

COMMENTS

RESPONSES

**Ehsan, Beth**

**From:** Jack Batchie <jackbatchie@yahoo.com>  
**Sent:** Sunday, May 17, 2015 3:00 PM  
**To:** Ehsan, Beth  
**Subject:** Re: FW: Valiano Specific Plan PDS2013-SP-13-001 Notice of Public Review

Hi Beth,

Please accept the following comment regarding the Valiano Specific Plan

My wife and I are San Diego County residents living at 2958 Mount Whitney Rd. The below sentence highlighted in red is untrue. A stop sign DOES exist on Mount Whitney and was installed last year after roadwork was done on Country Club Drive to remove the curves south of the intersection at Mount Whitney.

TRANSPORTATION TRAFFIC 2.8  
2.8.2.5 Unsignalized Intersections  
Page 2.8-15

In accordance with County Private and Public Road Standards, a review of the sight distance standards at Project access locations on Country Club Drive shall be done and adequate sight distance meeting County standards shall be provided or a specific design exception shall be granted by DPW. **In addition, a stop sign shall be installed on Mt. Whitney Road where one does not exist today**, when warrants are met, and northbound left-turn pockets shall be installed at each of the four access locations. As a result, **impacts to unsignalized intersections under Existing Plus Project conditions would be less than significant.**

This proposal is unacceptable. The intersection **today** is a hazard for vehicles on Mount Whitney pulling out onto Country Club. Frequently vehicles travel northbound and southbound on Country Club at a high rate of speed. This present hazard will be multiplied several times with Mount Whitney in its present configuration proposed as a main thoroughfare to access the Valiano housing project. The hazard will increase even more with additional traffic on Country Club due to the Harmony Grove 700+ units housing project which is now under construction. An alternate design must be made to ensure the safety of vehicles entering the intersection from Mount Whitney Rd.

Notwithstanding, I cannot imagine the traffic problems that we will encounter at the intersection of Mount Whitney and Country Club with the intersection of Kuana Loa and Country Club being only a few hundred feet north.

Respectfully Submitted  
John M. Batchie  
2958 Mount Whitney Rd.

**From:** "Ehsan, Beth" <Beth.Ehsan@sdcounty.ca.gov>  
**To:** Jack Batchie <jackbatchie@yahoo.com>  
**Sent:** Thursday, May 14, 2015 9:21 AM  
**Subject:** RE: FW: Valiano Specific Plan PDS2013-SP-13-001 Notice of Public Review

You can send them to me, at this same email address.  
Thanks,  
Beth

Beth Ehsan  
Planning & Development Services  
858-694-3103

-----Original Message-----

X-1a The comment identifies an inaccuracy in the EIR traffic section. When the Traffic Impact Analysis (TIA) and DEIR were prepared, a stop sign was not present at Mount Whitney Road. It is understood that with the Country Club Drive improvements recently completed by the Harmony Grove Village Project, a stop sign was installed controlling traffic from Mount Whitney Road. The TIA and EIR Section 2.8.2.5 has been updated with the stop sign as an existing condition. This recent improvement is consistent with the conclusions made in the DEIR and does not provide significant new information that requires recirculation of the EIR under CEQA.

X-1b The Project analysis of vehicles entering/exiting the Project access road at Mount Whitney Road, which is expected to carry 50 percent of all Project trips, was forecasted to operate at acceptable Level of Service (LOS) C or better conditions. Harmony Grove Village traffic was included in the TIA. Adequate sight distance at Mount Whitney Road is proposed applying the America Association of State Highway & Transportation Officials (AASHTO) standards. The post-Project condition of Mount Whitney Road would be improved over the existing condition and does not constitute a hazardous condition.

X-1c See Response X-1b regarding the Mount Whitney Road/Country Club Drive intersection. In addition, the Kauana Loa Drive / Country Club Drive intersection and street segment Kauana Loa Drive east of Country Club Drive were analyzed in the EIR and impacts were calculated to be less than significant.

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## COMMENTS

## RESPONSES

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From: Jack Batchie [mailto:[jackbatchie@yahoo.com](mailto:jackbatchie@yahoo.com)]  
Sent: Wednesday, May 13, 2015 10:09 AM  
To: Ehsan, Beth  
Subject: Re: FW: Valiano Specific Plan PDS2013-SP-13-001 Notice of Public Review

Hi Beth,

I have prepared comments for the Valiano Specific Plan. Where do I email my comments ? Thank you.

Respectfully  
John M. Batchie  
2958 Mount Whitney Rd.  
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