

## Ehsan, Beth

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**From:** Randy Panno <rjmotors@sbcglobal.net>  
**Sent:** Monday, June 15, 2015 12:52 PM  
**To:** Sibbet, David; Loy, Maggie A; Ehsan, Beth; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; KIMBERLY PANNO; KIMBERLY PANNO; Nextdoor Hidden Hills/Citracado  
**Subject:** Opposition to "Proposed Valiano Development"

First, We oppose and take exception to the following project and violations that will have major impacts on our community for years:

- a) violates the compromise made with community in the General Plan Update
- b) tips the scale of urban to rural residents (which goes against our community plan)
- c) destroys our rural nature, character, values and community - our Zoning is Rural Estates
- d) is the third time the applicant tries to increase their density in violation of the community's wishes.  
**Red Flag...**increase Density which violates our community's wishes and integrity of Rural Estates Zoning and character...Enough said!
- e) creates a fire trap hazard due to single egress on a two lane road, multiple erroneous assumptions about the fire in their analysis, including saying "no major fires in the past 50 years."  
**Red Flag...**"no major fires in the past 50 years"...We have been evacuated 3 times in the past 13 years...and the last "Major Fire in May 2014, the CoCos Fire came within 300 yards of our home...The chaos, confusion, and safety for our families, property and animals still haunts our Community
- f) has serious traffic implications (including evacuation) due to Country Club road being a 2 lane road which even the developer states will be degraded to a Level of Service F (equivalent of bumper-to-bumper traffic that slowly moves, aka a constant traffic jam)  
**Red Flag...**All roads in our community are two lanes, under maintained and increased traffic with large equipment will make this very unsafe
- g) construction noise impacts on livestock  
**Red Flag...**The constant construction noise, blasting and dirt/ dust will negatively impact our Families, Livestock, Domestic animals and the Natural animal habit is abusive and reduces our quality of life
- h) Many of us have been long time residents...we have been forced to deal with the JRMC Project with the Power Plant, Palomar Hospital and Stone Brewery all backed up to our Rural Estates Community...the constant noise, granite blasting, granite crushing, heavy equipment noise with hazardous exhaust and constant dirt and dust which has taken our right of peace and safety
- i) **Red Flag...**Last, but certainly not least...Water Conservation...California in is major drought...How can the developer in all good conscience justify the consumption of water to be used for grading, building and ultimately "proposed residents" and the impact on our water supply and quality of life? We are faced to reduce consumption causing our lifestyle, animals domestic or non-domestic, nature, and landscaping

j) The significant impacts in our Community are off the scale...Families Quality of Life, domestic animals and livestock ..wild animals/insects natural habits, breeding grounds for, but not limited to, animals, amphibians, reptiles, birds and insects which are established in our Community...We are enduring the constant noise from Helicopters Flying over head to Palomar Hospital, deliveries, steam, bottle dumping, on going construction at all times day and night at Stone Brewery, SDG&E Power Plant, and the End of our Privacy due to walking trails separating JRMC Development and our community, Hidden Hills, Eden Valley, Harmony Grove, Coronado Hills and Elfin Forest...

In closing, we must not allow developers to take away our quality of life...compromises are not the answers...If development doesn't enrich our community then enough said.

Kimberly Panno  
Resident in Hidden Hills and Resident in Escondido for 51 years

## Ehsan, Beth

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**From:** zshokke@thegrid.net <i121128@thegrid.net>  
**Sent:** Sunday, June 14, 2015 4:10 PM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark  
**Cc:** Fitzpatrick, Lisa; Cox, Greg; ?dianne.jacob@sdcounty.ca.gov; ?  
dave.roberts@sdcounty.ca.gov; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com;  
douglas.dill@att.net; efhgtc@gmail.com  
**Subject:** Valiano DEIR

Dear Ms. Ehsan:

First, I want to thank you and your colleagues at Planning and Development Services for all the time and work you've put into reviewing the Valiano project. It really means a great deal to our community and appreciate that you are giving it the due diligence it deserves. My name is Robert Petitmermet and I've lived on Cerro Pedregoso in Elfin Forest for 36 years.

As you know, the project, as proposed, threatens to destroy the wonderful community we are part of and that has existed, undisturbed for over 125 years. It is a unique and special place, one of the last remaining examples of coastal chaparral, in San Diego County, the last of its kind west of the 15. I am taking the opportunity to provide my comments on the Draft EIR for this project in the hopes that the developer will seek to follow the vision of the General Plan and that of the Community.

The following are but a few of my concerns with the project:

- The 326 houses proposed will make evacuation a very difficult proposition. The DEIR does not show how evacuation will proceed during a wildfire event. The only evacuation deals only an eastward route. At the other end of the valley, San Elijo Road (which is a 4 lane road emptying into a 6 lane road) had people sitting in their cars for over an hour as the flames of the Coco's Fire were visible overhead on Double Peak. Had the fire not changed direction towards Harmony Grove as they did, you would have had a tragedy on your hands. Country Club is only a 2 lane road as are Harmony Grove Rd. and Elfin Forest Rd.
- No analysis of the traffic impact on Elfin Forest Rd. was made in the DEIR. There are quite a few roads and driveways that currently enter on to Elfin Forest Rd. The increased traffic heading west towards the coast and "the 5" would make leaving our homes a nightmare (even if it were not during an evacuation. There is also a bottle neck at San Elijo Road.

Sincerely,  
Robert Petitmermet

May 15, 2015

Fm: William & Merlyn Porter  
2964 Milpas Drive  
Escondido, CA 92029

To: Beth Ehsan  
Land Use/Environmental Planner  
County of San Diego Planning & Development Service

Info: Mark Wardlaw  
Director, County of San Diego Planning & Development Service  
Chairman Bill Horn  
Supervisor District 5

Subj: Valiano Specific Plan PDS2013-SP-13-001 Notice of Public Review

The Porter Family has resided at 2964 Milpas Drive for 29 years. We have **major safety** concerns not only for ourselves but for our neighbors with the Valiano Specific Plan as presented to your department.

As expressed in previous letters to the Planning & Development Services we have no issues with any developer if they build to the existing General Plan. Eden Valley site is subject to the General Plan Semi-Rural Regional Category, Semi-Rural 1 (SR-1) and Semi-Rural 2 (SR-2) Land Use Designation which was approved years ago by the Board of Supervisors.

We are concerned with a downgrade in the quality of life for us and other residents of this area due to not only this proposed development, but the Harmony Grove Village project of 742 homes that has already begun construction.

#### Transportation

1. Country Club Drive is our access to & from Milpas Drive. The Valiano Project public review draft EIR shows the traffic between Hill Valley Drive to Eden Valley Lane will have a cumulative impact on our ingress & egress onto Country Club Drive. They indicate a **ADT of 10,050, LOS of F**. These studies are not accurate as to what the scenario will be when all the projects are built out! Milpas Drive is between Hill Valley Road and Eden Valley Lane.
2. The County dedicated streets of Milpas Dr., Surrey Lane, Live Oak Dr. and all the unnamed dirt roads that require access to Country Club Drive are not included nor listed on Valiano's various maps. They only addressed their project and not the above streets that residents that will have to ingress & egress onto Country Club Drive.
3. The conceptual improvements listed by Valiano for improvements at cross streets for the median at Hill Valley Drive (which we now understand is not to be an access road for their

project), Eden Valley Lane and Mt Whitney Rd. indicates a 50' pocket for left turn, but no 50' pocket for traffic coming from the named street for a left turn northbound on Country Club Rd. We believe the 50' pocket is not enough distances during peak hours. The drawings for the future streets 5 AN & 5AS are different than the above listed roads, why? We believe they should be at least the same as 5 AN & 5AS.

4. Valiano has documented the issues for the road that directly affect their projects but no mention of the roads we listed in item 2. Is the County going to address the access issue to these roads with Valiano since all the residents on these roads are county **TAX PAYERS**? We recommend that Country Club Drive have a center median from Hill Valley Road to the New Harmony Grove Village project. This will at least provide all the residents a method to Ingress or egress their roads or driveways safely if the Board of Supervisors approve this project. Another solution is to implement what the Harmony Grove Village Network provided with a paved width of 36 feet for a 12-foot two-way left-turn lane for the majority of the roadway. If this is not feasible we would recommend **center left turn lanes** in accordance with (as indicated in the California Driver Handbook for all listed and non listed roads) that have to access Country Club Drive.

#### Fire Safety

1. We have experienced four major fires in the 29 years we have lived in Eden Valley. We were ordered to evacuate twice. The 2014 fire caused extremely hectic driving conditions on Country Club Drive during this period when Eden Valley and the surrounding area was required to evacuate with only a northbound exit and we can't imagine what it will be like when Harmony Grove Village 742 residents are asked to evacuate. It would be a disaster to clear everyone from the area in a timely fashion.
2. It should be noted there was major fire burn in the Valiano project area with the 2014 Coco's fire! We suggest you review what happened in the San Elijo area to the residents of San Marcos that had to evacuate the area when one of their roads was closed because of the fire. It took some residents over two hours to leave the area because of the congestion! This is a major concern to us and the residents of Eden Valley. If the Valiano Project is approved as is it will directly affect the **SAFETY** of those trying to evacuate.

#### Water

1. We are served by Rincon Water District and you have received their memorandums' of August 15, 2012 and April 29, 2015 concerning this project and their issues.
2. We are now under California mandatory water conservation due to the five year long drought conditions and Rincon Water will be having a hearing on rate increases due to the lack of water resources. They stated in April 29<sup>th</sup> letter to the Planning and Land Use

Department that to obtain a 25% reduction they may have to place a suspension of new meters because of the drought. The drought will not end even if California has five good years of rain. The Department of Planning and Land Use should recommend to the BOS that this is a major concern that must be taken into consideration since it takes a lot of water to build and maintain a development of this size.

It is our hope that the Board of Supervisors stick firm to their commitment that there would be a buffer zone of no growth north of Mt. Whitney Rd when they approved the Harmony Grove Village Project.

The primary concern is there is major **safety issues** involved with this project.

Regards,

William A. Porter

Merlyn Porter

The project would require a General Plan Amendment to change the designation to Semi-Rural 0.5 (SR-0.5). Zoning for the site is Agricultural (A70). The site contains a one home to be removed and a historic barn to remain. The property is currently zoned A70 with minimum lots sizes of 1 and 2 acres. A Rezone would be required to reduce the minimum lot size and change the A70 areas to RS. A Specific Plan and Site Plan would establish setbacks, etc, which will vary across the five proposed neighborhoods.

## Ehsan, Beth

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**From:** nancyef2010@gmail.com on behalf of Nancy Reed <nancy@elfinforest.net>  
**Sent:** Sunday, June 14, 2015 9:02 PM  
**To:** Ehsan, Beth  
**Subject:** Viliano DEIR comments

June 14, 2015

Beth Ehsan

County of San Diego

Planning and Development Services

Via: [Beth.Ehsan@sdcounty.ca.gov](mailto:Beth.Ehsan@sdcounty.ca.gov)

Re: Valiano Draft Environmental Impact Report

Dear Ms. Ehsan,

Thank you for the opportunity to comment on the DEIR for the Valiano General Plan Amendment, Specific Plan and Fire Protection Plan. This SPA is slated for rural, equestrian Eden Valley and next to Harmony Grove, Elfin Forest and Del Dios. All of these communities are rural, equestrian neighborhoods with large estate sized lots accommodating large animal keeping, farming and groves.

The applicant's current zoning alternative is not appropriate as all of the alternative houses are exceedingly large (5 bedrooms). As the surrounding, existing neighborhood consists of mostly 3 bedroom, 2 bathroom homes, this alternative must be revised to more mirror the existing neighborhood.

The Fire Protection Plan is totally inadequate on a multitude of issues. The FPP does not take into account the added population from the Harmony Grove Village. The FPP also does not address the traffic bottleneck at Country Club and Auto Parkway/Nordal Roads which will make evacuation of not only passenger vehicles impossible, it fails to take into account the multitude of horse trailers also attempting to evacuate. In addition the applicant has asked for a road width variance on Hill Valley from the San Marcos Fire Department. The requested width will NOT allow for two large vehicles (think fire truck and horse trailer) to pass.

As a resident of Elfin Forest, a rural equestrian community, I have had to evacuate horses on several occasions. Last May, during the Cocos fire, it was impossible to evacuate west bound on San Elijo Road with horse trailers. As the wind shifted the fire in the opposite direction, myself, my neighbors and our families were not trapped. But we were only saved by the wind shift as evacuations were at a standstill due to the poor planning of the roads in a fire prone area. The applicant's FPP is worse than what is in San Elijo and if approved will lead to death due to the inability to evacuate. It is not if we will have another fire; it is when we will have another fire.

