.

We are opposed to adding such high density townhomes in an area that is zoned one family per ½ acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.

Never Notified

Sincerely,
 Tara Sanders
 Name
 541 Mimosa Ave
 Address
 Vista, CA 92081
 City, State
 Phone 760-803-6745



F A suggestion
 If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.
 We are opposed to adding such high density townhomes in an area that is zoned one family per 1/2 acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.

Never Notified

Sincerely,
 Name Marilyn Faur
 Address 503 Myrtle Ave
 City, State Wich, CA 92081
 Phone 760 727-4397

F A suggestion
 If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.
 We are opposed to adding such high density townhomes in an area that is zoned one family per 1/2 acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.

Never Notified

Sincerely,
 Debra Wood
 Address 539 Mimosa Ave
 City, State Vista CA 92081
 Phone 760-803-6716

F A suggestion
 If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.
 We are opposed to adding such high density townhomes in an area that is zoned one family per 1/2 acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.
- F A suggestion**
- If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.
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Sincerely,
 Name David & Debbie Lake
 Address 408 Poinsettia Ave
 City, State Vista, CA 92081
 Phone 858 518-9912

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.
- F A suggestion**
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Sincerely,
 Name GRANT JOBE
 Address 408 ROBINSETT AVE
 City, State WISTA, CA 92081
 Phone (760) 807-8776

X Grant Jobe

Never Notified

Sincerely,
 Name Juan A Hernandez
 Address 336 MIMOSA AVE
 City, State VISTA CA 92081
 Phone 760 443 5994
J. Antonio Flores

F A suggestion
 If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.
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- Consideration needs to be given to ensure the safety for the school children walking along Simla with the increased traffic, and especially across the townhome entrance.

Never Notified

Sincerely,
 Rosena Pineda
 Name
 398 Hiram Ave
 Address
 Vista 92081
 City, State
 Phone 760-892-3427

F A suggestion
 If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.
 We are opposed to adding such high density townhomes in an area that is zoned one family per ½ acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.

Never Notified

Sincerely,
 Maria Castro
 Name 332 Alameda Ave.
 Address Vista CA
 City, State 716-7063
 Phone Maria Castro

F A suggestion
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A. J. Givens
Sincerely,
Name _____
Address *613 Pritchett Ave*
City, State *Wichita KS 67203*
Phone *760-419-0400*

Sincerely,
 Hipolito Guzman Islas
 Name Hipolito Guzman Islas
 Address 604 Poinsettia Ave
 City, State Visalia, CA 93208
 Phone 760 535 5208

F A suggestion
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Sincerely,
Brian Davis
 Name Brian Davis
 Address 608 Poinsettia
 City, State Vista CA 92081
 Phone 760-585-8491

Never Notified

Sincerely,
Patricia Barnes
 Name 461 Minnesota Ave
 Address Vista, Ca
 City, State 760-450-5656
 Phone

F A suggestion
 If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.
 We are opposed to adding such high density townhomes in an area that is zoned one family per 1/2 acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

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Sincerely,
 Jose D. Cueva
 Name
 5102 Poinsettia Av.
 Address
 Vista CA
 City, State
 Phone (760) 828-0075

Jose D. Cueva

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Sincerely,
 Name Janet Meehan
 Address 5415 Pointeview Ave
 City, State Vista CA 92081
 Phone (760) 727-0398

Never Notified

Sincerely,
 Jacob Eppel
 Kaitly Eppel
 Name
 Address 455 Munroe Ave
 City, State Vista, CA
 Phone 760-727-8117

F A suggestion

if the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.

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Never Notified

My all
 451 Minerva Ave
 U/S Ca 92081
 (760) 586-0661

Sincerely,
 Name Bonnie Allen
 Address 451 Minerva Ave
 City, State U/S Ca. 92081
 Phone 760-727-1504

F A suggestion

If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.

We are opposed to adding such high density townhomes in an area that is zoned one family per 1/2 acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

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Never Notified

Sincerely,
 Name JAMES & AMBER HANSEN
 Address 338 MANOSA AVE
 City, State VISTA, CA 92081
 Phone 760 277 4596



don't want them here.

