

Comments Letter

O-6

Thank you for the opportunity to comment on the Draft Supplemental Impact Report notice dated August 24, 2017 for projects PDS2014-SPA-14-001, PDS2010-3300-10-032(MUP), PDS2012-3940-12-002(VAC), PDS2010-2910-9509007L(ER), SCH#214011018

Comments

1. The DEIR needs to provide more data comparing the impact of build-out of the existing “low medium density” zoning, allowing up to 4 residential dwelling units, compared with the proposed higher intensive, non-residential land use proposed in the SPA/MUP. The DEIR needs to better explain the contrasts of the proposed land use change to the existing residential zoning and neighbors bordering the proposed site which includes single-family dwelling units, condominiums, apartments and a fire station across the street.

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- O-6-1** The comment requests that data comparing the impact of build-out of the allowed residential zoning (4 residential dwelling units) be compared to the proposed project.

Section 4.3 (Specific Plan-Designated Land Use Alternative) of the SEIR provides an analysis of what is allowed under the Specific Plan (4 residential dwelling units) and compares that data to the proposed project. The SEIR determined that this alternative would have less impacts associated with aesthetics, biological resources, hazards - fire safety, and noise when compared to the proposed project.

In order to reduce noise impacts to adjacent residential property owners, the applicant will have barriers in place to separate regular and overflow parking. Signs will indicate that the overflow parking lot will close at 6:00 p.m. and church staff will make an announcement 30 minutes prior to the closure of overflow parking. These conditions will further reduce noise impacts to adjacent properties.

Traffic impacts were analyzed and it was determined that Four Gee Road and Camino del Sur without the project operates at a level of service (LOS) B and C, respectively during weekdays and LOS B and A, respectively during the weekend. Without the project, the intersections of the project drive way at Four Gee Road operates at a LOS A and Camino del Sur at Four Gee Road operates at a LOS C during weekdays (peak hours) and on weekends (Sunday peak). The project would add 392 weekday average daily trips (ADT) with 40 and 63 trips occurring respectively during the a.m. and p.m. peak hours. Weekend trips would increase ADT by 2,775 with 925 trips during the Sunday peak hour. With the project, Four Gee Road and Camino del Sur would operate at a LOS B and C, respectively during the weekdays and at a LOS C and B on weekends. The intersections with the project would operate at a LOS A for the project driveway (Grace Way) at Four Gee Road during weekdays (peak hours) and LOS C during weekends (Sunday peak) and Camino del Sur at Four Gee Road would operate at a LOS C during weekdays (peak hours) and LOS D on weekends (Sunday peak).

The project applicant has agreed to install a traffic signal at the project driveway and fire station that is located across from the project site. In addition, a new signal will be installed at the intersection of Four Gee Road and Camino del Sur. These two lights will be synchronized so that traffic flows efficiently. In addition, the fire station will have full access to the traffic signal that will be installed by the project in order to control when fire equipment needs roadway access. The change in the LOS was determined to not be a significant impact based on County of San Diego and City of San Diego guidelines. As such, there is no nexus to require additional traffic mitigations. The comment will be included in the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project.

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2. The project appears to be visible from all adjacent roads as well as the residential neighborhoods bordering the parcel. The visual analysis shown in the project documentation does not illustrate sufficiently the visual impacts to the surrounding neighborhoods. Recommend additional visual analysis be performed that show views from the private property surrounding the subject parcel, that would include street or backyard views from Wild Horse Glen, Saintsbury Glen, Silver Crest Lane, and Silver Pine Way. In addition, a revised visual analysis view from Camino Del Sur closer to the intersection with Four Gee Road. Also recommend that the project parking lot visuals show the 417 cars as compared to a vacant parking lot in the current visualizations.

O-6-2

3. Request that the EIR present additional options for traffic mitigation measures. Examples could be:
- Widening Four Gee Road from two-lanes to four-lanes to Camino Del Sur.
 - Dedicated right turn lane on Camino Del Sur at Four Gee Road.
 - Additional entry and egress points such as out to Rancho Bernardo Road between the SDC Sheriff's facility and the 'Silver Crest' residential subdivision or out to Campania Avenue.

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O-6-2 The comment is concerned with the visibility of the proposed project and requests that the visual analysis include views from private properties that surround the project site. Views requested include street or backyard views from Wild Horse Glen, Saintsbury Glen, Silver Crest Lane, and Silver Pine Way. Views from Camino del Sur closer to the intersection with Four Gee Road and a full parking lot with 417 cars is requested, as well.