The County has identified Harmony Grove, Elfin Forest (Elfin Forest Recreational reserve), Del Dios and the surrounding environs as part of the Multi Species Mitigation Plan due to the vast amounts of existing native chaparral. Eden Valley is a part of these environs. This native “elfin forest” supports more endangered species than in any other place in the nation. The County has spent billions of our tax dollars to purchase land to preserve as a part of the Multi Species Mitigation Plan. It is crazy to allow the urban/suburban development proposed by this project in the middle of the Multi Species Mitigation Plan area. It not only defeats the purpose of the Multi Species Mitigation Plan; but puts people in the middle of a massive fire zone from all the protected chaparral.

After the many massive fires in this area over the last 15 years (Harmony Grove Fire, Paint Mountain Fire, Witch Creek Fire (that burned into the Elfin Forest Reserve), Cocos Fire just to name a few), it is beyond reason to put this high density development in Eden Valley – it is just NOT SAFE.

The DEIR states that this SPA is “smart growth.” This is categorically untrue! Eden Valley is rural – it does NOT have sidewalks, bus service, employment centers, grocery stores or any other amenity that is associated with “smart growth.” This SPA is urban/suburban sprawl and is incompatible with the newly implemented General Plan, the Community Plan and the County’s Strategic Plan.

The traffic generated by this plan puts the roads at a level of service F. This can NOT be mitigated away except by lowering the density to the current General Plan designation.

Of note, some of the traffic surveys were done on holidays and need to be redone and recalculated.

Thank you for your time in addressing the above referenced shortcomings of the DEIR for the Valiano SPA. I look forward to your response.

Nancy Reed

19902 Elfin Forest Lane

Escondido, CA 92029

[nancy@elfinforest.net](mailto:nancy@elfinforest.net)

**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:

- 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.

**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.

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



## Ehsan, Beth

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**From:** Sadie Rose <sadierose82@gmail.com>  
**Sent:** Monday, June 15, 2015 12:25 PM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark  
**Cc:** Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net; efhgct@gmail.com  
**Subject:** DEIR Comments please consider

Hello fellow citizens,

As city/county/federal workers we have voted you in to see to OUR best interest. I hope you will do this when considering your vote on the Valiano Project in Escondido.

I am a mother of 2 (second coming in September) and we moved to the Harmony Grove area just over 2 years. We love the peace and tranquility of this area and we are afraid that we are going to lose that. While we are all for development...we are not sure this developer has our best interest at heart. That is capitalism I suppose, profits before people. That is why we have elected officials to help keep these things in check. We have a number of issues in opposition with this....al I am sure you are familiar with.

Please reject this project. Your community is speaking to you and it is your civic duty to listen to us. The people. :) Thank you. Sadie, Ryan, Jackson, new baby, our goats, chickens, and dog. The Auers 2725 Kauana Loa Drive Escondido, CA 92029

Below I've outlined a few major problems.

### **Community and Land Use Example**

- **General Plan Update:** In the 2000s, the County staff and many members of our community (upwards of 60+ over many many meetings) collaborated on the General Plan Update and it was decided that our community should take "our share of density" to accommodate the growth that SD County would experience over the next 20 years. This is where the Community Development Model was implemented where our share of this density would form part of a denser village and then the density would feather outwards away from the village limit line, in order to protect the rural nature and the values of our community. *We agreed with this compromise.* This project violates that compromise and it violates the Community Development Model as it creates higher density outside the village core after the "feathering out" has occurred. This is significant.
- **Harmony Grove Village:** Then came New Urban West proposing a massive development. We worked with them over several years to come up with a project that fits in with the Community Development Model and our community plan previously elaborated with County Staff. It fulfilled our obligation to accept our fair share of density and growth in San Diego County. We played fair because that is who we are. We are not NIMBYS who reject any and all application. HGV is a clear example of that. AND, it maintained the Community Development model by

keeping density in “the village” and feathering out with lower density the further you get away from the village. In fact, the lots to the north of HGV right next to Valiano’s proposed area, are large lots (some as big as 10-20 acres), as are virtually every surrounding property to Valiano. The majority of the properties are 1 acre or more. So Valiano violates the word AND the spirit of our community plan and the compromise we made by clustering houses closely together in very high density clusters. To approve this increase in density would be a slap in the face to the community and, frankly, would destroy any trust our community (and many others) have in our County administration.

- **NC17:** This property had already received an up zone from SR2 to SR1. Then they came back in front of the BOS to ask for yet another up zone to SR0.5. This time, the BOS denied them for the reasons mentioned above: it violates the CDM, this community has already accepted its fair share and it violates the spirit of the agreement we made with county during the general plan process. Now, they are trying a third time to get an up zone. Nothing has changed on the ground since it was rejected the last time. The same logic applies and BOS should not approve this up zone for the same reasons as before.
- **Community Plan:** Our community plan calls for a rural community with rural zoning and rural environment. The applicant claims it is a semi-rural development and claim to have rural themes. If houses tightly clustered together, with 1000 foot walls, 20 feet high, manufactured slopes, street lights, fencing and gates and cul-de-sacs can be defined as rural, I think they are looking at the wrong dictionary. Please, look “rural” up in the dictionary. Valiano is not it. For me, rural means... [INSERT MORE OF WHAT RURAL MEANS TO YOU PERSONALLY, EG RANCH FENCING, BARNS, OPEN SPACE, WILDLIFE, ANIMAL SMELLS, SOUNDS ETC.] Valiano is none of these things. Not only is this a significant impact but it is an existential impact: our community would be destroyed if Orange County-style developments like Valiano are squeezed into our little bucolic valley.
- **Septic:** Our community plan calls for septic, not sewage treatment plants (again, not rural). This is inconsistent.

## Ehsan, Beth

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**From:** Al Said <a.said@fencecorp.us>  
**Sent:** Wednesday, May 20, 2015 9:25 AM  
**To:** Ehsan, Beth  
**Cc:** 'allsaid'  
**Subject:** Valiano EIR Comment

Chapter 2.8 Transportation /Traffic , page 25  
M-TR-2- mitigation

A stop sign shall be installed on Mt. Whitney Road where one does not exist today, when warrants are met.

The above statement in the EIR is factually incorrect, as there exists a stop sign currently on Mt Whitney.

Al Said  
1517 Country Club Drive  
Escondido, CA 92029

## Ehsan, Beth

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**From:** Al Said <a.said@fencecorp.us>  
**Sent:** Monday, June 15, 2015 3:47 PM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark  
**Cc:** Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; 'allsaid'  
**Subject:** FW: Comment to Valiano PDS2013-SP-13-001 DEIR

Thank you for the opportunity to comment on the Valiano project (DEIR comments in the e-mail below).

Albert and Wendy Said  
1517 Country Club Drive  
Escondido, CA 92029  
(760) 739-0237

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**From:** allsaid [mailto:allsaid@cox.net]  
**Sent:** Monday, June 15, 2015 7:38 AM  
**To:** Al Said  
**Subject:** Fw: Comment to Valiano PDS2013-SP-13-001 DEIR

Here's our commenys if you want to cc them to everyone and or add to them.

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

**From:** [allsaid](#)  
**To:** [Ehsan, Beth](#)  
**Cc:** [maggie.loy@sdcounty.ca.gov](mailto:maggie.loy@sdcounty.ca.gov) ; [David Sibbet](#)  
**Sent:** Wednesday, June 10, 2015 6:57 PM  
**Subject:** Comment to Valiano PDS2013-SP-13-001 DEIR

Beth Ehsan,

### *1.2 (pg. 1-1) Planning Objectives*

*Develop a Community which compliments and responds to the unique topography and character of the plan area and surrounding areas.*

Comment: The Valiano Project is in direct conflict with the Eden Valley Community character which is single-family, rural-residential, and agricultural in use, with large lots, residential livestock keeping, dark skies, no sewer, no curbs, no street lights, no traffic lights, no sidewalks, low traffic volumes, and trails for all residents. Eden Valley generally remains in its natural state with density appropriate to existent zoning.

Valiano has 326 homes on 209 acres, 12 detached condo lots, and 54 lots could accommodate second dwellings.

### *1.2 (pg. 1-4) Planning Objectives*

*Design a safe and efficient circulation system that adequately supports the anticipated levels of traffic in and around the planned area that is pedestrian safe.*

Comment: According to *11.0 Access and Other Issues* and *11.1 Access Road Discussion*, they state “Project access is proposed via Eden Valley and Mt. Whitney Rd. all connecting to Country Club Dr.” But Eden Valley and Mt. Whitney are private road ways for their entire length. They are currently paved curb to curb with less than private road standards of 24 feet. They will be graded to 28 feet for the 24 foot paved improvement. Eden

Valley currently has 480 ADT. This roadway is expected to carry 1,862 ADT. Mt. Whitney's current ADT is 200, but will be increased to 1,662 ADT. Both of these roads, Mt. Whitney and Eden Valley, will be Valiano's main access roads to their development. These flow onto Country Club Dr., the main access out of Eden Valley, which is a rural, two-lane, tree-lined road with no curbs and commercial weight limits. All of these roads currently have no sidewalks and are used for pedestrians and equestrians. This is in direct conflict with the safety to the surrounding area Valiano claims it will have. The Valiano development will drastically effect the traffic and safety to the current residents of Eden Valley and their rural lifestyle.

Reference: *Traffic Impact Analysis* (pg. 18, sec. 5.11)

*Significantly impacting congestion on roads that operate at LOS "E" or "F." If impacts cannot be mitigated, the project cannot be approved unless a statement of overriding findings is made pursuant to state CEQA guidelines.*

#### *1.6.1 (pg. 1-6) Regional and Local Setting*

*This plan area's location near these transportation and services resources make it an ideal location for a "infill smart growth" project. The Harmony Grove Village Specific Plan abuts the southern portion of Valiano Specific Plan whereas the Harmony Grove Village Specific Plan is further from infrastructure as described above compared to the Valiano Specific Plan.*

Comment: That statement might be factual for the location of the Valiano Project, but under a false narrative. The Valiano Project does not meet SANDAG's smart growth criteria. The Harmony Grove Village Specific Plan's implementation was agreed to by the surrounding communities; and the number of homes was calculated with the county to support the commercial infrastructure and growth to the current zoning 2020 General Plan, so the build out would not disturb the current residents so dramatically as the Valiano Specific Plan, which will now surround the current community of Eden Valley. Also, Neighborhood 5 is not in the City of Escondido's sphere of influence, but falls within the Elfin Forest Harmony Grove Community Plan policy LU-1.5.3, which calls for large two acre lots, all horse keeping, no sewer. Neighborhood 5 is within the Harmony Grove Village limit line, which was designed to be a buffer to the existing community of Eden Valley as per the 2020 General Plan.

#### *2.6.1.4 Existing Noise Sensitive Land Uses*

*"Additionally, livestock located in the general vicinity project site may be sensitive to noise generated during construction activities."*

*"The purpose of the noise ordinance include controlling disturbing, offensive, and excessive noise. Providing an environment in which noise is not detrimental to life, health, and enjoyment of property [...] securing and promoting the public health, comfort, convenience, safety, welfare, prosperity, peace and quiet of San Diego County and its inhabitants. (County Code Sections 36.401 [b], [d], and [e]."*

Comments: Though CEQA does not have any "noise level analysis" for hearing of farm/livestock and its effects, they are included in the DEIR's 2.6.4 *Existing Noise Sensitive Land Uses*. This project surrounds or is adjacent to many large animal-keeping properties. Eden Valley has a large horse-keeping population. There are many horse training and breeding facilities, also including a large three-tiered, permitted, first of the County's

kind, breeding-training facility. It is well documented the “inherent nature” of horses and the risk involved with them. Horses have binaural hearing and can hear sounds concurrently. They can detect sounds, but not accurately detect location. This trait can cause a horse to easily be frightened with undetectable sounds. Horses hear frequencies which range from 55 to 35,500 Hz. A frightened horse can be extremely dangerous to itself, a rider, or handler. They are motion and sound sensitive, and their general instinct is to flee any situation which they perceive dangerous. Reactions usually consist of, but not limited to, bolting, spinning, kicking, bucking, or running away. Any large animal facility near construction or blasting will suffer unmitigated “safety and loss of property use.”

Subchapter 2.6 Noise Mitigation Measures of a 12 foot high barrier erected along a length of “off site structures” might visually obstruct equipment but DO NOTHING for the resident's safety while working with livestock, not to mention the animals themselves.