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F A suggestion

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69 total → 90% Never Notified

OPPOSED - Smilax Townhome Project: PDS2019-TM-5634, PDS2019-GPA-19-003,
PDS2019-REZ-19-002, PDS2019-STP-19-014

Name Rosie Aquilera
Address 701 Marcos Vista Ln
City, State San Marcos CA 92078
Phone 760-271-5868
Signature [Signature]

Name GARY L SMITH
Address 766 MARCOS VISTA LN
City, State SAN MARCOS CA
Phone 760 643-0292
Signature Gary L Smith

Name Alex Biller
Address 834 Eugenie Ave
City, State Encinitas, CA
Phone (760) 815-2978
Signature Alex Biller

Name Christopher G Smith
Address 766 Marcos Vista Lane
City, State San Marcos, CA
Phone 760 492 1915
Signature Christopher Smith

Name CARISSA BILLY
Address 1754 Swallowtail Rd
City, State ENCINITAS, CA
Phone (760) 579-8707
Signature [Signature]

Name Laura Kenyon
Address 713 Marcos Vista Ln
City, State San Marcos, CA
Phone (858) 736-4213
Signature [Signature]

Name Flor Alvarez-Lopez
Address 791 Marcos Vista Ln
City, State San Marcos CA
Phone 760-310-7118
Signature [Signature]

Name Debra Wright
Address 547 Wildhorse Ln.
City, State San Marcos, CA 92078
Phone (760) 525-5820
Signature [Signature]

Name Kelli Engebretsen
Address 782 Marcos Vista Ln
City, State San Marcos CA 92078
Phone 760 855-1771
Signature [Signature]

Name JACK WRIGHT
Address 547 Wildhorse Ln.
City, State SAN MARCOS
Phone 760-727-7883
Signature [Signature]

69 Total ^{41 of 54} → 90% Never Notified

OPPOSED - Smilax Townhome Project: PDS2019-TM-5634, PDS2019-GPA-19-003,
PDS2019-REZ-19-002, PDS2019-STP-19-014

Name Jasor Buergerl
Address 3131 Oleander Ave
City, State San Marcos, CA
Phone (760) 593-8095
Signature Jasor Buergerl

Name Alison Buergerl
Address 3131 Oleander Ave
City, State ~~San~~ San Marcos, CA
Phone 760-672-6331
Signature Alison Buergerl

Name Margaret Reinke
Address 3131 Oleander Ave
City, State San Marcos, CA
Phone 805-444-3219
Signature Margaret Reinke

Name Nelda Troutman
Address 746 Poinsettia Ave.
City, State San Marcos, CA
Phone (951) 927-4996
Signature Nelda Troutman

Name Dana Troutman
Address 746 Poinsettia Ave
City, State San Marcos
Phone ~~858-1224-2410~~
Signature Dana Troutman

Name Maggie Troutman
Address 746 Poinsettia Ave
City, State San Marcos CA
Phone 502-619-2777
Signature Maggie Troutman

Name Heather Wilson
Address 755 Poinsettia Ave
City, State Vista, CA 92081
Phone (215) 275-6894
Signature Heather Wilson

Name Heather Miller
Address 755 Poinsettia Ave.
City, State Vista CA 92081
Phone 760-518-3576
Signature Heather Miller

Name Monet Williams
Address 755 Poinsettia Ave
City, State Vista CA 92081
Phone 432-643-1428
Signature Monet Williams

Name Russell Kallag
Address 763 Poinsettia Ave
City, State Vista CA
Phone 760 518 4507
Signature Russell Kallag

69 Total -> 90% Never Notified

Name Mario Gomez
 Address 811 Poinsettia Ave
 City, State Vista CA
 Phone 760 - 917-2658
 Signature [Signature]

Name Pamela Roder
 Address 3033 Roadrunner Rd.
 City, State Vista, Ca 92083
 Phone 760-497-7995
 Signature [Signature]

Name Garratt Fuller
 Address 758 Marcos Vista Ln
 City, State San Marcos, CA
 Phone 760-847-7041
 Signature [Signature]

Name Chris Martle
 Address 3034 ROADRUNNER RD
 City, State San Marcos CA
 Phone 760-737-5718
 Signature [Signature]

