

COMMENTS

RESPONSES

Ehsan, Beth

From: Keala Lawson <keala.lawson@cox.net>
Sent: Monday, June 15, 2015 7:30 AM
To: Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark
Cc: Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill

Dear County Officers,

BH-1

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 Keala Shotwell and I've lived at 2903 Eden Valley Lane since 1998.

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.

BH-2

I personally was on the community committee that met with new Urban West to help give feedback on the Harmony Grove Development. I felt as though the many years spent working to reduce the number of total homes and guide the project to support our way of life was enough to say that we, Harmony Grove neighbors, did our part to allow development. I was shocked to find we now have to battle ANOTHER development in our back yard. Although this developer, Valiano, has made no attempts to hear our feedback and concerns or work toward a community that fits with our general plan. Please do not make me forfeit more of my families' quality of life by allowing this development to proceed as they have planned.

BH-3

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.

BH-4

The intersection of Country Club and Autopark Way (the main ingress and egress of the project) is already majorly congested. I have lived here through the many fire seasons. The impact of this congestion to evacuate the new Harmony Grove development AND Eden Valley AND Valiano will be catastrophic. I saw the congestion that occurred on Twin Oaks during the last fires in SanElijo. Many

BH-1

Introductory comment noted. This comment indicates that the Project would threaten to destroy the community (character) and the EIR analysis does not come to the same conclusion. Your hope for the developer to follow the vision of the General Plan is hereby included as part of the record and made available to the decision makers prior to a final decision on the Proposed Project. Please see responses to specific comments, below.

BH-2

Contributions by community members to the planning process are extremely important as they are knowledgeable of the community and experience life on a daily basis within the community. In addition to the County meetings required by CEQA and the discretionary planning process, the Applicant has conducted meetings on and off site (including at Coco's Restaurant and Del Dios Elementary School venues) with local residents, local businesses and adjoining City leadership and managers, as well as organized representative groups including multiple workshops and presentations to the San Dieguito Planning group throughout the past three years. An information tent also was set up on site and staffed on weekends and after work so that the neighborhood would have an opportunity to obtain and provide information. Neighborhood input has resulted in design changes to enhance community compatibility, including incorporation of large animal lots, implementation of buffering landscaping, etc. California law, however, allows private property owners to propose uses of their property that vary from projections in an existing plan in a discretionary application. The County's review process requires a complete application, staff analysis for zoning and land use, CEQA compliance, public involvement, and a recommendation to a decision making body to implement such changes. See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis regarding the purpose and level of power of planning documents, as well as use of a GPA.

BH-3

This is a repeat of comment AD-3. See Response AD-3 regarding Community Development Model and lot sizes. Please also see Response K-11b regarding variation in lot size in the vicinity of the Project.

BH-4

See Responses E-12 regarding proposed improvements to Country Club Drive and the intersection with Auto Park Way and K-167 regarding the analysis and mitigation of that intersection. See Topical Response: Fire/Evacuations regarding fire evacuation.

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BH-4 cont. friends actually turned around and went home after 2 hours in traffic trying to exit that neighborhood. Due to our valley inflow and outflow of traffic this would very likely occur here as well. 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.

BH-5a I am horse owner. My family raise livestock and participate in horse activities as part of our family lifestyle. 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 when you include it's food, tack, trailer for hauling, and manure management. 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. This project would represent an irreversible loss of Equestrian Capable lands and is incompatible with the current residents community character and existing uses.

BH-5b

Thank you for hearing my concerns,
 Kevin Lawson and Keala Shotwell
 2903 Eden Valley Lane
 Escondido, CA 92029

BH-5a See Responses AD-19, AD-20, and AD-21 regarding equestrian-friendly elements of the Project, suitability of proposed lot sizes to accommodate horses, and the management of hay and manure.

BH-5b See Response AL-31 regarding equestrian-capable lands.