#### *Subchapter 2.6 Offsight Proposed Project Effects*

*The proposed projects geotechnical reports note that the site is underplayed by granite rock formation [...] Hard rock handling, ripping of materials, drilling of nonrippable materials, and breaking of oversized materials via the use of a large dozer is one of the main noise issues related to proposed project construction [...] therefore impacts from ripping would be potentially significant (Impact N-7) [...] Impacts associated with breaker noise would be potentially significant (Impact N-8).*

#### *Potential Blasting Locations Helix Figure 1-30*

*Notice to residents within or partially within 600 feet of blasting location and residents will be given the option to move their livestock to a designated remote location, and will be the responsibility of the blasting contractor.*

Comment: As a current horse trainer with 40 years experience, though this idea sounds good in theory, it is highly inadequate. Livestock not within the 600 foot radius will still feel the effects (vibration and noise) and can easily become injured, including handlers. Not all horses can be transported safely, and do not always get along with other livestock. Transporting them to an unfamiliar location without accommodations they are accustomed to can also pose a safety issue to them and their handlers.

It is stated in the *Chapter 1.0 Project Design Features Table 1-4, pg. 1-38* “*the remote locations will be identified on the blasting plan, and will be the responsibility of the contractor.*” Will this blasting contractor be carrying “care, custody, and control” insurance? Will accommodations be made for hard-to-house livestock? Will transportation be provided for residents without trailers—at contractor's expense? Will contractors have professional handlers to supervise horses and livestock in their care? What mitigation measures will be put in place for animals which cannot be safely transported?

#### *Valiano Existing Fuel Treatment Area Exhibit (PDF File: 2015-05-02)*

Comment: Though fire is everyone's concern, off-site property exhibits may fall into the “150 foot easement of the project required criteria of Zone 2. (SMFD Easement Agreement for Fuel Modification).” Valiano Development could dictate property owners use of the type of landscape on private off-site properties.

*Valiano Fire Protection Plan (pg. 13 of 92) Map*

*Dated March 12, 2015:*

*However, Fire Wise 2000, Inc. did not find that any large fires had burned the project in the last 50 years. As stated earlier, existing and past agriculture activities in the majority of the project site has profoundly changed the native fuels. This history of agriculture in the area could be the reason and likely cause of no large catastrophic wildfires in the immediate area.*

Comment: False! The Cocos Fire, May 14 2014, one of 12 fires burning countywide burned over 35 homes and other structures, cost over \$28,000,000 total, and burned over 1,995 acres. Four major fires have burned through Harmony Grove since 1996.

### *1.3 Offsite Vegetation*

*“Western Boundary.” The western boundary is the most significant exposed to the project site. There are large interspersed, native fuel areas and residential structures. Ignition to these fuels greatest threat to the development would be by flying embers during above average 30 mph winds from the southwest and west. A wildfire approaching the wildfire perimeter along this exposure would be on a downhill slope. The fact is the worst-case weather conditions do not occur from this direction. Generally the winds from this direction have a higher relative humidity and lower temperatures (as opposed to extreme worst-case Santa Ana northeast winds).*

Comment: The western boundary they are referring to is the 99 acres owned by Valiano and the additional optioned Valiano Properties that run along the base of Coronado Hills from Mt. Whitney to Hill Valley. The Cocos Fire started on the backside of Coronado Hills near Cal State San Marcos in San Marcos, crossed up over Coronado Hills burning 95% of Valiano's property, raged straight down to Mt. Whitney—which would be one of their main ingresses and egresses to their proposed development—to Country Club Dr., destroying two homes, three outbuildings, and numerous vehicles along Mt. Whitney; burning five to 10% of Neighborhood 5 in the process. It then made its way into the one-hundred year-old Spiritual Association community, burning an additional 35 homes, THEN headed into Elfin Forest.

Many residents of the planned community of San Elijo were stuck for two to four hours, not being able to evacuate. Please study the cumulative effect of evacuation times of the Harmony Grove Village Project and the proposed Valiano Project on the existing Eden Valley community.

### *Noise – Subchapter 2.6.6*

*Conclusion: The proposed project would result in significant on-site noise impacts related to traffic.*

*Specifically, noise levels at project's exterior use noise control. Mitigation for this impact include two six-foot high noise sound walls located around the residential exterior use areas in Neighborhood 5.*

Comment: Neighborhood 5 is the only portion of the Valiano Project that faces Country Club Dr. The conclusion is the noise level would have to be mitigated by sound walls. How about the existing off-site properties along Country Club Dr.? Should those not be mitigated by sound walls? The existing properties along Country Club Dr. should not be expected to accept increased noise levels generated by the increased traffic (both during construction and after build out) from this project. Please address noise levels and mitigation for existing affected properties.

Personal Property Comments: We are 27 year residents of Eden Valley/Harmony Grove who own a horse training facility on the corner of Country Club Dr. and Mt. Whitney, one of the two main ingress and egress

points of this project's 326 homes. Our property has a permitted barn that runs along our easement on Country Club Dr. and an arena that runs the length of the property on Mt. Whitney Dr. Our personal property will be subjected to extreme noise levels/vibrations/dust/traffic from the construction build out and future traffic. This development will create an extremely dangerous safety situation for our existing “noise sensitive land use” (2.6.6 Noise; 2.6.1.4 Existing Noise Sensitive Land Use) for our horses, handlers, and riders.

We request this developer to erect permanent sound wall protection on our property for the safety of our property, inhabitants, and livestock—similar to the adjacent proposed sound walls around residential exterior use areas along Country Club Dr. in Neighborhood 5.

Albert, Wendy, & Christopher Said  
1517 Country Club Dr.  
Escondido, CA 92029  
(951) 840-8260  
[allsaid@cox.net](mailto:allsaid@cox.net)



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[www.avast.com](http://www.avast.com)

No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2015.0.5961 / Virus Database: 4360/10021 - Release Date: 06/15/15

## Ehsan, Beth

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**From:** allsaid <allsaid@cox.net>  
**Sent:** Wednesday, June 10, 2015 6:58 PM  
**To:** Ehsan, Beth  
**Cc:** Loy, Maggie A; Sibbet, David  
**Subject:** Comment to Valiano PDS2013-SP-13-001 DEIR

Beth Ehsan,

### *1.2 (pg. 1-1) Planning Objectives*

*Develop a Community which compliments and responds to the unique topography and character of the plan area and surrounding areas.*

Comment: The Valiano Project is in direct conflict with the Eden Valley Community character which is single-family, rural-residential, and agricultural in use, with large lots, residential livestock keeping, dark skies, no sewer, no curbs, no street lights, no traffic lights, no sidewalks, low traffic volumes, and trails for all residents. Eden Valley generally remains in its natural state with density appropriate to existent zoning.

Valiano has 326 homes on 209 acres, 12 detached condo lots, and 54 lots could accommodate second dwellings.

### *1.2 (pg. 1-4) Planning Objectives*

*Design a safe and efficient circulation system that adequately supports the anticipated levels of traffic in and around the planned area that is pedestrian safe.*

Comment: According to *11.0 Access and Other Issues* and *11.1 Access Road Discussion*, they state “Project access is proposed via Eden Valley and Mt. Whitney Rd. all connecting to Country Club Dr.” But Eden Valley and Mt. Whitney are private road ways for their entire length. They are currently paved curb to curb with less than private road standards of 24 feet. They will be graded to 28 feet for the 24 foot paved improvement. Eden Valley currently has 480 ADT. This roadway is expected to carry 1,862 ADT. Mt. Whitney's current ADT is 200, but will be increased to 1,662 ADT. Both of these roads, Mt. Whitney and Eden Valley, will be Valiano's main access roads to their development. These flow onto Country Club Dr., the main access out of Eden Valley, which is a rural, two-lane, tree-lined road with no curbs and commercial weight limits. All of these roads currently have no sidewalks and are used for pedestrians and equestrians. This is in direct conflict with the safety to the surrounding area Valiano claims it will have. The Valiano development will drastically effect the traffic and safety to the current residents of Eden Valley and their rural lifestyle.

Reference: *Traffic Impact Analysis (pg. 18, sec. 5.11)*

*Significantly impacting congestion on roads that operate at LOS “E” or “F.” If impacts cannot be mitigated, the project cannot be approved unless a statement of overriding findings is made pursuant to state CEQA guidelines.*

### *1.6.1 (pg. 1-6) Regional and Local Setting*

*This plan area's location near these transportation and services resources make it an ideal location for a “infill smart growth” project. The Harmony Grove Village Specific Plan abuts the southern portion of Valiano Specific Plan whereas the Harmony Grove Village Specific Plan is further from infrastructure as described above compared to the Valiano Specific Plan.*

Comment: That statement might be factual for the location of the Valiano Project, but under a false narrative. The Valiano Project does not meet SANDAG's smart growth criteria. The Harmony Grove Village Specific Plan's implementation was agreed to by the surrounding communities; and the number of homes was calculated with the county to support the commercial infrastructure and growth to the current zoning 2020 General Plan, so the build out would not disturb the current residents so dramatically as the Valiano Specific Plan, which will now surround the current community of Eden Valley. Also, Neighborhood 5 is not in the City of Escondido's sphere of influence, but falls within the Elfin Forest Harmony Grove Community Plan policy LU-1.5.3, which calls for large two acre lots, all horse keeping, no sewer. Neighborhood 5 is within the Harmony Grove Village limit line, which was designed to be a buffer to the existing community of Eden Valley as per the 2020 General Plan.

#### *2.6.1.4 Existing Noise Sensitive Land Uses*

*“Additionally, livestock located in the general vicinity project site may be sensitive to noise generated during construction activities.”*

*“The purpose of the noise ordinance include controlling disturbing, offensive, and excessive noise. Providing an environment in which noise is not detrimental to life, health, and enjoyment of property [...] securing and promoting the public health, comfort, convenience, safety, welfare, prosperity, peace and quiet of San Diego County and its inhabitants. (County Code Sections 36.401 [b], [d], and [e].”*

Comments: Though CEQA does not have any “noise level analysis” for hearing of farm/livestock and its effects, they are included in the DEIR's 2.6.4 *Existing Noise Sensitive Land Uses*. This project surrounds or is adjacent to many large animal-keeping properties. Eden Valley has a large horse-keeping population. There are many horse training and breeding facilities, also including a large three-tiered, permitted, first of the County's kind, breeding-training facility. It is well documented the “inherent nature” of horses and the risk involved with them. Horses have binaural hearing and can hear sounds concurrently. They can detect sounds, but not accurately detect location. This trait can cause a horse to easily be frightened with undetectable sounds. Horses hear frequencies which range from 55 to 35,500 Hz. A frightened horse can be extremely dangerous to itself, a rider, or handler. They are motion and sound sensitive, and their general instinct is to flee any situation which they perceive dangerous. Reactions usually consist of, but not limited to, bolting, spinning, kicking, bucking, or running away. Any large animal facility near construction or blasting will suffer unmitigated “safety and loss of property use.”

Subchapter 2.6 Noise Mitigation Measures of a 12 foot high barrier erected along a length of “off site structures” might visually obstruct equipment but DO NOTHING for the resident's safety while working with livestock, not to mention the animals themselves.

#### *Subchapter 2.6 Offsight Proposed Project Effects*

*The proposed projects geotechnical reports note that the site is underplayed by granite rock formation [...] Hard rock handling, ripping of materials, drilling of nonrippable materials, and breaking of oversized*

*materials via the use of a large dozer is one of the main noise issues related to proposed project construction [...] therefore impacts from ripping would be potentially significant (Impact N-7) [...] Impacts associated with breaker noise would be potentially significant (Impact N-8).*

*Potential Blasting Locations Helix Figure 1-30*

*Notice to residents within or partially within 600 feet of blasting location and residents will be given the option to move their livestock to a designated remote location, and will be the responsibility of the blasting contractor.*

Comment: As a current horse trainer with 40 years experience, though this idea sounds good in theory, it is highly inadequate. Livestock not within the 600 foot radius will still feel the effects (vibration and noise) and can easily become injured, including handlers. Not all horses can be transported safely, and do not always get along with other livestock. Transporting them to an unfamiliar location without accommodations they are accustomed to can also pose a safety issue to them and their handlers.

It is stated in the *Chapter 1.0 Project Design Features Table 1-4, pg. 1-38* “*the remote locations will be identified on the blasting plan, and will be the responsibility of the contractor.*” Will this blasting contractor be carrying “care, custody, and control” insurance? Will accommodations be made for hard-to-house livestock? Will transportation be provided for residents without trailers—at contractor's expense? Will contractors have professional handlers to supervise horses and livestock in their care? What mitigation measures will be put in place for animals which cannot be safely transported?

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Comment: False! The Cocos Fire, May 14 2014, one of 12 fires burning countywide burned over 35 homes and other structures, cost over \$28,000,000 total, and burned over 1,995 acres. Four major fires have burned through Harmony Grove since 1996.

