

5/10/10

TPM5380 RPL2, Singing Hills Estates Mr & Mrs Odum

1. Aesthetics: a. and c. This plan would have substantial adverse effects on the scenic vistas of the Crest, Dehesa areas. The Country Town of Crest is largely nestled in a plateau, with few homes seen from a distance. This plan proposes a layout of symmetrical lots that will be seen from the Dehesa Valley. The proposed addition to Sycuan Summit Dr. will be seen for miles. The community of Crest currently has a higher density core, with 1, 4 to 20 acre estate sized lots, depending on slope, surrounding the Country Town. Changing the zoning to add a preponderance of 6,800square feet lots and mass produced homes versus the individually architected properties of the Crest community will dramatically change the visual effect and community character of this unique setting. d. Nighttime views of the project will show a dramatic increase of light in contrast to the open space of the surrounding area contrary to the Crest, Dehesa sub-region plans Dark Sky language.
2. Air Quality: a.,b.,c., &d. This plan greatly increases the density of the Crest area, so will have significant temporary building phase as well as permanent impacts on the air quality of the sub-region. The county estimate of 1,220 Average Trips Per Day GREATLY underestimates the number of actual trips per day the project will generate. The potential of cars and buses taking a “short cut” route from El Cajon, La Mesa and other cities through the Crest Country Town to get to and from the Sycuan Casino has not been included in this study. The exposure of the children in the community and Crest Elementary School to reduced air quality and excessive air pollutants because “short cut” traffic on Suncrest Blvd. should be included in studies.
3. Biological Resources: a.,b.,c.,d.,&e. By dramatically increasing the density of the Crest Country Town, as well as building a road through Endangered Habitats League open space lands, this project puts at risk a crucial linkage of plants and animals between Jamul in the south, and Alpine and Lakeside in the north and east . This project puts at risk the MSCP that San Diego County has established to ensure the continuity of habitat for this USA county with most endangered plants and animals. There is NO WAY to mitigate the habitat damage this development will do to the wildlife corridor.
4. Cultural Resources: a.,b.,c.,&e. The change in housing density proposed by this plan will dramatically increase the impact on historical, archaeological and paleontological resources on the ridges and valleys of Crest. How will those impacts be mitigated?
5. Geology and Soils: a.,b.,c.,&d. The rocky steep slopes of Dehesa Mountain and Crest, as well as the 1,000 foot elevation change within this higher density plan, with a steep access road potentially put many homes and their residents at risk.
6. Hazards and Hazardous Materials: g. This project has the potential, because of its proximity to open space chaparral areas on “chimney” slopes, to promote loss of life and structures. Many residents in the area own livestock which complicates egress in case of wildfires. When will Sycuan Summit Dr. from Dehesa Rd. to Suncrest Blvd. be completed? If this road is not completed before occupancy of the 1st 3 phases of the project, residents of these new homes, and their livestock, added to current residents and their livestock, will dangerously slow

evacuation on the narrow, 2-lane Suncrest Blvd., South Lane, Eucalyptus Dr, Descanso Lane, La Cresta Rd., and Greenfield Rd. to I-8.

7. Hydrology and Water Quality: e.,f.,g.,&h., The Sweetwater River and Reservoir drainage through the Dehesa Valley have potential to be impacted by storm waters because of this increased-density project. Wells in the valley have already suffered degradation because of agriculture, past building in Harbison Canyon and building within the Sycuan lands, which not overseen by S.D. Co. Department of Planning and Land Use. What entity will oversee the maintenance of storm water mitigation measures?
8. Noise: a.,b.,c. &d. Proposing the greater- density development of 122 residences, and their cumulative trips per day along the narrow 2-lane roads of Crest, will degrade the community character of Crest. The “shortcut” trips between Sycuan Casino and El Cajon by buses and cars will further acerbate the noise levels and cannot be mitigated. There is no way to mitigate the excessive short term and long term groundborne vibration on this granite mountain caused by this plan. What mitigations are proposed for the temporary ambient noise levels from the development? Long term ambient noise levels of this greater-density plan will change the community character of Crest.
9. Population and Housing: a. Proposed increase in density development on lands that won't support septic systems will force the developer to put in a sewer line from Dehesa Rd. to the new homes. This sewer line will be a growth inducement to the community, as will the construction of the continuation of Sycuan Summit Dr. to Suncrest Blvd.
10. Public Services: a. How will changing the density of the proposed housing development adversely affect the service levels and response times of fire protection? Cumulative development in Crest will critically impact the small San Miguel Consolidated Fire District's facility in Crest. How will this developer resolve that issue? Response time and service levels by the sheriff's department are already low for Crest: what will the developer do to resolve this situation? Our schools are already overcrowded. How will they serve these new homes? How will this development impact the existing library which is currently insufficient to serve the community? What impact will this increased-density development have on Grossmont Hospital? What are the total increased costs to be borne by residents of the county, as well as the current rate payers of Padre Dam Water District, the Rural Fire Protection District, San Miguel Consolidated Fire District, Otay Water District, Grossmont Hospital, El Cajon School District, and Grossmont High School District as a result of the development?
11. Recreation: a. The project proposes a private park within the development. How can it be used only for the plan's residents, keeping the other citizens of Crest out? The developer also proposes to fund other park lands and development through PLDO funding. Where? The sub-region has an approved trails map, and would expect the developer to abide by it.
12. Transportation/Traffic: a.,b.,d.&e. The existing narrow residential roads of Crest and Dehesa will be substantially impacted by this development. What will the county require to mitigate the lowered level of service on Suncrest Rd., South Lane, Descanso Lane., Eucalyptus Dr., La Cresta Rd., Greenfield Rd., Sycuan Summit Dr., and Dehesa Rd.? What will the county do to prevent Sycuan Summit Drive from being used as a “short cut” for buses and cars coming from El Cajon and other communities through the narrow 2-lane Crest roads to the Sycuan Casino? What

mitigation will be required for the increased traffic along the school bus routes? As discussed in the Hazards paragraph, the narrow roads in Crest are a substantial problem when a wildfire strikes. Increases in density, cars and buses taking a shortcut to and from the Sycuan Casino, and steep, winding roads add to the difficulty of evacuation in case of fire. A cumulative increase in density surrounding Crest will further increase risk of lives when fire comes again.

13. Utilities and Service Systems: b.,c.,d.,e. The project involves construction of new water and expanded water facilities as well as new water and sewer lines in Sycuan Summit Dr. What are the costs to rate payers? What will be required of the developer to mitigate temporary building impacts to current residents in the Sycuan Summit development as the road, sewer and water lines are built? What will the environmental effects of these new lines be? What will the developer do to mitigate the restricted water use all California residents face in the future? Is there capacity to deal with the sewage from this development?
14. Mandatory Findings of Significance: a.,b.c. This development is within the San Diego MSCP map and proposes a road splitting the Endangered Habitats League open space lands, jeopardizing the entire connectivity of endangered species between Jamul to the south, and Alpine and Lakeside to the north and east. What will the developer do to mitigate this problem?