

Ehsan, Beth

From: Susanne Desai <susannedesai@gmail.com>
Sent: Monday, June 15, 2015 1:37 PM
To: Wardlaw, Mark; Blackson, Kristin; Loy, Maggie A; Ehsan, Beth; Sibbet, David
Cc: efhgtc@gmail.com; douglas.dill@att.net; bruce.bettyliska@gmail.com; Horn, Bill; Ron-Roberts; Roberts, Dave; Jacob, Dianne; Cox, Greg
Subject: Comments on Draft DEIR Valiano/ Elfin Forest

Dear County Planning and Development Services, Thank you for your time and service to the well being of our county of San Diego.

I live at 7030 Elfin Oaks Road 92029 in the unincorporated area of San Diego. For the last 8 years I have enjoyed the peaceful rural atmosphere of Elfin Forest on my 4.6 acres. My property borders elfin forest road and we have seen a huge increase in traffic on the road which affects the private trail and my horse arena adjacent to the traffic. I am a professional horse writer and I have 30 years experience keeping horses. I can hear the traffic loudly from my windows. I have many concerns with the county approving any plans which would directly affect my quality of life in a rural area and my property values. The draft EIR for Valiano has many concerns for me.

1. Safety. I am concerned about fire safety. Last May it was hard to evacuate my 2 horses due to traffic. I was turned around with trailer my police and had to drive past fire to evacuate because the traffic on San Elijo Road was not moving. I am concerned that if I have a heart attack there will not be service and our island of service will be even more unreachable in good time.

2. I am very concerned about the traffic on Elfin Forest Road as it is already too loud to be around on my 4.6 acres with my 2 horses. There are many trucks over weight limit and just the amount of traffic in the morning and at night make it unsafe for me to ride in the arena as it is now and with many more houses that will be much worse.

3. My house is only as nice as the community it is based in. I am afraid these new houses if they are approved will destroy the nature on my 4.6 acres and the rural character of elfin forest community. I also have a protected oak tree reserve on my property which I cannot build on and plan to protect for many years to come. I have over 25 protected native oak trees on my reserve.

Thank you for taking my comments into consideration.

Susanne Desai
 7030 Elfin Oaks Rd
 Elfin Forest, CA 92029
 858-354-6044

AK-1 Comment noted. Please see responses to specific comments, below.

With regards to traffic noise on Elfin Forest Road, note that approximately 16 peak hour trips (see Response K-218) would be added to Harmony Grove Road (and subsequently Elfin Forest Road) west of Country Club Drive. As shown in Table A, this roadway segment's existing traffic volume is 8,370 ADT (or assuming a 10 percent peak hour traffic volume, the segment would have 837 peak hour trips). A generally accepted rule for a significant noise increase is a 3 dBA increase; such an increase would be caused by a doubling of traffic (a 100 percent increase). As the Project would increase traffic by approximately two percent, it would not cause a significant increase in noise.

With regards to property values, according to CEQA Guidelines Section 15131(a):

Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes.

In other words, a project's economic impacts on a community could be considered potentially significant only if they can be tied to physical changes. Therefore, an evaluation of a project's impact on property values without evidence of a causal change to specific physical effects would not be needed in an EIR.

AK-2 See Topical Response: Fire/Evacuations regarding evacuations

AK-3 As indicated in Response AK-1, off-site traffic noise impacts are less than significant and no mitigation is required. The Project's two percent addition to peak hour traffic on Elfin Forest Road would not create a significant new hazard to equestrian users in the area. Hazards to equestrian uses are further discussed in Subsection 2.8.2.8 of the EIR.

AK-4 Based on a check of Google Earth, your home is approximately 3.5 miles from the closest part of the Project, although farther by road. It is also separated from the Project by intervening hills and a ridgeline. No impacts are anticipated to your property in Elfin Forest.