*1.3 Offsite Vegetation*

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*worst-case weather conditions do not occur from this direction. Generally the winds from this direction have a higher relative humidity and lower temperatures (as opposed to extreme worst-case Santa Ana northeast winds).*

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*Noise – Subchapter 2.6.6*

*Conclusion: The proposed project would result in significant on-site noise impacts related to traffic. Specifically, noise levels at project's exterior use noise control. Mitigation for this impact include two six-foot high noise sound walls located around the residential exterior use areas in Neighborhood 5.*

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(951) 840-8260  
allsaid@cox.net



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[www.avast.com](http://www.avast.com)

## Ehsan, Beth

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**From:** Nicole Sestina <nsestina@gmail.com>  
**Sent:** Monday, June 15, 2015 2:32 PM  
**To:** Sibbet, David; Loy, Maggie A; Wardlaw, Mark; Blackson, Kristin; Ehsan, Beth  
**Cc:** HO 2 HO; Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; efhgtc@gmail.com; douglas.dill@att.net  
**Subject:** Valiano Draft Environmental Impact Report: PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002

County Planning and Development Services:

Thank you for the opportunity to comment on the above mentioned Draft EIR. I reside at 3007 Hill Valley Road in the beautiful area of Eden Valley. Our family moved to this wonderful community 2 years ago to escape living among clustered tract developments. As you may know, our property, along with all surrounding properties, are located in a semi-rural area with minimum acre lots zoned A70 – Limited Agriculture, intended for crop or animal agriculture. Currently I look out from my front porch and see about a dozen custom built homes scattered among the hill side of Coronado Hills. Since living in this property we have observed numerous creatures including deer, countless coyotes, hawks, numerous species of snakes, vultures, and even a weasel, Our current view and experience of encountering wildlife is congruent with what we would expect living in a semi-rural area. With the current Valiano proposal, nearly 50 tract homes would be packed into neighborhood 4 along that same hill side and with the current proposal, over 85% of these properties would be slotted to have lot sizes under .5 acres. This neighborhood, along with the entire Valiano project, is completely out of character for this valley.

In learning about this proposed project I have conducted research and have learned that based on years of work and data, in recent years, the county adopted a General Plan. The County General Plan “reflects the County’s commitment to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting sensitive natural resources and protection of existing community character in its extensive rural and semi-rural communities.” As proposed, with a majority of lots under an acre, some even less than 6000 sq ft, making houses tightly clustered together, constructing artificial retaining walls, manufactured slopes, street lights, fencing and cul-de-sacs; the Valiano project in no way respects the sensitive natural resources or protects our existing community character. My hope is that the developer takes note of the importance of our community and build to the specifications of the San Diego General Plan

Besides the potential loss of wildlife, the beautiful rolling hill topography and the threat to our community character, I have numerous concerns with this project as proposed. After losing a home in the 2003 Cedar fire, my greatest concern is safety.

- Wildfire and Evacuation
  - As a homeowner who had to evacuate during the Cocos fire, I fear that my family or neighbors would not be able to evacuate the area in a safe and timely manner. There is currently only one road providing ingress and egress to this valley. As our neighbors to the west living in San Elijo Hills learned, one exit strategy does not adequately address the danger of wildfires. My children attend San Elijo Middle School and the traffic congestion the day of the Cocos fire was terrifying. A simple shift of the winds and the outcome of no lives lost on that horrifying day could have been very different.
- Traffic
  - Traffic already backs up, and at times takes numerous light cycles before being able to proceed at the intersections of Country Club/Auto Parkway, Auto Parkway/Mission, Mission/Barham and Nordal/78 Interstate. Two of these intersections are also impacted by the Sprinter track. My understanding there are talks of the Sprinters running every 15 minutes instead of every 30.

More homes = more people making trips on these same roads = longer wait times. For sure this would be an inconvenience, but again my main concern is safety. In the event of an emergency how would first responders be able to access this valley in a timely manner or how would residents be able to evacuate safely? I do not feel this concern is adequately addressed in the Draft EIR.

- Country Club Drive, the one and only street that provides access to residents of Eden Valley and Harmony grove is a two-lane undivided roadway with minimal shoulders and no sidewalks. Lacking sidewalks or trails, it is already quite dangerous when pedestrians are present. The proposed project will increase the traffic on this stretch of roadway increasing the safety concern for pedestrians.
- The same is true for Kauana Loa Drive, which provided ingress and egress to the east of our valley, it too is an undivided roadway with minimal shoulders and no sidewalks. Again, pedestrian safety is a concern.
- Noise
  - My property is situated overlooking the community of Coronado Hills, so we are not heavily impacted by the traffic noise Country Club. After living in clustered developments in the past my concern with noise is with potential home owners who could occupy the now quiet, agricultural setting. With people come many sources of noise; kids, dogs, lawn equipment, cars and countless other things. Currently we have one neighbor “across the street” which happens to be a dirt easement, with a 20 acre parcel. Because of the topography and the way the wind blows through this valley, typically from the northwest, we can hear our neighbors when they are outside simply talking. Just beyond our neighbors property the Valiano project is proposing constructing nearly 50 homes. The noise from all of these homes will travel through this valley, disrupting our quiet semi-rural environment. This does threaten our rural lifestyle.
- Air Quality
  - The project would result in a significant decline in air quality in Eden Valley that would be harmful to us as well as all other residents of Eden Valley. The topography of Eden Valley results in frequent inversion layers. The construction and operation of the project as proposed, including the additional traffic, would result in a significant deterioration in air quality. This is acknowledged by the applicant in section 2.2 of the draft EIR:
  - “In addition, the Proposed Project would significantly contribute to cumulative construction and operational air quality impacts (Impacts AQ-2 and AQ-3, respectively). . . . . short of reducing the Project size, there are no feasible mitigation measures to reduce the Project’s contribution to a less than considerable level. Accordingly, these impacts would remain significant and unmitigated.

To summarize, I have numerous concerns regarding the Valiano project as proposed, Through this process I have discovered that San Diego has adopted a General Plan that was developed through years of work and given great consideration. In developing the General Plan, members looked to 10 guiding principles, many of which Valiano is in direct contradiction.

- Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.
- Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County’s character and ecological importance.
- Ensure that development accounts for physical constraints and the natural hazards of the land.
- Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.
- Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.
- Preserve agriculture as an integral component of the region’s economy, character, and open space network.
- Recognize community and stakeholder interests while striving for consensus.

To address the health, safety and lifestyle concerns I have noted, I would ask that the following mitigation be required of the applicant:

- Reduce the number of homes to no more than the number allowed under the existing general plan and eliminating the 54 second dwelling units
- Provide another access point to Valiano that does not come off Country Club Drive e.g. connecting the northwest corner of the site to La Moree Road
- Building sound barriers to shield our outdoor space from the increased noise from potential occupants and traffic
- Preserve the natural topography of the site rather than cutting and filling to produce level lots

I appreciate you giving consideration to those of us who will be directly impacted by this proposed development.

Nicole Sestina  
3007 Hill Valley Drive  
Eden Valley, CA 92029

## Ehsan, Beth

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**From:** Diana Short <backtodianashort@gmail.com>  
**Sent:** Saturday, June 13, 2015 3:29 PM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark  
**Cc:** Jacob, Dianne; Ron-Roberts; Fitzpatrick, Lisa; Horn, Bill; Cox, Greg; bruce.bettyliska@gmail.com; douglas.dill@att.net; Roberts, Dave; efhgtc@gmail.com  
**Subject:** Citizen response in opposition to Valiano Draft Environmental Impact Report: PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002

Dear Sensible and Thoughtful leader,

I am writing in opposition to the development efforts under consideration in the Elfin Forest area, and specifically regarding the Valiano project. The quality of life in this tranquil, rural community is at critical risk. This region can hardly support more water users, the roads are unacceptably old and small to support a large population, and our indigenous plant and animal life will be disturbed and will dwindle if they cannot continue to find enough habitat for their needs.

San Diego County has a special charm in its natural state. Imagine the night sky we enjoy at present, obscured by the lighting generated by hundreds of homes, car lights, streetlights. Unpleasant.

In the wildfire events, common to this area, trying to evacuate a mass of cars, families, and especially horses and livestock, would be very difficult and life threatening. The area just doesn't have enough egress to ensure public safety. The area just doesn't have enough infrastructure to support a large housing development.

Please redirect your energy to projects that renovate older, established areas rather than to cut out a natural habitat. I've seen urban areas regrow- but I've never seen a wild countryside get itself back to normal once disturbed.

Please consider this letter gravely, and note that I am confident better social and ecological solutions can be found.

Sincerely,



## Ehsan, Beth

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**From:** cityfire2 <cityfire2@gmail.com>  
**Sent:** Monday, June 15, 2015 5:05 PM  
**To:** Ehsan, Beth  
**Subject:** RE: Building project

My house is located on a small hill on the way to the water towers. The noise travels straight into my house from the valley. I have lived here for 23 years and can't believe how much the continual noise is oppressive. I have seen a drastic change to the environment from a wildlife perspective. Where the bobcats had their young every year is gone. No more deer. No more every 2 year sighting of the mountain lion. Even coyotes are seldom seen or heard. They used to yap every night. I never wanted to live in a tract house location. I wonder how the smell from the sewage plant will affect my life and property values. They do smell I have friends in the hale street area. I am not a horse person but look at the "multiuser trails ". They don't come close to what they claimed they would be. Look at the houses they have started building. You could take a 2×12×10 and traverse from house to house. One acre minimum was the minimum when I moved here and you had to get a variance for that small a lot. The developers bought the property fully aware of the zoning as did I . We live in a bottle neck area. No possible way to change it. We also live in a high water table area. The small pond and underground stream have not gone dry ever. Country club drive had flooding and backup problems with the tiny bit of rain we got this year. Back to traffic. They can put up stoplights but you still can't fit a 5 gallon jug into a one gallon one no matter how you try . Don't really know how to explain the feeling. You are being violated in your home. My name is Stephen Siproth  
2664 harmony heights rd  
Escondido 92029

Sent from my T-Mobile 4G LTE Device

----- Original message -----

**From:** "Ehsan, Beth"  
**Date:** 06/15/2015 4:03 PM (GMT-08:00)  
**To:** cityfire2  
**Subject:** RE: Building project

Dear Sir or Madam,

Is the below your full comment on the Valiano DEIR? Would you like to include your name?

Thanks,

Beth

Beth Ehsan

Planning & Development Services

858-694-3103

---

**From:** cityfire2 [<mailto:cityfire2@gmail.com>]  
**Sent:** Monday, June 15, 2015 4:01 PM  
**To:** Ehsan, Beth  
**Subject:** Building project

I am so tired of the noise. Didn't move to a rural area for this. There are limits?

2664 harmony heights rd

Sent from my T-Mobile 4G LTE Device

Joan Spilis  
880 Hailey Ct.  
San Marcos, CA 92078

June 7, 2015

To: San Diego County Planning and Development Services Staff  
Cc: San Diego County Planning Commission, San Diego County Board of Supervisors; San Dieguito Planning Group; Town Council of Elfin Forest Harmony Grove; [jdesmond@san-marcos.net](mailto:jdesmond@san-marcos.net); San Elijo Hills Community Board of Directors

**Regarding: Valiano Development**

I write this letter to provide some insights as a San Marcos resident and Cocos fire survivor. The resolution should be voted down to create the Valiano community and other home development projects in the already congested areas between San Marcos and Escondido. My concerns have to do with the following:

- **Fire Hazard** – which is a real threat based on the Cocos fire and others in the North County area on May 14, 2014. I was one of the residents trying to flee the fire area but was instead stuck in a car on Wild Canyon Road for 75 minutes as the huge black column of smoke turned into a gigantic plume of fire raging just over the hill. If it were not for a sudden wind change that blew the fire toward the East, we could have died there. North County is lacking major evacuation/escape routes. Example: We have only 2 evacuation routes; one of them was in the fire area and the other was jammed with traffic. As the flames shot high over the hill, the feeling of terror escalated as we drivers called 911 to get us out of there.
- **Increasing Drought** – makes current low water supplies dwindle with new homes added for water service, in addition to less water supply for fighting fires.
- **Increased Traffic** – to the already grid-locked roads at rush hour and other times in between such as school dismissal times; evacuation would be impossible.
- **Encroached Wildlife Habitats** – animals have had to migrate further east since their habitats are being taken over. This is evident in the San Elijo Hills area where much of the wildlife has had to move from here.

With all due respect for your positions, individuals who make decisions on housing expansion within the county should be required to physically drive around our communities during various times of day and evening to experience the objections of current North County residents. Valiano and other housing developments should not be located in an area that will have fires in the future, lack essential water supply and sufficient evacuation routes, cause more road grid-lock and take over wildlife habitats.

Why would decision-makers put women, men and children at risk when you know that these areas in drought-like conditions will have fires again and this time the outcome may be disastrous? This safety issue should stop all new home developments in our area until more escape roadways are created and drought conditions reverse.