Name Tracy Bronson
 Address 803 Poinsettia
 City, State Vista CA
 Phone 760 415-0187
 Signature [Signature]

Name Dina Tilton
 Address 3042 Roadrunner Rd
 City, State San Marcos CA
 Phone 760-672-1178
 Signature [Signature]

Name D'Andrea Dawel
 Address 820 Poinsettia Ave
 City, State SM, CA 92078
 Phone (760) 566-8144
 Signature [Signature]

Name Marvin Espinoza
 Address 3057 Roadrunner Rd
 City, State San Marcos
 Phone 619-598-4567
 Signature [Signature]

Name Jacalyn Young
 Address 820 Poinsettia Ave
 City, State SM, CA 92078
 Phone (760) 415-2178
 Signature [Signature]

Name Mark + Tracey Mora
 Address 872 Poinsettia Ave
 City, State San Marcos, CA 92078
 Phone 760-295-2262
 Signature [Signature]

43 of 54
69 TOTAL → 90% Never Notified

OPPOSED - Smilax Townhome Project: PDS2019-TM-5634, PDS2019-GPA-19-003,
PDS2019-REZ-19-002, PDS2019-STP-19-014

Name Mark Mora
Address 872 Poinsettia Ave
City, State San Marcos, CA
Phone 760 295 2262
Signature Mark Mora

Name Grazyna Rogers
Address 3109 Mooncrest Ct.
City, State San Marcos CA
Phone 760-727-8674
Signature [Signature]

Name Katelyn Crum
Address 3114 Mooncrest Ct.
City, State San Marcos, CA
Phone 760 809 4031
Signature Katelyn A Crum

Name _____
Address _____
City, State _____
Phone _____
Signature _____

Name Donna Crum
Address 3114 Mooncrest Ct.
City, State San Marcos CA
Phone 760-599-9652
Signature Donna M Crum

Name _____
Address _____
City, State _____
Phone _____
Signature _____

Name KELVIN CRUM
Address 3114 Mooncrest Ct.
City, State San Marcos CA
Phone 760 599 9652
Signature Kelvin

Name _____
Address _____
City, State _____
Phone _____
Signature _____

Name Angie Rogers
Address 3109 Mooncrest Ct
City, State San Marcos CA
Phone 760 877 4497
Signature Angie Rogers

Name _____
Address _____
City, State _____
Phone _____
Signature _____

OPPOSED - Smilax Townhome Project: PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-STP-19-014

Name Ana Maria Ramirez
Address 508 Wild Horse Pk
City, State San Marcos CA
Phone 760-727-5477
Signature Ana Maria Ramirez

Name Ester Mubly
Address 524 Wild Horse Ln
City, State San Marcos CA
Phone 760-727-4886
Signature Ester Mubly

Name Elizabeth Flores
Address 540 Wildhorse Hl
City, State San Marcos CA
Phone 760-645-8708
Signature E2

Name Jennifer Peterson
Address 2746 Matte Lane
City, State Vista, CA 92081
Phone 760-892-4322
Signature J Peterson

Name Claude Myer
Address 447 Mimosa
City, State VISTA CA
Phone 760-727-3092
Signature Claude Myer

Name KENNETH BARNETT
Address 655 MIMOSA AVE
City, State VISTA CA
Phone 760-716-5428
Signature Kenneth L Barnett

Name Martha Pinal
Address 2782 Matte Ln
City, State Vista CA 92081
Phone 760-727-4116
Signature Martha Pinal


Name Isobel Hazlehurst
Address 641 Mimosa Ave.
City, State Vista CA 92081
Phone 760-271-1601
Signature Isobel Hazlehurst

Name Dale Metcalf
Address 641 Mimosa Ave.
City, State Vista CA 92081
Phone 760-518-7532
Signature Dale Metcalf

Name Kenneth Knight
Address 641 Mimosa Ave.
City, State Vista CA 92081
Phone 760-518-7532
Signature Kenneth Knight

69 TOTA → 90% Never Notified

OPPOSED - Smilax Townhome Project: PDS2019-TM-5634, PDS2019-GPA-19-003,
PDS2019-REZ-19-002, PDS2019-STP-19-014

Name Celeste Dela Victoria
Address 639 Mimosa Avenue
City, State Vista, CA
Phone _____
Signature 

