

TPM 38667 PC Staff Report Questions

Tom Thornsley <tomthornsley@hotmail.com>

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To: Sean P. Kelleher <seanke@moval.org>; Kirt Coury <kirtc@moval.org>

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Mr. Kellerher & Mr. Coury,

I have been waiting a long time to see the WLC begin and to review the plans and how they comply with the specific plan and how everything interfaces with the adjacent neighborhoods. Not finding any objections to what I have reviewed, but I do have some questions about missing items and conditions of approval for you and the Planning Commissioner to hopefully reconcile prior approval of the map. They are as follows:

1. Please explain why there is a notched-out area along Redlands Blvd that could be Dracaea or Cottonwood.
2. There are conflicting completion times for roads and other infrastructure improvements under the Public Work Department and the Transportation Engineering Division. PW generally says road improvement are to be done by building occupancy and ED says done prior to map recording. Which will it be and why?
3. Will there be a Phasing Map? (It seems there are a lot of road improvement/installation requirements prior to map recording to permit building permit issuance or before building occupancy can occur.)
4. The staff report does not include the complete set of plans in the staff report. Only Sheet 1 of 14 is provided - where are the rest? The TPM is not posted on the city's web site under Current Projects where all these sheets could be downloaded. Where can the public see these without coming into city hall prior to the meeting?
5. No grading plan has been provided which is critical to those along the project's western perimeter and should be to the Planning Commissioners. This plan must be disclosed for us to understand the proposed topography around the neighborhood. Where can the public see these without coming into city hall prior to the meeting?

Since I cannot attend the meeting, it is my hope you will pass these comments along to the Planning Commissioners or at least address each of them publicly during the meeting so I can hear the outcome.

Tom Thornsley