Sincerely,  
Joan Spilis  
[joan\\_spilis@aol.com](mailto:joan_spilis@aol.com)

## Ehsan, Beth

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**From:** Ed Stainton <edstainton460@gmail.com>  
**Sent:** Monday, June 15, 2015 2:34 PM  
**To:** Ehsan, Beth; Maggie.Lov@sdcounty.ca.gov; Blackson, Kristin; Wardlaw, Mark; Sibbet, David  
**Cc:** Roberts, Dave; Horn, Bill; Jacob, Dianne; Fitzpatrick, Lisa; Cox, Greg; bruce.bettyliska@gmail.com; douglas.dill@att.net; efhgtc@gmail.com  
**Subject:** Valiano Draft Enviornoment Imoack Report: PDS2013-SP-13-001, PDS2013-GPA-13-001,PDS2013-REZ-13001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP 13-003, PDS2013-ER-13-08-002

County Planning and Development Services:

Having moved here recently for the semi-rural nature of Elfin Forest with larger than average lots for the area; trails for biking, hiking and horseback riding; large parcels of land preserved by the Escondido Creek Conservancy and others, I find that the proposed Valencia project will change the reasons we moved here. The Valencia project will supersede the standards set with the present Zoning Ordinance. The completed project along with all the new homeowners will increased significantly the traffic level on Elfin Forest Road along with lots more traffic noise; making entering and exiting Elfin Forest Road more dangerous; and biking, pedestrian and horseback riding less safe.

All the above effects of the Valiano developement are NOT the reasons we moved here.

Ed and Christine Stainton, 7018 Elffin Oaks Rd. Escondito

**Comments Regarding:**

**Draft Environmental Impact Report for the Valiano Specific Plan  
PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575,  
PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002**

**Submitted by:**

**Scott C. Sutherland  
20510 Elfin Forest Road  
Elfin Forest, CA 92029  
[scsuds@roadrunner.com](mailto:scsuds@roadrunner.com)**

**Comments Regarding  
Valiano Project Public Review Draft Environmental Impact Report,  
Subchapter 2.8 Transportation/Traffic**

Elfin Forest/Harmony Grove Road was Erroneously Omitted from the Traffic Impact Analysis, Valiano, and the TIA Should be Re-Drafted and Re-Circulated to Account for the Omission and Allow Public Comment on the Corrected Analysis

Although the DEIR states that the Traffic Impact Analysis(TIA), Valiano “was prepared in conformance with the County Report Requirements for Format and Content for Transportation and Traffic” it was not prepared in conformance with the County’s criteria because the traffic impact on Elfin Forest/Harmony Grove Road was underestimated and thereby excluded from the study area. The TIA must be redrafted to include a thorough analysis of the cumulative impacts and mitigation indicated related to this road and connecting roads.

Referenced in Section 2.8 Transportation/Traffic and appearing in its entirety in Appendix H, the analysis states, “Based on the County’s criteria, ‘the scope of the full direct and cumulative traffic assessment shall include those roads and intersections that will receive 25 directional peak hour trips.’” The analysis estimates total peak hour trips at 304 AM and 376 PM and states, “Trip distribution percentages were calculated using a Select Zone Assignment (SZA) based on the SANDAG traffic model. The Project-generated traffic was distributed and assigned to the street system based on the results of the SZA and also based on the Project access points, characteristics of the roadway system, and the location of residential and employment opportunities in the surrounding area.” No further justification is given as to these subjective assumptions. Based on these criteria, models and assumptions, the report projects 6% of peak hour traffic will impact Elfin Forest/Harmony Grove Road as shown in Figures 7-1a and b. The report does not give the numbers, but at 6%, they project 18 AM and 23 PM peak hour trips, just below the threshold of 25 directional peak hour trips that would mandate a traffic impact assessment of Elfin Forest/Harmony Grove Road.

Because the subjective assumptions -- area road characteristics, residential and employment opportunities -- are not described in any detail, there is no way to assess their validity. (I’m no expert, but, why is “residential opportunities” in there??? Would Valiano drivers be traveling to/from their recently acquired “residential opportunity” to another “residential opportunity”? realtors, perhaps? – or maybe the document is a boiler plate and the author forgot to take it out.) However, even without the opportunity to analyze these assumptions, the projection that only 18 of 304 drivers during the morning peak hours and 23 of 376 during the evening peak hours will use Elfin Forest/Harmony Grove Road is not credible because it is based on a fallacy. In Figures 7-1a and b, the report forecasts 30% of traffic will be to the west of the project: 20% on 78, 4% on Barham (on a side note, evidently no one ever turns on Twin Oaks Valley Road at Barham – really?), 6% on Elfin Forest/Harmony Grove Road. Also, 4% for Areas 1 & 2, and 7% for Area 3 is forecast to use Del Dios Highway. Even accepting that only 34% to 37% of the traffic will be to the west -- the location of a large share of higher paying jobs, quality shopping and

attractions -- the distribution of flow is not credible. Leaving the Del Dios traffic aside because it is an isolated route and the most direct route to the southwest, there are only two primary routes west from the project towards Encinitas and Carlsbad: (1) via Route 78/Barham-San Marcos Blvd. and (2) via Elfin Forest/Harmony Grove Road, then San Elijo Road to Rancho Santa Fe Road and points beyond. These two primary routes have comparable mileages to almost any destination in those areas. The report allocates 80% of this flow to route (1) and 20% to route (2). This allocation is an unrealistic fallacy because while the mileage to most western destinations is comparable between the two primary route options, the peak hour delays are much greater for the 78/Barham route, especially during afternoon hours. A much larger share of drivers than modelled in the analysis, perhaps half, will be thus induced to take route (2) using Elfin Forest/Harmony Grove Road instead of 78/Barham.

Take for example the choice that would face a driver leaving Valiano to go to work at a company in one of the many industrial parks near Palomar Airport. They could choose to turn left onto LOS F rated Country Club Drive, sit through two D rated signals, followed by two C rated signals to get to the west bound 78 and join bumper to bumper traffic until exiting at San Marcos Blvd on their way to Palomar Airport Road. Or the driver could choose to travel Barham to get to San Marcos Blvd. and experience several D/E/F lights...knowing that taking either way back home will mean joining one of the most notorious traffic jams in the country. *OR* the driver could choose to turn right on Country Club Drive, avoiding 63% to 74% of the traffic according to the report, go through one stop sign and two minor street stops followed by a right turn at the Harmony Grove Road signal, traveling unimpeded on scenic Elfin Forest/Harmony Grove Road through the town of San Elijo Hills, then left onto San Elijo Road to Melrose which intersects Palomar Airport Road. The Elfin Forest/Harmony Grove route is not only faster and less aggravating, it's a lot prettier. Which would you choose?

To assume that 80% of peak hour drivers traveling to and from the west of the project will choose the slow, aggravating, homely way, and only 20% will choose the faster, pretty way is preposterous. A more likely scenario is at least a 50/50 split which would yield a 15% traffic share for Elfin Forest/Harmony Grove Road and 56 PM peak directional hour trips. Please note that the reduction in the number of dwelling units since the TIA was done is meaningless because while the number of units was reduced by 2.06%, from 388 to 380, the aggregate number of ADTs was only reduced by an irrelevant 0.16%, from 3776 to 3770, by my calculations. The reason for the variance is that the elimination of 8 properties caused 37 to be upgraded to estate residential with lot sizes of 10,000 SF or more. Based on this realistic analysis, at more than twice the County traffic assessment study area inclusion threshold of 25 directional peak hour trips, the Traffic Impact Analysis erroneously excluded Elfin Forest/Harmony Grove Road and must be redrafted to include this significant western thoroughfare and recirculated to allow for public review and comment on the materially modified document.

#### Cumulative Impacts of Valiano and Harmony Grove Village on Elfin Forest/Harmony Grove Road will be Significant and Will Require Mitigation

The assessment of traffic on Elfin Forest Road generated by the cumulative effects of the Valiano and Harmony Grove Village developments is critically important, because the impacts will affect the cities of San Marcos, Carlsbad and Encinitas as well as residents along the route in Harmony Grove, Elfin Forest

and San Elijo Hills. The city of San Marcos may be entitled to additional fair share mitigation payments, particularly because of the added impact on the Elfin Forest Road/San Elijo Road intersection, and the cities of Encinitas and Carlsbad may also be entitled to fair share payments.

For residents of unincorporated communities along the road in Harmony Grove and Elfin Forest, the impacts of added traffic include the typical impacts of noise, vibration and pollution, but most particularly, and especially important, safety. Elfin Forest/Harmony Grove Road is a scenic, windy two lane road with no shoulder in many sections and several blind corners shared by many different types of users. It attracts sports car drivers and motorcyclists because it can be exhilarating for them to drive, and with no enforcement by the CHP they run little risk of being stopped for speeding or reckless driving. The road also attracts cyclists because of its beauty and is one of the most popular rides in the county with thousands of cyclists touring the road, particularly on the weekends. This combined with visitors parked on the road near the Elfin Forest Recreational Reserve walking to and from their cars; hikers, equestrians and mountain bikers crossing the road as they follow the extensive trail system through the hills of Elfin Forest and Harmony Grove; local traffic entering and exiting the road at intersections and driveways that are in many cases blind or hard to see; as well as commuters and others using the road, and it is easy to see that the chance of injury and fatality will only increase with the traffic added by the Valiano and Harmony Grove Village developments.

My wife and I can personally attest to the danger. We live right on Elfin Forest Road, and with a hill top view of the road from our backyard we frequently witness dangerous behavior by motorists. Drivers often significantly exceed the speed limit, 70+ miles per hour, especially in front of our house which is on one of the few straightaways. We regularly see speeders pass cars, too, even though there is a dip in the road which can conceal on-coming traffic. We have lived here about three years, and in just that short time there have been three cars run off the road and crash into trees or power poles within sight; one of them on our property. Also nearby, we could hear the terrible crash early one November morning in 2013 when a medical research professional commuting from San Elijo Hills crossed the center line and ran head on into a pickup and died. He left behind his wife and three little girls. There have been other fatalities on the road. Years ago, there was a fatal crash right at our southern driveway. Recently, a motorcyclist carrying too much speed careened into a rock near deadman's corner at the intersection of Elfin Forest and Harmony Grove Roads. My wife had a close call there, too; if she had not been careful to hug the inside shoulder as she went around the corner an on-coming truck which had crossed the line would have hit her. She had another close call when a speeder passing a car almost hit her as she crossed the road in front of our house to walk the dogs in the Sage Hill nature preserve. I have not had such close-calls, but I commute to work on the road and I am regularly tailgated by speeders; from time to time, they pass me. There are lots of stories like this; according to the Elfin Forest Harmony Grove Fire Department Chief fifteen to twenty accidents occur on the road every year.

#### Alternatives and Mitigation Suggestions

- The traffic related impacts on Elfin Forest/Harmony Grove Road of the Valiano project, in addition to Harmony Grove Village and other developments planned in the area, must be studied in a redrafted and

recirculated TIA, and significant impacts must be mitigated to protect the safety and health of all road users. Alternatives and mitigation suggestions are summarized below.

- Mitigation of traffic congestion by construction of an additional access road to the project via La Moree to encourage more traffic to take the 78/Barham route should be evaluated.
- Law enforcement patrols would help.
- Traffic calming and noise abatement measures should be explored and implemented. Perhaps several stop signs along the road would slow down traffic and discourage excess trips and channel traffic toward major arteries such as Twin Oaks Valley Road.
- There is one speed monitoring sign in Elfin Forest and others would help.
- Horse crosswalk signs at intersections of the road and trails would at least help make drivers aware of the trail and the potential for crossing equestrians and others.
- Fair share payments to cover sound reduction expenses should be made to local residents impacted by the additional road noise and vibration.
- Of course, the most effective mitigation would be improvement of peak traffic flow on Route 78, in which case perhaps 80% of the traffic to the west of the project and Harmony Grove Village would use the route in real life as modeled in the Valiano Traffic Impact Analysis. Until such time, a much larger share of travelers will choose the expedient and scenic, but risky, Elfin Forest/Harmony Grove Road.

The Department of Planning and Land Use Can and Should Require Redraft and Recirculation of the TIA to Include an Analysis of Emergency Evacuation Traffic Impacts on Project and Area Access Roads

According to the County Report Requirements for Format and Content for Transportation and Traffic, "...an assessment of the need and adequacy of emergency access is not typically evaluated in a traffic impact study..." Perhaps for this reason no mention is made whatsoever in the TIA as to special situation traffic impacts during an emergency evacuation, even though such impacts in the fire prone area of the project are likely to occur and will be significant, in fact potentially life threatening, when they do occur. However, the County requirements also state, "An evaluation of separate access alternatives may be required by DPLU to fully evaluate potential access routes to the proposed project." In light of the extreme fire risk in the Eden Valley/Harmony Grove/Elfin Forest area, the residents of which must share the same few local roads out to safety in the event of a wildfire, a redraft and recirculation of the TIA to include an evaluation of cumulative area development project impacts on evacuation access routes, as DPLU is authorized to require under this policy, is certainly in the best interest of the regional public and should be called for by DPLU leadership. To be a realistic and valuable model, any redrafted and recirculated TIA so undertaken must include the cumulative total impact generated by Valiano, Harmony Grove Village, boarder and current area resident horse truck and trailer traffic on evacuation route roads. A professional evaluation of this important issue may identify mitigation measures yet unrealized, that could yield a safer environment for Valiano and all area residents in the event of emergency evacuation.

