

COMMENTS

RESPONSES

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

BR-1 Because the developer is requesting a much higher density, than currently allowed, this development has many flaws that will have a negative effect on existing property owners as well as the future owners of houses in the Valiano project.

BR-2 Most San Diego residents are familiar with the horror of the 2014 Cocos Fire but adding over 326 homes in Eden Valley to the approximately 80 existing homes is very frightening considering the significant lack of evacuation routes should another fire, or natural disaster, occur.

BR-3 As a property owner with over 300' of frontage along Country Club Drive, I am quite aware of the traffic impacts a housing development of this magnitude will contribute, such as noise, pollution, safety for walkers, bike and horse riders. Country Club Drive is often a route used for cycling events such as the recent Belgian Waffle race with over 950 participants.

BR-4 The above mentioned concerns, safety for residents, existing and future, in case of wildfires and major traffic related impacts cannot be mitigated satisfactorily nor is it the duty or responsibility of existing homeowners to bear the consequences because a developer desires a greater profit.

BR-5 Equally unacceptable is the plan for Neighborhood 5. The proposed location for a sewer treatment plant, visible to existing home owners as well as anyone traveling along the main road in the valley, contradicts the idea of blending into the existing landscape. When asked why the sewer treatment plant couldn't, actually shouldn't, be located within the larger development, the developer's representatives response was that Neighborhood 5 is at a lower elevation which is required for flow. I do not have the expertise to refute or confirm that information. However, I believe the decision is more about the expense involved and perhaps as importantly, not wanting the facility in the midst of the larger development because potential home buyers might find it offensive.

BR-6 The technology certainly exists, perhaps at a higher cost, to use some type of pumping system. When Hidden Hills, on the ridge to the east of Country Club Drive, was built in the late 1980s the sewer line was brought down to a pump station at the base of the western edge of the homes and then pumped UP to the main sewer line located on Kauana Loa Drive. The Harmony Grove Village being built by Standard Pacific, which abuts the Valiano project to the south, is building their sewer plant well above the majority of their development.

Sincerely,  
 Diane McMillen  
 1498 Country Club Drive  
 Escondido, CA 92029

BR-1 Comment noted. See Response G-6 regarding the proposed density.

BR-2 See Topical Response: Fire/Evacuations regarding fire evacuation.

BR-3 Regarding traffic noise impacts to off-site residences, see Response K-139.

Subchapter 2.2 of the EIR discussed traffic impacts to air quality and determined that traffic-related CO concentrations and direct operational impacts were less than significant. Project-related operations, including traffic, would result in a net increase of criteria pollutants, which would result in a cumulatively considerable contribution in criteria pollutants to regional air quality. Project design features such as electric vehicle charging stations would encourage the use of vehicles that emit less pollution.

Subsection 2.8.2.8 of the EIR discusses traffic hazards to pedestrians, bicyclists, and equestrians, and the Project was determined to have a less than significant impact. The Project would provide a public multi-use trails for pedestrians, bicyclists, and equestrians. In addition, a decomposed granite (DG) pathway would be installed in the portions of Country Club Drive abutting the Project site.

BR-4 See Topical Response: Fire/Evacuations regarding wildfire safety. See Response BR-3 regarding the traffic-related impact concerns.

BR-5 Project impacts and mitigation to lessen or avoid potentially significant impacts are the responsibility of the developer and are implemented with County governance, as discussed throughout the EIR.

BR-6 Your comment addresses residential viewers as well as viewers from Country Club Drive. Your home is oriented toward Neighborhood 5, but views appear to be largely obscured by the amount of mature trees on your lot. Consistent with your comment, and as stated in the EIR, the proposed WTWRF would be adjacent to the most-heavily traveled roadway in the immediate vicinity (Country Club Drive). See Response U-2a regarding potential WTWRF design features and general consistency with agribusiness view elements. If this Project is approved with the on-site WTWRF sewage treatment scenario, its small footprint (a total of 0.4 acre, or approximately 30,500 square feet total with approximately

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BR-6  
cont.

half of that in ground level parking area), and the proposed landscape screening, the view from Country Club Drive would retain its important visual elements and the impact would be less than significant (see the EIR, Subsection 2.1.2 1).

In addition, the WTWRF location maximizes gravity flow from the Project resulting in energy savings (less sewer pumping) and more reliable operations. The southerly location would allow for the recycled water supply from the WTWRF to be efficiently interconnected with the Harmony Grove Village recycled water system and to simplify operations by the County. The close proximity of the Project WTWRF with the Harmony Grove Village WTWRF also provides for operational efficiencies for the County.