



# PCPOA OVOV Concerns

## Flood Concerns:

1. Maps must list all blue line streams.
2. Plan must protect both blue line streams and the recharge areas along them. The normal and usual flow of a blue line stream should never be channelized, built on or altered in any way.
3. Homes behind the blue line streams cannot be further isolated and threatened.
4. The newest FEMA studies and maps must be followed; building in Floodways must be assiduously avoided.
5. Water flow must be considered. In Placerita Canyon, the City did an engineering study in conjunction with the backbone sewer system that showed the system did not need lifts or pump stations; it could be gravity fed to what is now considered the "Cowboy Festival" parking lot. That clearly means that water drains to that field. If it is covered with buildings and concrete, water will back up in Placerita Canyon threatening residents and property.

## Circulation Element:

1. A recent article in the Los Angeles Times indicated most commuter rail fatalities occur at at-grade crossings. The proposed Lyons to Dockweiler at-grade crossing will be very heavily traveled and the only viable way from Placerita Canyon into the City. Projected increased rail traffic over the next years and decades will only exacerbate circulation and safety problems.
2. Circulation studies on the Lyons to Dockweiler at-grade crossing must be done on "peak volume" basis.

## Neighborhood Identity:

1. Poor planning can destroy a neighborhood. Placerita Canyon, from the railroad tracks to Sierra Highway, is designated a Special Standards District to protect our rural equestrian neighborhood. Any development within, or adjacent to, the Special Standards District should reflect the unique heritage of Placerita Canyon. There need to be adequate circulation and buffer zones to protect and preserve the rural equestrian nature.
2. The new MXN (Mixed Use Neighborhood) is not appropriate in a Special Standards District where up to four times the square footage of that in the Regional Mall would be allowed on the "Cowboy Festival" parking lot. The Mall is served by three major regional roads; Placerita Canyon is served by a single two-lane road. (Dockweiler, at build-out, is planned to be only a four-lane road.) Further, the area in Placerita Canyon is currently designated a Floodplain and is due to be upgraded to Floodway; it is totally unsuitable to the level of development discussed in the Land Use Portion of One Valley One Vision.

## General Comments:

1. Placerita Canyon Property Owners' Association Board of Directors looks forward to presenting additional suggestions to strengthen the Special Standards District.
2. The Preliminary Land Use map (October 6, 2008) inexplicably shows a high density project (19 DU's per acre) in the middle of Placerita Canyon. We were told this was an error and would be corrected. Please do so.