**Comments Regarding  
Valiano Project Public Review Draft Environmental Impact Report,  
Subchapter 2.9 Hazards and Hazardous Materials**

Hazardous Impacts of Horses and Market Animals Planned to be Allowed in Neighborhoods Were Erroneously Omitted from the Draft Environmental Impact Report, and the DEIR and Related Studies Should be Redrafted and Recirculated to Account for Omission of These Significant Impacts and Allow for Public Review and Comment on the Materially Modified Documents

While the authors of the Valiano DEIR acknowledged in Subchapter 2.9.2.8, Vectors, that horsekeeping causes significant vector related impacts based on County Guidelines for Determining Significance – Vectors, and addressed mitigation of these impacts for horses to be kept at the stables, they failed to acknowledge or address that horses to be kept in neighborhoods three and five will have the same environmental impacts. Add to this the failure of the DEIR authors to acknowledge or address the environmental impacts of other “market” animals that will be allowed to be kept in all Valiano neighborhoods, and it is clear that the authors of the DEIR are responsible for a substantial cumulative omission of a significant impact that has the potential to create serious environmental hazards for Valiano residents and the surrounding community in multiple ways.

Including and in addition to vectors, three of the primary hazardous impacts of animal keeping in the neighborhoods are:

1. Valiano residents evacuating with their horses and other animals will add greatly to the impedance of all area evacuees, a significant impact that will put thousands of lives at risk throughout the area.

Eden Valley is a small amphitheater with only two narrow roads out. If the applicant is permitted to crowd Eden Valley with many hundreds of new residents and their hundreds of cars, market animals, at least 54 horses or more, and an equivalent number of horse trucks/trailers, the community will be a set scene of disaster the next time AlertSanDiego yells fire.

Furthermore, evacuating populations of people and animals from Valiano combined with the thousands of people and animals from Harmony Grove Village will increase the current potential traffic on the roads several fold during an emergency and will congest all of the few narrow escape routes out of the area to the point where everyone from Eden Valley, Harmony Grove, Elfin Forest and, indeed, thousands from San Elijo Hills, under the worst case, will be at risk of being trapped and forced to harbor in place.

Remember, this happened in San Elijo Hills during the Cocos fire and if the wind had not changed direction many of the people trapped on San Elijo Road could have lost their lives. If it were to happen again and a fast moving conflagration like any one of twelve major fires in these hills since 1980 reached evacuees trapped in a traffic jam on sections of Elfin Forest/Harmony Grove Road where the topography is very steep, these people would be doomed because there is no way out. As long as Santa Anas blow during hot, dry summers in Escondido, a tragedy of this nature is an all too real possibility. Again, evacuating people were trapped on a nearby road just last year during the Cocos fire. The same fire

burned over 90% of the Valiano land and destroyed 36 homes as it swept through Eden Valley and nearby Coronado Hills and Harmony Grove.

Sadly, the applicant and author of the DEIR failed to even acknowledge much less offer any mitigating solutions to this most serious and potentially deadly hazardous impact of the Valiano project -- an unconscionable omission and clearly one that authorities must compel the applicant to mitigate.

In DEIR Section 3.1.4 Land Use and Planning, under Hazards and Hazardous Materials, *Emergency Response and Evacuation Plans*, the DEIR states, "To address hazards associated with emergency response and evacuation plans, the Proposed Project must apply policies from the Mobility and Safety Elements" and goes on to enumerate the relevant policies, M-1.2, M-3.3, M-4.3 and S-1.3. For some reason, M-4.4, Accommodate Emergency Vehicles, is omitted from the list. Because of this omission and the omission of the impact of horse and other animal keeping in the neighborhoods, the DEIR is enabled to assert that, "By adherence to these policies, the Proposed Project would not be in conflict with applicable policies adopted for protection of environmental resources or values."

In fact, it is reasonable to assert, the Proposed Project is in conflict with three of the applicable policies. Policy M-1.2, Interconnected Roadways, states that the Proposed Project shall "...provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies." Policy M-4.4, Accommodate Emergency Vehicles, requires that the Proposed Project "design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents." The Project fails to comply with both of these policies because emergency services are likely to be impeded rather than supported during a fire evacuation by horse truck/trailers entering and leaving Valiano. Entering truck/trailers would be mostly boarders coming to rescue their horses at the stables or neighborhood properties where boarding will be allowed under the new Equine Ordinance. Furthermore, the evacuating Valiano residents with their animals combined with evacuating Harmony Grove Village residents with their animals will cumulatively contribute over and above the impact of current residents to impede access/egress routes on all of the escape routes out of the area that must be shared by all area residents from Eden Valley, Harmony Grove, Elfin Forest and, possibly, San Elijo Hills. Because of this emergency evacuation traffic impedence impact which will increase response times in a fire evacuation emergency, the Proposed Project is also in violation of the safety policy, S-1.3, Risk Reduction Programs, which requires that a proposed project "...reduce the time for responding to these hazards."

These are most certainly dangerous hazard impacts that would affect the health and safety of thousands. Yet they were omitted by the DEIR authors. They must be addressed, and, because of the extremely dangerous and wide spread nature of the risk, if the applicant cannot or will not adequately mitigate these impacts, the only ethical outcome is project termination for the protection of area residents.

### Mitigation

One mitigation to consider would be the construction of a wide enough road to La Moree to enable all Valiano residents to evacuate while leaving plenty of room for emergency vehicles and others to access the site. It would also take some of the pressure off other evacuation routes in the area.

2. The issue of proper storage of hay and feed for animals in the neighborhoods is the source of two types of significant impact because improper storage could result in a fire or vector issue.

Wet hay can spontaneously combust, a consequence that is a significant environmental impact addressed by the applicant for the stables in neighborhood five, but ignored by the applicant for the animals in the neighborhoods. The issue was also omitted from the Fire Protection Plan for the neighborhoods and the stables. If a hay fire occurs in a rural area, the barn might burn down; in the suburbs, the neighborhood could burn down – especially if the houses are only ten feet apart. Hay and other animal feed is also a vector issue which was not addressed in the DEIR for the neighborhoods. Most assuredly these are significant environmental impacts that must be addressed in the Hazards and Hazardous Materials section of the DEIR as well as in the FPP.

Some alternatives and mitigations could include:

- Construct dry, fire safe feed storage structures at neighborhood properties similar to those described in the DEIR for the stables. Separated them from backyard animal enclosures to ensure horses and other animals do not have access to feed.
- Construct fire safe combined use animal enclosures with hay lofts and lifting apparatus to prevent injury to delivery people or residents.
- Operate a HOA managed community hay and feed co-op to centrally store hay in a safe structure, and distribute hay on a bi-weekly basis using trucks with mechanical lifting technology to limit hay storage in neighborhoods. The co-op would benefit from trailer load hay pricing passed on to co-op members which could include the wider Eden Valley/Harmony Grove community.
- HOA engaged pest control company to provide monthly insect and rodent prevention services to residents including spraying, rat traps, and fly traps. HOA control over vector mitigation will help ensure vector mitigation is properly conducted, as opposed to ceding control to individual residents who may fail to comply causing an enforcement, fire risk and vector multiplication issues for neighbors.

3. The issue of proper storage and disposal of animal waste from the neighborhoods is the source of several potentially significant hazardous impacts.

A typical horse will generate about 500 pounds per week of manure and soiled bedding, the impact of which is mitigated in the DEIR for the stables but not for neighborhood horses. Combined with similar waste from market animals in the neighborhoods, the cumulative volume and weight of the material will cause vector, sanitation, odor, pollution, and injury hazards that must be addressed. In rural areas where the properties are large, private owners can dispose of the material by employing a waste collection company with dumpster service, or by collecting, composting and spreading the material as mulch or fertilizer, often using a tractor. In a sub-division like Valiano, none of these options are

practical for an individual homeowner. Also, the enforcement issue must be addressed for individual homeowners because failure by them to clean and muck after their animals will adversely subject their neighbors to associated hazards and nuisances. As a result, effective and reliable mitigation may require central control of these activities to ensure compliance with County health standards.

Some alternatives and mitigations could include:

- Community waste to energy co-op with centralized processing facility operated by HOA to perform energy conversion used to offsets energy expenses for common area energy use. Sale of composted by-product to farmers or use as mulch on common areas or grove.
- HOA employed labor with necessary equipment including trucks with appropriate mechanical lifting technology to prevent injury and safely remove waste products daily from neighborhoods. The waste would be stored at a safely constructed common collection area to contain odors, prevent ground water contamination and limit fly breeding for later removal by trash company or use in waste to energy community compost co-op.
- HOA engaged pest control company to provide monthly insect and rodent prevention services to residents including spraying, rat traps, and fly traps.
- Operate a centralized HOA managed fly predator breeding facility and distribute predators around neighborhoods to create a natural limit to fly populations.
- Develop a multi-level animal designator scheme similar to Harmony Grove that accommodates a lower and safer number of properties designated for horses and/or market keeping animals.

Other impacts associated with keeping horses and market animals in the neighborhood should also be addressed and mitigated

With 54 designated horse properties, parking of trailers and trucks sufficient to evacuate these animals will cause significant environmental impact. A typical horse trailer is too tall for a standard garage and will need to be parked on the street, in the driveway or somewhere else nearby.

Alternatives:

- Increase setbacks and pave side yards to accommodate trailer parking for designated horse properties.
- Create centralized trailer parking lot at or near stables with enough parking places for all fifty-four neighborhood designated horse properties plus enough parking places to accommodate boarders with horses at the stables.
- Modify home designs to enable extra tall garages deep enough to park a horse trailer.
- Add community horse truck and trailer parking lots for both neighborhoods three and five.
- Reduce the number of designated horse properties to limit the necessary number of horse trucks and trailers to reduce road congestion particularly during an emergency evacuation.

Horses will need to leave the backyards from time to time for exercise or to be transported, and this may present a safety hazard in neighborhoods. Because there is not enough room in most of the

backyards to exercise a horse, and horses require regular exercise, horses will need to be taken out of the yards for exercise. This presents a safety hazard because the horses will be in an unenclosed area and could get loose or do damage to persons or property if the handler lost control of the animal. A particularly dangerous situation could be posed by loading horses into trailers under these circumstances. Just like racehorses loading in the starting gate, some go in easy, some get terrified or unruly and get away, or hurt someone or themselves. A loose, scared half ton animal is a dangerous safety hazard. For this reason, handling of horses in the neighborhoods represents a significant safety impact that needs to be addressed.

Thank you for your time and consideration.

## Ehsan, Beth

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**From:** Scott Sutherland <scsuds@roadrunner.com>  
**Sent:** Monday, June 15, 2015 12:58 PM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark  
**Cc:** Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net; efhgtc@gmail.com  
**Subject:** Additional Comment Regarding Draft Environmental Impact Report for the Valiano Specific Plan

Dear County Planning and Development Services Staff:

Please add the additional comment below to my comments regarding the draft Environmental Impact Report for the Valiano Specific Plan.

Thank you,

Scott Sutherland

### **Additional Comment Regarding Valiano Project Public Review Draft Environmental Impact Report, Subchapter 2.9 Hazards and Hazardous Materials**

Please add the following comment to the end of the text under the subject of "Other impacts associated with keeping horses and market animals in the neighborhoods should also be addressed and mitigated":

The DEIR omits hazards and other impacts associated with keeping of a broad range and potentially large number of different "market" animals in the neighborhoods as will be allowed by right under the L and S designators. The following is an estimate of the types and quantities of animals allowed to be kept by right for each designator:

Based on the County Animal Schedule and input from County staff, Valiano homeowners would be entitled by right to keep any or all of the following animals limited only by County noise, nuisance, health, humane treatment and other regulations:

#### L Designated Properties, Neighborhoods 3 and 5

- 5 horses, up to 3 of which may be boarded
- 25 small animals including poultry
- 2 large non-horse animals such as bovine animals, sheep, goats, swine, ostriches, emus, llamas and alpacas
- 2 bee hives
- 25 specialty animals such as fish, furbearing animals, wild or undomesticated animals, amphibians, insects and birds
- Unlimited racing pigeons

#### S Designated Properties, Neighborhoods 1, 2, and 4

- 1 grazing horses, bovine animal or sheep
- 2 bee hives
- 25 specialty animals such as fish, furbearing animals, wild or undomesticated animals, amphibians, insects and birds

Impacts caused by keeping of these animals will include vectors, safety, noise, odors and pollution. With the wide variety of animals involved, which may result in a similarly wide variety of different impacts, possibly amplified because of the animal diversity and concentration, a thorough professional analysis of all of these impacts and impact interactions will be required to determine which of the impacts are significant and identify mitigations for those that are. Because there will definitely be impacts, and most likely many significant ones, absent an analysis, which the DEIR failed to provide, the DEIR should be redrafted and recirculated to account for this issue and allow for public comment on the corrected analysis.

