

Comments Letter

I-4

From: Arne Johanson [mailto:arne_kj@yahoo.com]
Sent: Monday, October 09, 2017 11:37 AM
To: Smith, Marisa <Marisa.Smith@sdcounty.ca.gov>
Subject: Chinese Bible Church PDS2014-SPA-14-001 (SPA), PDS2010-3300-10-037 (MUP), PDS2012-3940-12-002 (VAC), Log No. PDS2014-3910-95-08-007

Ms Smith,

I am writing in opposition to the proposed Chinese Bible Church project. I do not object to a church, if it is just the church without all of the other uses. I do not object to the project of this scope if it is a proper place, such as, Black Mountain Ranch just one or two blocks away. The proposal, at this sight, is simple too large a project for the area.

As you are well aware, the specific plan indicates that this parcel would be suitable for four homes. Even very large home at 5,000 square feet would result in 20,000 square feet of buildings. The proposal before us calls for many times that amount of development. Such a large project has many negative consequences for the neighborhood.

Current homeowners bought into the neighborhood expecting higher intensity development along Camino Del Sur with a transition to lower densities and intensive use going north from there. Now it is proposed that the more extensive use will leapfrog into the middle of the residential area. Certainly, homeowners in 4S and La Vina will have major changes imposed on their lives and property.

Traffic is another issue that is not compatible with the specific plan or the existing neighborhood. With all the buildings proposed for the sight there is simply not enough parking to handle the number of cars that the church expects to have for services. This will force cars to travel and park all along streets in existing neighborhoods. Worse are the traffic impacts on roads and the fire station.

The driveway entrance to the project sight is directly in front of the fire station. There is no way that this traffic will not have a negative impact on emergency response no matter what mitigation measures are taken. Four Gee Road is a two lane road that will clog with traffic. If most of this traffic comes from Camino Del Sur, cars coming from the north will back up waiting to make a left turn into the sight. If these cars from the north are allowed in, it will back up traffic from Camino Del Sur, most likely blocking traffic associated with La Vina. The distance between the two driveways simple isn't adequate. On street parking, blocked streets and driveways will make driving problematic for all other users, including the emergency vehicles.

I also take issue with the planting plan for the project. They specify orange trees and so called California Pepper trees. These have limited habitat value and the roots of pepper trees are very problematic. Garden books say they should never be planted any closer than twenty feet from hardscape of plumbing.

More appropriate local choices could be Quercus agrifolia, Quercus engelmanni, Pantanus racemosa, Sambucus mexicanus and any of the local willows. Willows provide preferred nesting sights for certain rare birds like Least Bells Virio and Willow Flycatcher. The elderberry

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- I-4-1 The comment expresses general opposition to the project and states that the proposed project is too large for the area. The County of San Diego appreciates the comments on the Draft Supplemental Environmental Impact Report (DSEIR) by Mr. Arne Johanson. The comment does not raise any specific issues concerning the adequacy of the DSEIR. See Response to Comments, General Responses 1, Planning and Land Use, and EIR Section 3.1.4.3, "Physical Compatibility with Surrounding Areas/Community Character, page 3-76, for an overview of the issue of density, intensity, and scale. This letter will be included with the Final SEIR that is provided to decision makers prior to a final decision on the project.
- I-4-2 The comment expresses concern for negative effects on the community. The County acknowledges the comment and notes it expresses the opinions of the commenter, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. General Response 1, Planning and Land Use in the Response to Comments, provides an overview of the issues related to land use and the community.
- I-4-3 The comment states that current homeowners expected higher intensity development along Camino Del Sur with lower densities and intense use moving north. The comment also states that the proposed project is leapfrog development. The County acknowledges the comment and notes it expresses the opinions of the commenter, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft SEIR. Furthermore, the project does not represent a "leapfrog development." Leapfrog development is generally described as a development requiring the extension of public services through existing undeveloped property or it is sometimes defined as new development separated from existing development by substantial vacant land. The project as described in the DSEIR does not meet either of these definitions. The provision of public services was analyzed in the DSEIR (Sections 3.1.5 and 3.15.7) and it was determined that existing facilities are adequate to service the project. The development is not separated from development by substantial vacant land. It is surrounded on all sides by developed land and open space. The County will include the comment as part of the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

