

## Comments Letter

I-5

### By Email:

From: Bruno Leone [mailto:bruleone@cox.net]  
Sent: Friday, October 06, 2017 4:25 PM  
To: Smith, Marisa <Marisa.Smith@sdcounty.ca.gov>  
Subject: Chinese Church, Santa Fe Valley

Dear Ms. Smith:

My wife and I are residents of Salvati and were given your email address as one where we may register our objections to the construction of the Chinese Church on the property abutting Campania and Four Gee in Santa Fe Valley. While our objections are multiple (beginning with the deception employed by the realtor in question to obtain an easement for the church from Salvati's HOA), we'll try to keep this simple and direct and for now, at least, mention only one of our principle objections.

We have resided in our home for the past sixteen years and have seen the traffic situation on Camino del Sur, Four Gee and Campania evolve from minimal to hectic. The proposed church building and the number of congregants anticipated for school and church services are enormous by residential neighborhood standards (especially Santa Fe Valley) and would seriously and adversely impact upon each of the aforementioned roadways. (You are aware, of course, of the fact that the Target shopping center is quite large, generates large amounts of traffic, and somehow or other managed to be built while a verdict on the church was pending. Perhaps we should invite Ringling Brothers Circus to rethink its decision to close shop by finding a spot for them in Santa Fe Valley where they can set up their winter headquarters?)

In fact, allowing the church to be constructed would be at the very least irresponsible and at most, risky. Given even the Church's own EIR, it is apparent that at certain times of the day and on certain days of the week, the traffic situation will be potentially untenable. I'm sure you are aware of the fact that a fire station and paramedical unit are housed directly across the street. My wife and I have recently witnessed both fire trucks and the paramedical vehicles being slowed down by traffic at the Four Gee and del Sur intersection. I would not want to be having a cardiac episode while waiting for the paramedics to arrive on one of those "certain times of the day" or "certain days of the week" that the church will be contributing to the vehicular traffic.

Certain facts are obvious: Cars will be parked on the streets and most likely extend nearly the entire length of Four Gee with spillover onto Campania; moreover, cars will be backed up from the church grounds onto the streets. Both possibilities clearly invite auto accidents on a regular basis which in turn invite the possibilities of injuries and yes, even fatalities. Finally, all of the above will generate far more noise and bedlam than the current residents originally expected when the property in question was originally zoned for -- I believe -- merely four homes.

We appreciate your taking the time to read this email and trust in the good will and judgment of those public officials whose decisions will impact upon the final outcome of this matter.

Sincerely,  
Bruno and Patricia Leone  
Salvati Residents

## Response to Comments Letter

I-5

- I-5-1** The County of San Diego appreciates the comments on the Draft Supplemental Environmental Impact Report (DSEIR) by Bruno Leone. The comment expresses general opposition to the project. This letter will be included in the Final SEIR that is provided to decision makers prior to a final decision on the project. No further response is required.
- I-5-2** The comment states that the commenter has observed hectic traffic on Camino Del Sur, Four Gee, and Campania Avenue. The comment also states that the proposed project's buildings and estimated attendance is too large for residential neighborhoods, and that it would cause traffic impacts on the surrounding roads. It should be noted that this comment references traffic generated by a school and for church services; however, a school is no longer proposed as part of the project. A traffic study was prepared for the project by KOA (2017) and was included as Appendix B of the DSEIR, as well as summarized in Section 3.1.6 of the DSEIR. The traffic analysis concluded that all traffic impacts would be less than significant. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required.
- I-5-3** The comment states that the nearby Target shopping center is large, generates traffic, and was built during the processing of the proposed project. The comment also proposes that the Ringling Brothers Circus could find a place in the Santa Fe Valley to set up headquarters. 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 DSEIR. No further response is necessary.
- I-5-4** The comment states that approval of the project would be irresponsible and risky. The comment also states that the traffic would be untenable on certain days of the week. Potential impacts to traffic received extensive analysis in the DSSEIR, specifically Section 3.1.6, Traffic. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. This comment will be included in the Final SEIR that will be provided to decision makers prior to about a final decision on the project.

- I-5-5** The comment concerns traffic in the vicinity of the fire station. The commenter states that they have witnessed emergency vehicles being slowed by traffic at the Four Gee and Camino Del Sur intersection. The effects of the project on the functioning of the fire station were evaluated in the DSEIR, specifically Section 2.4 Hazards – Fire Safety and Hazardous Chemicals, and mitigation was required to ensure that the project does not interfere with fire station operations. Mitigation measure M-HZ-1, (DSEIR page 2-98) is proposed to address concerns about traffic entering or leaving the site during an emergency. This mitigation measure calls for coordinated signals at the fire station exit point and the Four Gee Road/Camino Del Sur intersections. Therefore, in 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 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-5-6** The comment concerns on-street parking in the area as a result of the project. The comment states that cars will be parked on nearby streets and that traffic will be backed up onto nearby streets as well. The comment also states that these scenarios will invite auto accidents. The project is providing 417 parking spaces, which is in excess of County requirements of 375 spaces by 42 spaces. The project also proposes an overflow parking area to accommodate cars during special events (DSEIR Section 1.2.2.3, page 1-5). The project's operational requirements also include the use of two shuttle buses on Sunday when services are held. This service is already in use at existing church locations so it would be a familiar service that would reduce parking pressures from the start of church operations at this new location. Public parking along Four Gee Road is allowed, but parking near the fire station is already restricted. Four Gee Road is designed to safely accommodate parking on two sides of the road in unrestricted areas. However, congregants will be asked to park only on the project site or use the shuttle service. 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.

Comments Letter  
I-5

Response to Comments Letter  
I-5

- I-5-7** The comment states that the proposed project will generate more noise and bedlam than the current residents expected if housing was developed. Potential noise impacts received extensive analysis in the DSEIR, specifically in Section 2.5, Noise, which was supported by a noise study prepared by Eilar Associates (2016; Appendix L the DSEIR). The analysis found that, with project design features and mitigation, noise impacts would be reduced to less than significant. The comment does not raise any specific issue regarding the noise analysis and, therefore, no more specific response can be provided or is required. 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-5- 8** The County acknowledges the comment as a conclusion statement to the letter. This comment is included in 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.