The visual analysis includes views from Wild Horse Glen and Saintsbury Glen (Key View 2 and 3), and Silver Crest Lane and Silver Pine Way (Key View 7 and 8). The view from Camino del Sur is provided in Key View 4 and 10. The view of the project site would be obstructed by the townhomes that are south of the project site if the Key View is relocated closer to the intersection of Camino del Sur and Four Gee Road. Key View 1, 4, 7 and 8 provide visuals of the proposed parking lot that is located on the eastern side of the project site. Landscaping would be provided around the perimeter of the parking areas. As demonstrated in Key View 1, 4, 7, and 8, visibility of cars when parked would be limited. The comment will be included in the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project.

O-6-3 The comment requests that additional options for traffic mitigation be presented. The comment provides examples that include (1) widening of Four Gee Road from two-lanes to four-lanes, (2) dedicated right turn lane on Camino del Sur at Four Gee Road, and (3) additional entry and egress points such as out to Rancho Bernardo Road between the SDC Sheriff's facility and the Silver Crest residential subdivision or out to Campania Avenue.

The proposed project includes project design features for road improvements that include the installation of a traffic signal at Four Gee Road and Grace Way and; improvement of the intersection of Four Gee Road/Camino Del Norte with a new traffic signal. In addition, the project would comply with the County's Traffic Impact Fee Ordinance through payment of the TIF for cumulative impacts. See response to comment O-6-1 for a discussion of traffic impacts.

The request for additional entry and egress points out to Rancho Bernardo Road or to Campania Avenue is infeasible for the following reasons. Easements rights would be required across the 4S Ranch property adjacent to the project site and the City of San Diego right-of-way in order to gain access to Rancho Bernardo Road. A biological open space is located between the project site and Campania Avenue. For these reasons, additional ingress/egress is not feasible.

The issue of traffic was determined to be less-than-significant with the implementation of the project. Therefore, there is no nexus for the requirement of additional mitigation. The comment will be included in the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project.

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4. More comprehensive analysis of noise and light pollution impacts from the proposed project on the surrounding residential neighbors. The project allows unlimited outdoor activities until 10 PM seven days a week for as many as 500 people. How will these activities be managed to minimized impact to the neighborhood? The parking lot follows the perimeter of the proposed project surrounding the center campus, meaning automotive noise and exhaust is closest to the residential neighbors. How will parking lot design minimize noise generated from automobiles and how will lighting be minimized as to not illuminate the backyards of neighboring residents? What is the policy going to be for amplified sound at outdoor activities? What specific light and sound buffering features/structures are proposed to minimize impacts to the neighbors. Will there be a 'hotline' phone number for neighbors to call if there is unsatisfactory noise or lighting?

Respectfully submitted by the San Dieguito Planning Group, October 12, 2017 by a vote of 9-0-0 with 4 vacant/absent.

Douglas Dill

Chair, San Dieguito Planning Group

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O-6-4 The comment requests a more comprehensive analysis of noise and light pollution impacts from the proposed project on the surrounding residential neighborhood. The comment is also concerned with the following and their impacts to surrounding neighbors: (1) outdoor activities and how they will be managed to minimize impacts, (2) parking lot design and how noise and lighting will be minimized, (3) the policy for amplified sound at outdoor activities, (4) specific light and sound buffering features/structures proposed, and (5) whether a hotline number will be provided for complaints. An acoustical analysis and photometric study have been completed for the proposed project. Both of these studies analyzed potential impacts to the surrounding residential neighborhoods.

Outdoor activities will be managed through the conditions of the Major Use Permit. Specifically, the Major Use Permit restricts the number of outdoor special events and the time in which the events may take place.

The parking lot design includes landscaping along the perimeter to reduce noise and light pollution. Outdoor lighting would be required to use full cutoff luminaries that are fully shielded and focused so that lighting is downward and into the project site. The operation of outdoor lighting would be restricted to the hours of active use.

The project is conditioned to analyze amplified sound for outdoor special events for compliance with applicable noise regulations. The analysis must be provided to the County 30 days prior to outdoor special events and the project must implement any recommendation of the analysis. Outdoor audio equipment must be directed away from the residential neighborhoods and must be cited to maximize noise attenuation from intervening buildings, topography, and distance. All outdoor special events must end by 7:30 p.m.

Parapets walls are required to screen and attenuate the visibility of the solar panels and noise produced by the HVAC system. Solar panels will incorporate a non-glare finish. Landscaping will be used as filtering devices to soften noise and lighting to adjacent properties.

Signage at the front gate will include phone numbers for the San Diego Sheriff and the County of San Diego Code Compliance. The comment will be included in the Final SEIR for review and consideration by the decision-makers prior to a final decision on the project.