Name _____
Address _____
City, State _____
Phone _____
Signature _____

Name _____
Address _____
City, State _____
Phone _____
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City, State _____
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Name _____
Address _____
City, State _____
Phone _____
Signature _____

From: [JOYCE F ODOM](#)
To: [Madamba, Jessica](#)
Subject: Adopting a mitigated negative declaration
Date: Monday, October 12, 2020 7:37:50 PM

SMILAX TOWNHOUSE PROJECT PDS2019-TM-5634, PDS2019-gpa-19-003, PDS2019-REZ-19-002, PDS2019-STP-19-014:

I am concerned about having another 64 unit housing development in this area, since it is in a single home area. However my biggest concern is that the zoning is going to be changed from Village Residential (VR-2) to a Village Residential (VR-15). Changing from Rural Residential (RR) to Mltii-Family Residential(RM)and building type from (single Detached only) to K to allow for multi dwelling units. I bought my house in this area so I wouldn't be in such a congested area. My street is private with no street lights, sidewalks or curbs. I want to keep this area rural.

Thank

You

Joyce Odom

3049 Roadrunner Rd.

San

Marcos, Ca 92078

From: [Garth Robbins](#)
To: [Madamba, Jessica](#)
Cc: [Elena Robbins \(elenat223@gmail.com\)](#); [Belle Hazlehurst](#); [Ken Knight](#)
Subject: Opposition to Smilax Townhome Project
Date: Monday, October 12, 2020 11:12:17 PM

Dear Ms. Madamba,

I hope it's ok I'm emailing you. My name is Garth Robbins and I live at 2763 Matte Lane, Vista, CA, 92081. This is nearby the proposed location for the Smilax Townhome Project.

Some neighbors just yesterday shared with me a copy of the "Notice of Intent to Adopt a Mitigated Negative Declaration" and this is the first opportunity I have to reach out on the matter. I apologize for missing the 4pm deadline I see is listed for earlier today.

For what it's worth, several neighbors and I are all quite reluctant to see this townhome project built. The area (Smilax) is already congested and doesn't seem to be designed even for the kind of traffic it already has. (Pulling from Mimosa onto Smilax is dangerous with the speed cars drive and the angle of that intersection very close to the proposed development property.)

My wife and I moved to this neighborhood just a couple years ago. We're in an area with all single-family homes.

Is there any way this project could be avoided? And do you know how I might get a "heads up" from the county when other projects like this are being proposed? There's already a similar, new development coming in, I know, right at Sycamore and Watson on the other side of our property. Traffic in the whole area is pretty gridlocked, we've learned, especially during rush hour.

Thank you for your consideration.

Best,
Garth

Garth Robbins
Mobile: 858-229-6098
grobbins@omnitracs.com
San Diego, CA

From: [Scott Samuels](#)
To: [Madamba, Jessica](#)
Subject: Smilax Townhome Project; PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002, PDS2019-STP-19-014
Date: Monday, October 12, 2020 9:41:43 AM

Dear Ms. Madamba and Planning and Development Team/Commission/Decision-Making Body Reviewing The Above-Mentioned Project,

Yesterday, a Sunday, I was made aware of the County's intent to create a 62-unit townhome condo project on 4.9 acres at Mimosa Avenue and Smilax Road in San Marcos. The Notice of Intent to Adopt A Mitigated Negative Declaration, dated 8-27-2020 says that comments on the General Plan Amendment and draft Mitigated Negative Declaration must be received no later than October 12, 2020 at 4pm, which is today, a Monday.

Unfortunately, the County's website indicates that email comments are not available, therefore I am sending my comments to you, since you are the only one listed on the Notice to contact for additional information. Please include my comments with those that have been received by mail.

I am a homeowner at 722 Thorntree Court, part of a 13-unit community with a single road, Thorntree Court, which empties onto Oleander Ave, near Smilax Road, just across the street from where the proposed Townhome Project would be located. The lights of cars traveling southbound and stopping at the intersection of Smilax Rd. and Oleander Avenue shine into my backyard and the backyards of my neighbors all evening long. Fortunately, in the late evening/early morning hours, this traffic is minimal, since the current configuration of the community consists of single family homes on large lots.