- I-4-4 This comment states that there will not be enough parking to serve church services, and that cars will need to park along streets in surrounding neighborhoods. Traffic was analyzed in Section 3.1.6 of the Draft SEIR, and it was determined that impacts will be less than significant. The project would provide 417 parking spaces, in excess of County requirements for on-site parking, which require 375 spaces. The project also proposes an overflow parking area to accommodate cars during special events. A shuttle will be operated by the church to reduce the number of cars entering the neighborhoods. The ample on-site parking provided, in conjunction with these design measures, will prevent the need for off-site parking. The County will include the comment as part of the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project.
- I-4-5 This comment addresses traffic and the location of the existing fire station. The comment states that the project will not have a negative impact on emergency response despite mitigation measures. The effects of the project on the functioning of the fire station were evaluated in the DSEIR Section 2.4, Hazards – Fire Safety and Hazardous Chemicals, and mitigation was identified to ensure that the project does not interfere with fire station operations. Mitigation measure M-HZ-1, (DSEIR page 2-98) requires coordinated signals at the fire station exit point and the Four Gee Road/Camino Del Sur intersections. In the event of an emergency, both intersections will be traffic controlled to allow quick and safe exit for emergency vehicles. With implementation of mitigation measures M-HZ-1, impacts would be reduced to below a level of significance. The comment does not raise any specific issue regarding the traffic analysis and, therefore, no more specific response can be provided. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- I-4-6 This comment states Four Gee Road will clog with traffic that could block traffic at the entrance to the La Viña neighborhood. The comment also states that the distance between the two driveways is not adequate, and that on street parking will occur. Potential impacts to traffic, including queueing and traffic operations, received extensive analysis in the Draft SEIR. As detailed on pages 3-104 and 3-105 of the DSEIR, an operational analysis to evaluate the vehicular queue was performed at the project Driveway/Four Gee Road and Four Gee Road/Camino Del Sur intersections. The proposed improvements at the intersection of Four Gee Road and Camino Del Sur (as part of the Camino Del Sur widening projects) are accounted for in the operational analysis. The future queue estimates were provided in Table 3.1-28, Future Queue Analysis, of the DSEIR.

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The operations analysis indicates that the estimated maximum vehicle queue for the southbound leg at the intersection of Four Gee Road and Camino Del Sur would not exceed capacity. The estimated maximum vehicle queue for the southbound leg at the intersection of Four Gee Road and Camino Del Sur would, at times, exceed the capacity prior to traffic signal installation. However, as mitigation for fire safety (Chapter 2.4, Hazards – Fire Safety and Hazardous Chemicals), the project will install a traffic signal at the project entrance and Four Gee Road prior to project operation. The project will also interconnect this new signal with the signal at Four Gee Road and Camino Del Sur. This would reduce queuing and expedite emergency vehicle movement through the two intersections.

Excessive queuing along Four Gee Road was not identified during the analysis. The distance between the La Viña entrance, Tallus Glen, and the proposed Grace Way, will be a minimum of 150 feet. This distance meets the exception request requirements granted by the County on October 5, 2016, where the County concluded this separation would not adversely affect the safety and flow of traffic. Therefore ingress and egress issues at the La Viña community are not anticipated. The County will include the comment as part of the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project. For a discussion of on-street parking, please see Response I-4-4 above.

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This comment addresses the proposed landscape plan for the project. The orange trees and pepper trees have been replaced with dwarf lemon and oak in response to the comment. Dwarf lemon trees and oak were selected because they provide good screening, produce fruit, and/or are native to the area. Dwarf lemon has dense foliage that can provide dense screening along the eastern boundary and are sweet smelling. *Quercus agrifolia*, Coast Live Oak, does well in the area and is used quite often at the nearby Santaluz community. The Project will provide 36" box specimens at initial installation which will be around 8' to 10' tall and 4'-5' wide. It is a slow grower, however the landscape plan incorporates other trees larger tree like Sycamore around the site that grow faster. In addition the oak is an evergreen. *Sambucus* spp, Elderberry, is a deciduous shrubs and is not used as tree. It is mostly grown in colder area of San Diego County which Western Garden Book has identify as Zones 14-17. The Project site is in Zone 23. For these reasons this plant would not be ideal for the site. *Salix babylonica*, Willow, is a deciduous trees with very evasive roots. It is fast growing to 30'-50' tall and wide. Willow does well around streams and water. Plants of this type would not work well with the infrastructure planned for the parking areas.

The comment about pepper trees near hardscape or plumbing is acknowledged. The pepper trees have been replaced by oaks, which were noted in the comment as an acceptable tree. Additionally, the landscape plan will be reviewed for proximity in particular to plumbing systems and will be moved as needed. The County concurs that the plants noted in paragraph 2 of the comment are a useful addition to the plant palette.

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provides nesting, roosting sights while also providing food for wildlife. Sycamore (specifically *Platanus racemosa*, not *P. orientalis* or *p. occidentalis*) naturally occur in the area and provide tall nesting and perching sights for birds of prey. The oak have many advantages including nesting, roosting, food but maybe most importantly they serve as heat sinks that lessen fire risk.

In summary, the church sanctuary alone is large but within the order of magnitude of development suitable for the parcel. A church alone could allow for more on-site parking which could avoid some of the negative issues associated with the larger proposal. This very large complex is more suitable for other nearby areas where roads and other infrastructure are designed for this level of development. These other nearby areas would also provide for future potential expansion as the church grows and flourishes. The project as proposed for the current parcel is not a good for the existing community, causes many problems that cannot be adequately mitigated and ultimately is not the best choice for the church and its future growth.

Arne Johanson
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The revised planting palette, Figure 1-9, Landscape Plan Notes, has been amended include them.

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This comment states that the church sanctuary alone would be appropriate for the project site, and would allow for additional parking. The comment also states that the complex is more suitable for alternative nearby areas. Project alternatives are discussed in Chapter 4.0, Project Alternatives. A church building alone would not allow the church congregations to meet the project objectives. Therefore, a church only project was not analyzed. A discussion on alternative locations is provided in Section 4.1.1, Alternatives Considered but Rejected from Further Study. The comment does not raise any additional specific issues not addressed in this section. The County will include the comment as part of the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required.