

COMMENTS

RESPONSES

Property owner concerns to VALIANO SPECIFIC PLAN > Chapter 7

From County Provided Documents:

“7.0 Public Facility Financing/Phasing Plan
7.0 PUBLIC FACILITY AND FINANCING PLAN
7.1 OVERVIEW

This section of the Valiano Specific Plan provides the general framework for the financing and phasing of public improvements in the Plan area including: the proposed mechanisms for financing the cost of construction together with the operation and maintenance of those facilities; and the phasing of construction.

7.2 FINANCING OF PUBLIC IMPROVEMENTS

Development of the Valiano Specific Plan Area requires the provision of adequate public facilities and services. The following summary identifies on and offsite services required to be available at the time of need as well as description of financing options for their implementation.

7.2.1 Circulation Improvements

Internal streets within the Valiano Specific Plan Area are private and will be financed and maintained by the developer/HOA. Public road improvements and mitigation measures for traffic impacts are identified in the Valiano Traffic Impact Analysis. Community improvements include the following:

- Country Club Drive
- Mount Whitney Road
- Eden Valley Lane
- Hill Valley Drive

Road improvements to the offsite streets identified above will be financed and constructed by the developer as well as participating in the County of San Diego Traffic Impact Fee (TIF) program.

7.3

PHASING

The Plan area is comprised of five neighborhood components. The development timing of each neighborhood will be determined by market conditions. Within each neighborhood, construction of the Valiano Specific Plan would meet the following objectives:

CI-1

The Project would not add traffic to Calico Lane nor contribute to its maintenance. The Project would be required to improve Mount Whitney Road to meet County of San Diego Private Road Standards prior to Final Map recordation. Mount Whitney Road would not be converted to a public road because the projected traffic, including existing and Project traffic, falls below the 2500 trip threshold to require a public road. The future Valiano homeowners within the existing PRD boundary would join the PRD, as explained in Response BQ-5. The Mount Whitney Road PRD was formed in the 1970s and the taxes that have been contributed over the years have been spent to maintain the road throughout that time period for the benefit of current residents. As stated above, the Project would be required to improve the road above its current condition, thus the Project is not seizing any previous investment, nor would any maintenance funds be reimbursed to current PRD members. All funds in the PRD account would be used to maintain the road in the future.

COMMENTS

RESPONSES

- Provide for the order buildout of the community based upon market and economic conditions;
 - Provide adequate public infrastructure and facilities concurrent with construction of each phase;
- And
- Protect the interests of public health, safety and welfare.

CI-1
cont.

Response:

I reside on a private road (Calico Ln) that would be surrounded on (3) sides by this project. I commute to work each workday as well as travel to shopping, appointments, etc. While my close neighbors and I pay for the maintenance of Calico Ln, my property tax bill each year includes \$270 for the Mt Whitney Permanent Road District maintenance fund.

Will Mt Whiney be converted to a public road or will the future homeowners be joining the permanent Road District. Will previous improvements be reimbursed? Will any remaining maintenance funds be reimbursed? It does not seem fair if previous investments can be seized without a just compensation.

CI-2

Please see my fears illustrated in a photo taken in the coastal City of Encinitas. A developer promised road improvements. After grading, the housing market turned sour, so the developer stopped work. For over 5 years, the roads were left in disrepair. Mud flowed over what pavement there was during the rains. Will adequate funds be held in reserve by the county to complete improvements to Mt. Whitney Rd and Eden Valley Ln? Do we have a guaranteed time-frame from the time our road begin to be torn up by heavy equipment until improvements are complete?

Thank you.

Edwin Riley
1480 Calico Ln Escondido, CA

CI-2

Comment noted. Roadway improvements would be performed during the early phases of the Project. Due to the nature of construction, a time frame could not be guaranteed. The developer is required to enter into a secured road improvement agreement, giving the County the ability to step in and complete the road improvements if necessary.

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