## Ehsan, Beth

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**From:** Gigi Bacon Theberge <gigi@culturalledge.net>  
**Sent:** Sunday, June 14, 2015 4:24 PM  
**To:** Ehsan, Beth; Sibbet, David; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark  
**Cc:** Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net; Elfin Forest Harmony Grove Town Council  
**Subject:** Feedback on Valia–NO!

Dear Ms. Ehsan:

Thank you for all the time and work you've put into reviewing the Valiano project.

This project is potentially devastating to our community, so I appreciate that you are giving it the due diligence this type of decision deserves.

My name is Gigi Theberge and I've been lucky enough to live on Elfin Forest Road in Elfin Forest for the past five years.

My husband and I left the suburbs of La Costa, so that our three young children could feel what it is like to grow up in nature with as much open space as possible. We now keep sheep, goats and chickens, and our children can identify species of bugs, lizards, hawks and owls that most adults have never seen. When our kids go to bed at night, it is often to the sound of a Great Horned Owl calling out from a tree on our property. When they wake up in the morning they run down an open hill to feed our animals and check the stream for crayfish, frogs and fish.

To us, Elfin Forest is more than just a special community – it is a little piece of magic.

**Valiano, as proposed, threatens to destroy our magical Elfin Forest – a beloved and unique community which has enhanced the lives of residents, visitors and animals alike over the past 125 years. Which is why I refer to it as Valia–NO!**

Elfin Forest is the last rural community of its kind in San Diego County, west of the 15. And it must be protected.

I am one of many who is taking the time to provide my comments on the Draft EIR for this project in the hopes that the developer will seek to **follow the vision of the General Plan and that of the Elfin Forest Community.**

Following are some of my concerns with this project:

### **FIRE:**

***This project will have potentially massive impact on my family's safety and that of my community.***

- From the DEIR it is clear that the developer has not taken into account the most recent fire, Cocos Fire. The DEIR states most fires come from the East, when the last few fires, including Coco's came from the West.

- The 326 houses proposed will make evacuation extremely difficult! The DEIR does not show how evacuation will proceed during a wildfire event. The only egress, Country Club Road, will be at LOS F (according to the DEIR) and evacuation on this two lane road will be hazardous and create a fire trap. On the other end of the valley, San Elijo Road (which is a 4 lane road emptying into a 6 lane road) **had people sitting in their cars for hours as flames were visible overhead on Double Peak!** Had the fire not changed direction towards Harmony Grove as they did, you would have had a much bigger tragedy on your hands. Country Club is only a 2 lane road with LOS F. It is facing evacuation traffic from 742 houses at HGV, 325 houses at Valiano in addition to the trailers for upwards of 180 horses in Eden Valley.
- The Fire Protection Plan (FPP) makes no mention of evacuating horse trailers and how that would impact evacuation. Please address this. We have twice as many horses in Eden Valley than we have houses. Trailers are slow, hard to maneuver, big and, loading large animals is not fast or easy business. There is only one way out of that valley: Country Club Road towards Autopark way. **If the fire comes west, like it did during Cocos there will be a massive traffic jam (LOS F means bumper to bumper traffic in non-evacuation circumstances) that could doom residents to a death trap.** This is significant and not mitigated.
- The response times from San Marcos Fire District would be 7.5 minutes (above the 5 minutes standard). The DEIR assumes mutual aid from a fire station that hasn't been funded (at HGV) so that fire station cannot be used in the analysis. They are offering to pay into that fire station, but not Escondido Fire which will likely be the first responder. This is significant.
- Additionally, they are increasing our risks by asking for (and have already received) a variance on road width on Hill Valley because they don't have easements to widen it. It is not wide enough for two fire trucks to pass side by side. SMFD gives them the variance, but other FD will likely respond (and deal with the safety consequences). **This puts us at more risk as firetrucks will have reduction of access to Hill Valley Road.**
- They are assuming existing home owners will be responsible for Fuel Modification Zones, an encumbrance to those landowners.
- Lastly, the FPP focuses exclusively on the impacts to *the project* but no reference to how it will jeopardize the wellbeing and safety of existing community as well as potential Valiano home owners.

### Traffic:

- SEE EVACUATION ISSUES ABOVE
- No analysis was made of the traffic heading West towards Elfin Forest Road. We know, from observation, that the traffic flow is more than 6% as stated in the DEIR. There is also a bottle neck at San Elijo Road.
- The intersection of Country Club and Autopark Way (the main ingress and egress of the project) is already majorly congested. Even now, without HGV built out, we sometimes have to wait two light cycles just to turn left onto Auto Park Way. What's going to happen when all the houses from HGV and Valiano go in? This is an unacceptable, unmitigated impact.
- Furthermore, when the Sprinter comes by every 30 minutes (and soon, it will come every 15 minutes, according to NCT) it becomes even more congested. This impact is significant and unmitigated properly in the plan.

- Citracado Parkway has not been funded yet and there is no indication as to when it might come online. The traffic study doesn't reflect that correctly.
- The sight lines at the intersection of Mt. Whitney and Country Club as well as those at Hill Valley and County Club do not meet county standards.

### **General Plan Incompatibility:**

If the project is allowed to proceed as proposed it will be in direct conflict with at least two of the initiatives contained within the County's Strategic Plan. Specifically:

- *Make neighborhoods healthy places to live, work and play*
  - The noise, air pollution and traffic associated with this project would make my neighborhood a markedly healthier place to live, work and play compared to today
- *Help communities prepare, respond and recover from public health threats, environmental hazards and other emergencies*
  - If this project was built as proposed, the inability to evacuate safely and in a timely manner during a wildfire would leave my community far less able to respond to such an emergency

### **Community and Land Use:**

- **General Plan Update:** In the 2000s, the County staff and many members of our community (upwards of 60+ over many many meetings) collaborated on the General Plan Update and it was decided that our community should take "our share of density" to accommodate the growth that SD County would experience over the next 20 years. This is where the Community Development Model was implemented where our share of this density would form part of a denser village and then the density would feather outwards away from the village limit line, in order to protect the rural nature and the values of our community. *We agreed with this compromise.* This project violates that compromise and it violates the Community Development Model as it creates higher density outside the village core after the "feathering out" has occurred. This is significant.
- **Harmony Grove Village:** Then came New Urban West proposing a massive development. We worked with them over several years to come up with a project that fits in with the Community Development Model and our community plan previously elaborated with County Staff. It fulfilled our obligation to accept our fair share of density and growth in San Diego County. We played fair because that is who we are. We are not NIMBYS who reject any and all application. HGV is a clear example of that. AND, it maintained the Community Development model by keeping density in "the village" and feathering out with lower density the further you get away from the village. In fact, the lots to the north of HGV right next to Valiano's proposed area, are large lots (some as big as 10-20 acres), as are virtually every surrounding property to Valiano. The majority of the properties are 1 acre or more. So Valiano violates the word AND the spirit of our community plan and the compromise we made by clustering houses closely together in very high density clusters. To approve this increase in density would be a slap in the face to the community and, frankly, would destroy any trust our community (and many others) have in our County administration.
- **NC17:** This property had already received an up zone from SR2 to SR1. Then they came back in front of the BOS to ask for yet another up zone to SR0.5. This time, the BOS denied them for the reasons mentioned above: it violates the CDM, this community has already accepted its fair share and it violates the spirit of the agreement we made with county during the general plan process. Now, they are trying a

third time to get an up zone. Nothing has changed on the ground since it was rejected the last time. The same logic applies and BOS should not approve this up zone for the same reasons as before.

- **Community Plan:** Our community plan calls for a rural community with rural zoning and rural environment. The applicant claims it is a semi-rural development and claim to have rural themes. If houses tightly clustered together, with 1000 foot walls, 20 feet high, manufactured slopes, street lights, fencing and gates and cul-de-sacs can be defined as rural, I think they are looking at the wrong dictionary. Please, look “rural” up in the dictionary. Valiano is not it. Rural means wide open spaces, rolling hills, trees, nature, animals, barns and wildlife. Valiano is none of these things. Not only is this a significant impact but it is an existential impact: our community would be destroyed if Orange County-style developments like Valiano are squeezed into our little bucolic valley.
- **Septic:** Our community plan calls for septic, not sewage treatment plants (again, not rural). This is inconsistent.

### **Equestrian:**

The applicant’s attempt at incorporating a small number of equestrian lots to somehow check the box on rural and equestrian fails on a number of levels.

- First, there aren’t enough equestrian lots. We are an equestrian community and outnumbering equestrian houses with non-equestrian houses will tip the balance against horse-keeping and more towards suburban living.
- Shoe-horning horses and stalls onto 1/3 acre lots along with a two story house and garage makes it less likely that the property will be used for horse-keeping. There is barely enough space for a horse to be kept humanely.
- A horse eats at least 600 pounds of hay a month and produces 500 pounds of manure and soiled bedding every week. On a 1/3 acre lot, there is really no place to pile manure or store hay in a safe manner. Hay, if not kept correctly, can spontaneously combust. It is the cause for many a barn fire.

### **Visual Character:**

The project will be introducing elements that drastically change the aesthetics and visual character of the community in a permanent and significant way:

- Extensive grading, manufactured slopes of up to 60 feet tall;
- 1000 foot walls of up to 20 feet tall, extensive fencing, retaining walls and sound walls,
- not to mention the clustered nature of the development with very high density housing scattered around the project area.
- The DEIR seems to hugely downplay these impacts and show very vague photo simulations (with far away vantage points) which do not show the true nature of these visual and aesthetic impacts.
- Goes against General Plan policy COS 12.1 (does not preserve hillsides and ridgelines, mass grading of natural landforms).

### **Air Quality and Green House Gases:**

According to the DEIR, the project will have significant and unavoidable air quality impacts and no way to mitigate these impacts.

- More than doubles the vehicle miles traveled (VMTs).
- They don't show that a project with fewer units is infeasible.
- They claim green credentials by exceeding Title 24 standards from 2008, but newer standards are currently in place (2013) which are even more stringent (and they do NOT meet these standards). This seems disingenuous or at least erroneous.
- There's a new executive order put in place by Governor Brown (4/29/15) which requires an even greater reduction of Green House Gases. The DEIR should be revised to show whether or not it meets this new reduction target.

**Construction Related Impact:**

The construction calls for a large amount of blasting and grading for a period of at least 2 years, and in areas that are in close proximity to houses on hillsides as well as the valley floor. They are also within proximity to livestock and, particularly, horses, which can be very sensitive to noise and vibration. Two years of blasting and grading will be a huge imposition on the local residences and create unsafe situations involving large animals.

- A sound wall will not prevent horses from being spooked by large explosions which can cause a very unsafe situation for horse handlers and riders. It will also destroy the ability for property owners to use their properties in the way they choose (for equestrian purposes, for example).
- The suggested mitigation measure of having livestock moved out of the blasting area every time there will be blasting, is unreasonable and infeasible. Remember, there are over 180 horses in Eden Valley alone. Moving large animals is a complicated and potentially dangerous job. Doing so on a large scale would be very impractical. Several properties adjacent to the project site have 20 to 120 horses onsite at any given time.

Thank you again for taking the time to truly examine the devastating impact this project could have on our cherished community.

Please help us "Keep it Rural in Elfin Forest."

Sincerely,

Gigi Theberge  
Mother of three nature loving children  
Hobby animal keeper of sheep, goats, chickens and dogs  
Lover of open space and a dark night sky

Dear Ms. Ehsan

I have lived in Elfin forest for 3 years and I still love it more than any other place I've ever visited. The dirt, the traffic, the snakes, the trees, even the houses and people are what make Elfin forest what it is, and we would like to keep it that way. We love Elfin forest, Harmony grove, and Eden valley for what they are not what they could be. So please help us restore our rural communities back to the quiet beautiful out doors that they use to be, not the noisy, full of people towns that they are trying to create. Please don't let them develop anymore.

From,

Fabiola Francesca Thierberge

Dear Mr. Ehsan,

My name is Francisco Theberge and

I have lived here for three

years and I truly love living in

this special rural community.

I am worried about what the new

proposed development will do.

Valm<sup>o</sup> does not seem like it will <sup>not be</sup> ~~like~~

what I am used to. What is rural

you ask? To me rural means:

Playing in streams

catching animals

Riding horses

Hiking through trails with net  
much development

Running free

Ranch fences all around. Once I saw

cent speed crawling in our house!

