

COMMENTS

RESPONSES

Ehsan, Beth

From: jhorvath@cox.net
Sent: Monday, June 15, 2015 11:06 AM
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: VALIANO SPECIFIC PLAN; PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-

VALIANO SPECIFIC PLAN; PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ- 13-001, PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019, HLP XX-XXX, LOG NO. PDS2013-ER-13-08-002; SCH NO. 2013061042.

Dear Ms. Ehsan:

Thank you for the opportunity to comment on the Valiano project, and for the work that you and your colleagues have put into this project. My name is Janet Horvath and I have lived at 2811 Eden Valley Lane, Escondido, CA 92029 in the Eden Valley community for 23 years.

I moved to Eden Valley Lane in 1992 when the street was still a dirt road. My house is the second house on the left from Country Club Drive. I believe it was in the early 2000's when neighbors on Eden Valley started talking about paving the road and the various options for doing so. I thought Eden Valley Lane was a private road, so I was completely surprised to hear that Eden Valley Lane is now named as the primary entrance/exit to the Valiano project. I don't understand what and how this happened. Moreover, if I had any inkling that a development project could just come in and hijack my road, I would never have approved of the road being paved in the first place. It is devastating to the rural nature of the community. I have owls that live in my trees and I can listen to them call back and forth to each other. Flocks of mallard ducks, tree frogs, egrets and all kinds of birds frequent my property and have nests in my bushes and trees (woodpeckers, humming birds, sparrows, mockingbirds, a yellow-winged bird and crows). It is dark, quiet and beautifully rural.

Here are a couple other concerns:

1-I am 64 years old, live by myself, maintain my own property, have multiple vehicles and at various times have multiple animals. During the evacuation of last years (2014) Cocos wild fires (also happened in 2007), I rely on family to drive in/out to help me move my vehicles and belongings. In 2007, my daughter was not allowed into the area with her car and she ran 1/3 mile in to help me and my animals get out. In 2014, we made multiple trips to get some of my "stuff" out. Adding more people to my street is going to slow everything down...and, I pray that you have looked at the egress of people to get out of the area. We now have Harmony Grove Village open and I'm sure that will add tons of traffic to Country Club Drive during emergencies. It's scary because I saw what happened last year, when my neighbors had trailers coming in to help get their animals out. There was a lot of traffic...and, you can't wait until the last minute to get folks/animals out.

This is not just a matter of the number of units, but the number of vehicles and people. Will I still be able to back out of my driveway into the street? How much of my property will be lost? And speaking of units, I need to learn more about "second" dwelling units and how that increases the impact. What is the speed going to be on this stretch of road?

What's going to happen to the dip in the road over the creek, which is about 40 feet from Country Club?

I also read in the EIR (Pg.6-1) that there would be a new "12inch main" to Eden Valley Lane. Does this mean the street gets dug up, that we need to move to sewers instead of septic? What's the impact on those of us 'downstream'.

AU-1 Regarding Eden Valley Lane, the Project acknowledges that Eden Valley Lane is a private road, which is a type of County designation for roadways. As a property owner on the roadway, the Project would have rights to use the road. See Response AL-2 for more information. Regarding the rural nature of the area, the Project has been designed to incorporate the rural/semi-rural nature of the area. The Project housing density is classified by the County as semi-rural.

The most sensitive biological areas of the Project site would be set into open space set aside, as depicted on Figures 2.4-10a and b, which would be located throughout the Project. The inclusion of this open space would correspond to a rural area and would continue to support wildlife on your property and adjacent properties.

In addition, the proposed agricultural easement is intended to ensure the availability and viability of agricultural operations at the site, maintain elements of the rural character in the Project site and vicinity, and provide an agricultural/visual amenity for residents of the Project site and surrounding areas. See Response I-69a for additional description of the proposed on-site agricultural easement and related uses.

Regarding dark skies, see Responses K-109 and U-2a.