I would urge Planning & Development Services and its decision-making body to consider the character of the existing community in this area, as well as the physical limitations of Smilax Road; the intersections and proximity of the intersections between Smilax Rd., Oleander Avenue, Poinsettia Avenue, and Thorntree Court; the the proximity of the school grade school on Oleander Ave., along with the traffic it already creates; and the traffic flow limitations of the intersection between the very narrow Smilax Road and Santa Fe Avenue. Further, I would urge these decision-making parties to consider that while single family homes may mesh with the existing community in the surrounding area, which consists of single family homes on larger lots, with a rural atmosphere, there is not a single multi-unit family development located in close proximity to Smilax and Poinsettia. The apartment complexes which exist on Smilax north of Route 78 (this project is south of 78, and would add to traffic on Smilax Rd.) create a dangerously congested traffic pattern that, judging by the memorial crosses and flowers, has already resulted in accidents and deaths. There are many young children that live in this area and walk to school, traversing the adjoining streets to this proposed project -- another dangerous situation which will be made more dangerous by adding multi-family residential housing to the mix.

I am strongly opposed to this project and I suspect my neighbors would be as well, were they made aware of it. Unfortunately, it appears that little or no effort has been made to really engage with the local community regarding the Notice of Intent for the Smilax Townhome Project -- I've lived here for over a year now, and have received no notifications. I would urge Planning & Development Services and their governing board to not allow the rezoning that would enable this project to move forward. There is simply no way that it can "complement

the surrounding areas" as this area is currently zoned Rural Residential, and the inconsistency of building a 62-unit multi-family townhome in the midst of a Rural Residential area should be fairly obvious to even those who have no personal familiarity with the local geography of this neighborhood.

Thank you for including my comments along with those that have been mailed in. Had I been made aware of this project early on, via a mailed notice to homeowners in the area (as I received whenever there was a similar hearing my previous residence in Leucadia), I would have sent my comments by mail.

Sincerely,

Scott Samuels
722 Thorntree Court
San Marcos, CA 92078
760-716-2228

From: [Lois Sklar](#)
To: [Madamba, Jessica](#)
Subject: Smilax townhome project
Date: Monday, October 26, 2020 3:31:34 PM

I am a resident of the unincorporated county and am very against this project. All the major streets surrounding this project are two lane roads that are already extremely impacted and overcrowded. The intersection of Buena Creek and Santa Fe is a nightmare due to the coaster station and these additional homes will greatly impact the already horrible traffic. Please consider improving the infrastructure before you add more people and cars to this area.

Thank you
Lois Sklar
2954 Ora Avo Terrace
Vista 92084

Sent from my iPad

Planning & Development Services
5510 Overland Avenue, Suite 310,
San Diego, California 92123

October 6, 2020

Ref: Smilax Townhome Project; PDS2019-TM-5634, PDS2019-GPA-19-003, PDS2019-REZ-19-002,
PDS2019-STP-19-014

North County Metropolitan Subregional Plan Area: General Plan Amendment
Comments to the proposed Mitigated Negative Declaration

Smilax Townhomes - 62 Residential Development Project
located off of Smilax Rd., near Mimosa Ave., South of SR-78

Please consider our many concerns about this proposed rezoning. Zoning laws were created under the basic assumption that property must be protected against uses of neighboring property that will be harmful to the use or enjoyment of the property. Changing the zoning to allow this project benefits only the developer. It should only be allowed to proceed with the input and consent of all impacted neighborhoods, and with the developer required to mitigate any and all of the anticipated impacts to the surrounding neighborhoods.

This is an area currently zoned 1 residence per half acre. Streets, parking, drainage, and sewage systems are all designed around this zoning. The proposed 62 townhomes are too dense for the neighborhood.

A Parking

- Apartments north of 78 are less dense than the proposed townhomes, and yet the parking from them is spilling over onto Mimosa.
- Assume that each townhome has an average of 2 residents, or about 124 people living on about 4.9 acres. If each resident owns a vehicle, then about 124 vehicles will need a place to park.
- Smilax is a two-lane road with no designated parking. Where will overflow parking be?