I don't believe that this will be any of  
this. There will be lots of walls and  
many houses bunch together, gates,

and tiny yards. We will lose our

community if this project is approved

Thank you for ~~write~~ taking the  
time to read my letter. I truly  
hope I don't lose the great  
Elfin forest where I live  
because of developers thing  
to put way to many houses  
in Elfin forest our home.

sincerely

Francisco. Area 1

## Ehsan, Beth

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**From:** jp@culturaledge.net  
**Sent:** Monday, June 15, 2015 4:13 PM  
**To:** Ehsan, Beth  
**Cc:** Sibbet, David; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Horn, Bill; Bruce.BettyLiska@gmail.com; Douglas.Dill@att.net; Elfin Forest Harmony Grove Town Council  
**Subject:** Comments Regarding Valiano  
**Attachments:** 10841944\_961851837200731\_8248244461240303519\_o.jpg; PastedGraphic-1.png

Hello Beth:

As a relative newcomer to this wonderful community of Elfin Forest, Harmony Grove and Eden Valley, I have been in awe of the amazing integrity, resolve, independence and unity in this community. The land we live on and the physical attributes of this area are a true gem to San Diego County. People come from all over the County to visit our area for hiking, cycling, mountain biking, horseback riding and other recreation. It is this recreation that drew many of us to this area. I first encountered this hidden gem as an elite triathlete doing his 2-3 hour rides through SD County. This piece of road was an oasis among the long stretches of suburban sprawl that cyclists like myself dread. The quiet and tranquility, open space, oak trees and quaint ranch fencing made me wistful of a more innocent time.

My wife and I and our 3 kids moved here almost 4 years ago. We quickly acculturated into the rural lifestyle. My kids know more about insects and wildlife than about Minecraft and TV shows. We raise livestock, hens, work on the land and associate with our likeminded neighbors from Eden Valley to Harmony Grove to Elfin Forest. After a few months of living here I quickly realized how fragile this ecosystem really is. I learned that my predecessors spent years working with decision makers, negotiating with developers and devoting their time to making sure this little corner of the County stayed rural. I joined the Town Council for this very reason.

### **OUR CONCERNS**

Our letter from the town council will lay out all the biggest issues with this DEIR in detail, so I will focus on two issues in my comment:

#### Community Character and breach of trust:

My community negotiated with the decision makers and planning staff in good faith over the years.

- We dutifully took our "fair share" in the General Plan update. We designed a plan that would utilize the Community Development Model.
- We conscientiously agreed to allowing Harmony Grove Village into our midst with the tacit understanding that this was to be our contribution. We would still be allowed to preserve the unique character of our community.
- The BOS have acknowledged on the record during various hearings related to this property (NC17, for example) that we have taken our fair share. The unincorporated county is large and we should not have to take more than our fair share.

This developer is proposing a project that is so outlandishly out of character with our community that reading the proposal is like reading a Kurt Vonnegut or Kafka novel. The subterfuge that is involved in trying to call it "semi-rural" simply because they were able to acquire (or plan to) a large agriculture parcel which lowers density overall (at least on paper) is a tad offensive. There will still be hundreds of tiny parcels, lumped together in an area surrounded by large lots of an acre or up.

#### Traffic:

Living on Elfin Forest Road, I have witnessed the traffic increase since the HG Village project has started to build out. The DEIR does not adequately measure the impact the project will have on our road (only 6% going West?). This needs to be looked at more carefully.

#### Fire:

I am attaching photos that show what the Valiano project area looked like during the most recent Coco's Fire which was not analyzed in the DEIR. There are photos of people sitting in their cars in San Elijo stuck in traffic for close to two hours while flames are visible overhead. This is what we await in Eden Valley. One road. One egress. 380 houses all leaving the same route. Remember the fires of 2007. Most of the 23 folks who lost their lives were evacuating.



**JP Theberge** · President · Director of Insights  
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Website · Facebook · Twitter · LinkedIn

*For frequently updated articles and tweets relevant to the multicultural and Hispanic space, follow us on Twitter.*





## Ehsan, Beth

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**From:** Alicia Strother <aliciaann1981@gmail.com>  
**Sent:** Sunday, June 14, 2015 8:19 PM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Kristen.Blackson@sdcountry.ca.gov; Wardlaw, Mark  
**Cc:** Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglass.dill@att.net; efhgtc@gmail.com  
**Subject:** Eden Valley/Valiano project

Dear Ms. Ehsan and whom it may concern:

I am an owner of horse property on Eden Valley Lane. I acquired my property over 8 years ago. I was drawn to the area because it was a perfect quaint small place to have my horses. I have had horses for close to 25 years. Southern California is running out of land and area for horse keeping.

I think it is very important that we keep the current zoning in place and not change the whole tenure of the neighborhood. You are aware of the huge fire risk as well as the major traffic impact it would cause. The traffic alone would make my property not fit for its current purpose. Loud noise and speeding cars would make it hazardous for me, my daughters, and my mother to ride our horses.

This is an area that is filled with wildlife. We have deer, coyotes, woodpeckers, various snakes and blackfoot weasels. I would hate to see them pushed out of their homes. Its very evident people love having open space and untouched land. If you drive by the preserve on elfin forest road there is absolutely no parking. People need areas to get out and hike and see nature.

Please make the developers be responsible with their development and please don't let them change the general plan. Keep the current zoning for the safety of the current and new residents!

Thanks in advance,

Alicia Torres

2867 Eden Valley Lane

Escondido Ca 92029

760-520-5721

## Ehsan, Beth

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**From:** Williams <watravis@aol.com>  
**Sent:** Monday, May 18, 2015 12:48 PM  
**To:** Ehsan, Beth  
**Subject:** Valiano project

Beth,

I am extremely concerned about many of the problems with The Valiano project. However, my greatest concern is for the Safety of the community. The Cocos fire last year demonstrated that the current amount of homes in Eden valley, harmony grove, and elfin forest placed us at great risk when needing to evacuate, especially when one of the main roads to exit was closed for a time. The current ongoing buildout of Harmony grove village's 750 homes will add up 1500 more vehicles (2 cars per household, possibly more). That in itself is frightening! With an Additional 326 homes, ( 650 vehicles potentially), another fire could possibly trap hundreds of people, especially if again one of the exits is blocked by the fire, which is many times the case. The fact that there will be a new Fire dept station does not in any way mitigate this situation in a large fire event. Please address the seriousness of this issue with those responsible for not only keeping the integrity of our rural community, but also assuring Us peace of mind the next time we have a fire alert.

Sincerely,

Bill Travis  
2640 Harmony Hts, rd.  
Harmony Grove, CA

**Ehsan, Beth**

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**From:** Linda Troup <linda.troup@gmail.com>  
**Sent:** Wednesday, May 20, 2015 3:04 PM  
**To:** Ehsan, Beth  
**Subject:** Harmony Grove Village

Hello Ms. Ehsan,

I'm writing to express my concerns about the proposed development, Harmony Grove Village.

Allowing this development to go in will be a logistic nightmare during our next fire evacuations. I have lived in this area of Escondido for 9 year. In that time we have had to evacuate 5 times for 3 different fire events. YES we have had to evacuate twice for the same fire event two times now.

Adding all these residents to the road during fire evacuations puts everyone's lives at risk. Think of how many were killed in the Cedar Creek Fire out on Wild Cat Canyon road because they couldn't get out.

Besides the risk during fire season it is crazy to be building more homes that will expect to have running water when we are in the worst drought on record. It is irresponsible to the community and our water saving efforts.

Please do all you can to stop this development.

Thank you for considering my concerns for our residents, the potential new residents, and my family.

**Linda Troup**

## Ehsan, Beth

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**From:** Buz Rufe <buzrufe@san.rr.com>  
**Sent:** Tuesday, June 09, 2015 10:18 AM  
**To:** ;  
**Subject:** County Development Issues

I am writing to all those interested parties having issue with determining the fate of several developments west of Escondido...specifically Valiano, in the 'pre-application phase' of development. I will reference the development EIR by specific numbers at the end of this writing.

I have lived in the same house for 45 years. It is located slightly northwest of the Escondido city limits near the former Escondido Country Club and golf course. When I moved here, the population of Escondido was 36,000. Now, it is close to 150,000! Needless to say, I have seen Escondido make many changes.

One of the changes is that traffic and human congestion has increased dramatically, and I have to say that this has impacted the quality of life negatively. However, we chose to stay for all the positives of living in the Escondido community.

One of the negatives of living in this particular part of North County is that the intersection of Nordahl and 78 is the most congested intersection in San Diego County at rush hour. A recent attempt to relieve some of this congestion was completed in 2014 with limited results by adding a lane to the offramp at eastbound 78 and Nordahl.

In looking at future development that will undoubtedly be adding to the congestion at this intersection and also to intersecting I-15 are as follows: Harmony Grove Village, already approved and in the 'build-out' stage. This site will add 742 homes to the west of Harmony Grove and Country Club roads.

Directly south is Harmony Grove Village South, a site in the 'pre-application phase' of development that will ultimately add 458 homes to this area.

Just north of Harmony Grove Village is a development called Valiano, also in the 'pre-application phase,' which proposes 362 homes (This total is in violation of the recently-approved General Plan, and builders are asking for an amendment to approve this).

All of the above locations are near the community of Harmony Grove, an unincorporated community that has suffered enormously in the wildfires that have ravaged it nearly every time there have been fires. In 1996, there was a human death and severe loss of horses and other types of animals. Much of the loss was attributable to the difficulty and sometimes inability of firefighters to access the difficult terrain to the homes. In 2014, this was painfully evident in the Coco's fire, with severe losses. Apparently, some of these homes are uninsurable.

A point of emphasis is that this area has only poorly-maintained access roads and streets that are only of 2-lanes. All of the ingress and egress to the north and 78 will

have to be on 2-lane Country Club Rd., a situation that seems almost impossibly difficult with a build-out population of 1562 homes! Adding to this total is another 'Pre-application' development SW of Harmony Grove Village that will make the total proposed and existing population of this area of over 2200 new homes!

Thus far, all I've addressed is congestion and the lack of infrastructure to handle it. NOW CONSIDER THE IMPACT OF WATER USAGE.

I believe I've said enough.

Signed,  
Stephen Wacknitz  
2148 Rockhoff Road  
Escondido, CA 92026  
(760) 518-1218  
[wacknitz.stephen@gmail.com](mailto:wacknitz.stephen@gmail.com)

Valiano Draft Environmental Impact Report: PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002

## Ehsan, Beth

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**From:** Brenda Wright <brnedalee@hotmail.com>  
**Sent:** Tuesday, June 16, 2015 7:48 AM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; Roberts, Dave; Cox, Greg; Jacob, Dianne; Ron-Roberts; Horn, Bill; ruce.bettyliska@gmail.com; douglas.dill@att.net; efhgtc@gmail.com  
**Subject:** I hope I'm not too late

Dear Ms. Ehsan:

First, I want to thank you and your colleagues at Planning and Development Services for all the time and work you've put into reviewing the Valiano project. It really means a great deal to our community and appreciate that you are giving it the due diligence it deserves. My name is Brenda Wright, and I've lived on Country Club Drive in Eden Valley for 5 years.

As you know, the project, as proposed, threatens to destroy the wonderful community we are part of and that has existed, undisturbed for over 125 years. It is a unique and special place in San Diego County, the last of its kind west of the 15, I'm afraid. I am taking the opportunity to provide my comments on the Draft EIR for this project in the hopes that the developer will seek to follow the vision of the General Plan and that of the Community.

My main concerns are many. The impact of the HGV are already a major concern, particularly because of the traffic it will cause on Country Club Drive. Many of us walk on this road all day, with horses, dogs, and children. Due to it being a straight shot, the speed of the vehicles traveling it are already dangerous. I've noticed a big increase in the number of vehicles even just from the construction that has been going on for the past year.

When we were evacuated because of the fires last year, just the existing population caused a backup and long waiting lines to get out of the neighborhood. Trucks with horse trailers need to be considered as they are cumbersome and take more time and effort to navigate. The 400+ homes of HGV will already severely impact this situation as there is not sufficient access in and out of that neighborhood. I can't even understand how that community was approved with Country Club Drive being the main access, and it being a two lane road through a rural area. There are not even street lights sufficient to light this street. I am very, very concerned.

I moved to this area to be in a rural neighborhood, and highly value the fact that we have large lots, horse properties, and the country feel. That is already being impacted by HGV. I don't know what this will do to our home values, but the main issue is how it will affect our every day living.

I hope that you will take our concerns and very valid opposition to the Valiano project seriously, not to mention legally. We have already conceded to a major housing development, and the proposed one would negatively impact us even more. Please put yourselves in our shoes. If you bought your family home or retirement home in a neighborhood such as ours, and then had 1000 homes built around you, I'm sure you would be as upset as we all are.

Thank you for your attention and actions.

Brenda Wright  
1012 Country Club Drive,  
Escondido, CA  
619 571-4225