Regarding the quiet nature of the area, as detailed in Subchapter 2.6, all noise impacts would be lowered to less than significant levels through design or mitigation.

AU-2 See Topical Response: Fire/Evacuations regarding evacuations. Accessory Dwelling Units, if built at all, would be limited to 640 square feet with only one parking space, so they will generate fewer trips than the homes. After improvements, the speed limit on Eden Valley Lane would be 30 mph.

AU-3 As can be seen in Figure 1-15a, the dip would remain.

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- AU-4 A new water main would result in temporary construction impacts. There is no County requirement for existing parcels to connect to the new sewer system.
- AU-5 Existing residents would retain their septic systems. The use of a sewage system by the Project would not affect the existing residents' use of septic.

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- AU-6 [2-Wind pattern changes? Right now, I get a breeze from the west across my property. Historically, there were times when we had 'egg ranch' smell in our valley too (now Harmony Grove Village). How will the density of homes being proposed by Valiano impact the air flow and air quality? It will get mighty hot in the valley without air flow. Plus, will there be an odor from a water treatment plant above me? Both are big impacts. I thought septic tanks were required in our area. I have drove by the water treatment plant near Del Diablo and it can be an awful smell.
- AU-7 [3-Traffic is already horrible, trying to get across Mission and across 78 at Nordahl. So, is Auto Parkway (Citracado) at Country Club, especially during rush hour. I already go out of my way to avoid that area. The traffic through the industrial park is also going to increase as people try to find short cuts to avoid the Mission/Nordahl congestion. This is scary if ever a wild fire or disaster requiring people to get out fast.
- AU-8 [4)Will there be blasting in the area to get through the granite in the ground? How much? How long? This noise pollution not only impacts humans, but also the wildlife in the area.
- AU-9 [I have not examined the entire EIR yet, but I hope that some of the items I have mentioned here are considered in the decisions for the Valiano project. I am not against development, but I think it should follow the parameters of what this community has worked so hard to develop. Please protect those of us who live here!
- AU-10 [

- AU-6 Commenter's address provided in comment AU-1 is located to the east of the Project site. The building profiles are small in scale relative to the local topography such that the local hills will more strongly direct the wind flows. The proposed density of residential structures would not have an adverse effect on wind flows or air quality.
- AU-7 See Response K-28 with respect to odor control for the WTWRF.
- AU-8 See Response I-61 regarding peak hour traffic at the Country Club Drive / Auto Park Way intersection. See Topical Response: Fire/Evacuations regarding fire evacuations.
- AU-9 As noted in the EIR, the Proposed Project's geotechnical reports note that the site is underlain with granitic rock formations, and that portions of the site are anticipated to require blasting after the rippable mantle is removed. Figure 1-31 in Chapter 1 shows the areas where extensive cut/fill with likely blasting would occur.

A final blasting schedule cannot be completed until after the site is cleared of surface material. The preliminary blasting evaluation for the Proposed Project is based on a reasonable minimum blast size and its closest allowable off-site residential distance based on available standards. Blasting is expected to occur in Neighborhood Area 2, Neighborhood Area 3, and Neighborhood Area 4 during Phase 1 of the anticipated construction schedule. The analysis concluded that there would be a significant impact to nearby residences, and the Applicant would be required to implement Mitigation Measure M-N-9, which would be the preparation and implementation of a blast control plan to reduce impacts to any nearby structures. As noted in Response K-148, blasting within 600 feet of an occupied residence would not be permitted without demonstration that no damage would occur.

If Project construction is proposed adjacent to an occupied habitat during the breeding season, Mitigation Measure M-BI-7 would be implemented to reduce impacts to a less than significant level. Potential impacts related to wildlife and sensitive species are further discussed in Subchapter 2.4, Biological Resources, of the EIR.
- AU-10 The comment expresses the opinions of the commenter, but does not raise an environmental issue; therefore, no further response is required.

Respectfully and thank you for your consideration!
 Janet L. Horvath
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