B Traffic and Pedestrian Safety

- County planning maps show Smilax connecting to Poinsettia Ave near the school. (See rounded lines area on the map.) As shown, the development would overlap this planned change.
- Medium to heavy traffic is already using Smilax. Sixty-two townhomes will significantly increase the traffic on this road.
- Stop signs may be needed to control traffic flow, both for the safety of school children and other pedestrians, and for the increased traffic.
- The planned entrance onto Smilax is at a point on Smilax where cars travelling on the street cannot see another car approaching. Already one family has lost a child to traffic on Smilax.

C Water runoff from the property

Three areas need to be addressed: Water runoff from the site, the impact to Poinsettia Ave from runoff, and County water and sewer lines.

Water runoff from the site

- Flood waters currently are absorbed by and flow across the property (currently an open field), continue past there and through a pipe under Poinsettia Ave, and then continue down a seasonal drainage way.
- When the property is graded as shown on the preliminary maps, provision should be made for water runoff. Because of the hardscape, most of the water would just run off, increasing flooding volume and frequency in Agua Hedionda creek.
- Water falling on the property should be required to be directed to a water retention basin located on the property of sufficient size to hold the expected runoff.

Impact to Poinsettia Ave

- Poinsettia Ave is designated a private road by San Diego County. The County does not provide upkeep.
- The road is dirt and gravel.
- Poinsettia Ave passes over Aqua Hedionda creek. In times of high water, the crossing is flooded to the point that it is unsafe for residents to cross. Without runoff mitigation, this development would increase the number of times this happens, negatively impacting residents access to their property.
- Both the bridge (crossing) and the pipe for flood water drainage on Poinsettia Ave are old and cannot handle higher volumes of water runoff.
- Because of all of these factors, Poinsettia Ave is not reliable for use as an emergency exit. If there is an emergency exit, it should be for fire access only and not for general use.
- The development should be required to secure agreement of the residents who currently maintain this private road before being allowed to use it for any purpose.

Impact to County Water and Sewer Lines

Water and sewer lines in this area are old. To support 62 townhomes, capacity would need to be increased.

D Impact to Leichtag Elementary School (San Marcos School District)

This school is nearby and would receive elementary school children from the townhomes. Leichtag Elementary is a “walk-to school” and many children will be passing by the townhouse entrance on Smilax on their way to and from school each day.

- Leichtag is already at capacity.

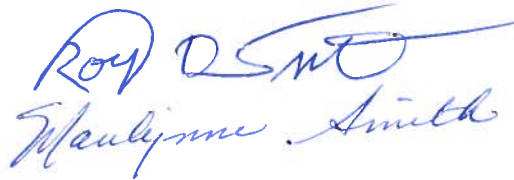
- Consideration needs to be given to ensure the safety for the school children walking along Smilax with the increased traffic, and especially across the townhome entrance.

F A suggestion

If the 62 Townhomes development is allowed to proceed, it should be designed with solar panels on the roof, to help with the extra electricity they will need.

We are opposed to adding such high density townhomes in an area that is zoned one family per ½ acre. The number of residents added would probably exceed the current number of residents in our neighborhood. The disruption to our neighborhood would be immense. We would have to deal overcrowding in a place where we now live comfortably. Sixty-two townhomes don't belong here. We don't want them here.

Sincerely,
Roy and Marilynne Smith
571 Poinsettia Ave.
Vista, CA 92081
760-727-6133

The block contains two handwritten signatures in blue ink. The top signature is 'Roy D Smith' and the bottom signature is 'Marilynne Smith'. Both are written in a cursive, flowing style.

From: [Tammy Daubach](#)
To: [Jimenez, Ann](#); [Jacob, Dianne](#); [Wilson, Adam](#); [Koutoufidis, Nicholas](#)
Subject: BOULDER BRUSH FACILITIES PDS2019-MUP-19-002; PDS2019-ER-19-16-001
Date: Wednesday, November 11, 2020 11:16:35 PM

Our family does not support this project. This project is being built in San Diego County, but this project will be selling energy elsewhere. More power will be lost in transmission than necessary. It would be better to build the project closer to where it is needed. People do not use their utilities in their house from an extension cord in a garage. Why would we put an energy source that far away from the area that needs the power?

Submitted,

The Daubach Family
39954 Ribbonwood Road
Boulevard, CA 91905