

COMMENTS

RESPONSES

From: mcsparrow@sbcglobal.net
To: [Ehsan, Beth](#)
Subject: Re: Valiano Specific Plan PDS2013-SP-13-001 Notice of Public Review
Date: Monday, June 15, 2015 9:22:36 PM

Dear Ms. Ehsan

Good evening and thank you once again for the opportunity to give input to this plan which is so important to Eden Valley and the residents of Eden Valley. I'm aware of the tremendous amount of work you and your fellow staff members have put into the plan to date, as well as the public meetings you have arranged and the frustrations those meetings must create, and I thank you for that as well. I am Andrew McSparron, and I am the property owner and live at 1021 Country Club Drive, Escondido.

BS-1 What I really feel like doing is pointing out the fact that my wife's family built the home we live in in 1969 and my wife and I have lived here with our family since 1981. Our fourth generation is now living here since our daughter, her husband, and their three children decided it was the place for them to raise their family. We quite simply don't want the rural nature of our valley to be destroyed. I just had to start off with that statement even though I realize the developers couldn't care less about the valley and the county's hands are tied by law, policy, regulation, and politics. That being said I have three area of the EIR that I feel are of utmost importance that I don't believe are being properly addressed.

BS-2 The first area of concern is flood waters, storm runoff, containment and dispersal. I met personally with the Valiano engineer who was addressing the hydrodynamics of the valley. I took him to the bottom part of my property which is near the north central part of the Valiano project in a low lying area. I told him about storms, runoff and flooding that we have incurred since 1981, and I got the impression that he just didn't realize that tremendous amounts of water have gone through this valley in the 35 years that I have lived here. That period doesn't include a 100 year or even a 50 year flood. I have attached photographs from 1992/93, 2003, and 2010. In the 1992/93 photo you can see the water flooding down our easement road and a neighbor's truck stuck in a sinkhole which developed. In the other photos you can see the amount of water that had collected through the valley west of Country Club Dr. Those photos were taken during El Nino years, but were far from something which would actually be considered a flood year. Unfortunately I was unable to locate any photos from 1982, but I can tell you our easement road turned into a raging river which carved out a 6 foot wide, 6 foot deep, 100 yard long crevice in the middle of the road. We were unable to leave our house for 3 or 4 days and then had to walk out to Country Club Dr for the next 6 weeks until we could make repairs to the road. Fortunately we had the foresight to park our vehicles out near Country Club Dr. A few holding ponds scattered throughout the development are not going to properly hold the amount of water which can come through this area during years when we get 20+ inches of rain in a relatively short period of time.

BS-3 The second area of concern for me is wildfires and the ability to evacuate quickly and safely with 1,000 more homes in the general area then are currently there. In May of 2014 we evacuated twice. The speed of the Cocos fire which came from the west and blew along with the predominant wind, downhill, was unheard of according to fire authorities which we talked to after the fact. Country Club Drive is a narrow road with vegetation and trees, homes and developments along it. Parts of it are too narrow even now for a fire vehicle and a truck and horse trailer or RV going opposite directions to safely pass each other. The width doesn't permit a civilian vehicle to pull to the side and allow emergency vehicles to pass. We live on a dirt easement road and during the last fire it was difficult to access Country Club Dr because of the amount of traffic trying to flee the area. I can't begin to imagine the havoc that the 700 approved homes south of Eden Valley and then an additional 300+ homes would create during an emergency evacuation of any sort. I don't believe adequate measures or thought have gone into the subject of emergency evacuation.

BS-4 The final area I will bring up is the impact of day to day traffic. Once again I will mention that Country Club Dr is a narrow roadway which, in some places, isn't wide enough for two large vehicles going in opposing directions to safely pass. The traffic surveys which have been completed to date do not take into consideration the additional 700+ homes which are now being built south of Eden Valley. I have been told that the traffic counts were conducted on days which were specifically chosen to be light traffic days, such as holidays, not reflecting the actual average daily flow. I understand that much of Harmony Village traffic is supposed to exit to the east, but no matter what the developers say, the simple fact of the matter is that most of the traffic from the entire area is going to go

BS-1 Thank you for your introductory comments. Although if approved, additional homes would be built, the EIR has evaluated the community character and determined that the rural to semirural character of the surrounding area would be maintained through Project design features including the 35.4-acre agricultural easement, 149.4 total acres of open space, visual screening, and retention or incorporation of equestrian elements, including bridle trails along Project roads.

BS-2 The Project's storm drain system has been designed per County standards so that post-Project discharges would not exceed pre-Project levels. Detention basins have been provided within the Project to match existing discharges for both the 100-year peak storm event and the range of storm events which are significant for hydromodification, including rain events of the scale mentioned in the comment from 1992/93, 2003, and 2010. These analyses are found in the Subsection 3.1.3.2 and Appendix M of the EIR. See also Response AZ-28 regarding liquefaction and Response Q-2 regarding water quality.

BS-3 Access to Country Club Drive from your private dirt road access road is a private matter. A majority of the roads that access onto Country Club Drive are paved. The County will maintain the public road area within the County controlled ROW along Country Club Drive. The dirt easements/roads are private and maintenance is the responsibility of the property owners that have access/easement rights. Country Club Drive would operate an acceptable LOS in the Existing plus Project conditions. During an emergency, emergency personnel would be advising residents on evacuation routes and directing traffic along Country Club Drive. See Topical Response: Fire/Evacuations regarding fire evacuation. The Country Club Drive conditions are safe according to County standards.

BS-4 Country Club Drive is at least 24-foot wide along the entire length. This is enough width for the vehicles to pass each other. The Project is providing dedicated left-turns lanes at four locations along Country Club Drive, including Mount Whitney Road and Eden Valley Lane.

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- BS-5 The traffic generated by the Harmony Grove Village project was included as part of the baseline traffic analysis, as discussed in Section 3.3.1 of the traffic impact analysis. Consistent with industry standards of practice, existing traffic volumes were manually collected during the mid-week on a Tuesday, Wednesday or Thursday while schools were in session. No counts were conducted on holidays.
- BS-6 Approximately 72 percent of Project traffic was forecasted to travel along the northern section of Country Club Drive in the TIA (Appendix H of the EIR). While it is agreed that the majority of Project trips would travel to/from the north along Country Club Drive, trips destined to Encinitas, I-15 south, major commercial shopping areas in Escondido, and industrial zones to the east would utilize other routes such as Harmony Grove Village Parkway, Kauana Loa Drive, and Harmony Grove Road. The approved Harmony Grove Village Traffic Study forecasted 25 percent of traffic on Country Club Drive, 8 percent on Harmony Grove Road to the west and 15 percent on Valley Parkway toward I-15.

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BS-6 cont. north along Country Club Dr. That is where the freeways are. That is where Costco, Walmart and restaurants are. That is where employment is. And that is where the traffic is going to go. I don't need a survey to tell me that, and everyone who lives in the area knows that. I would say that 80% of the time I exit my road and go north on Country Club Dr. During the last meeting at the fire station, someone mentioned a concern about being able to access their road because of traffic. The response was that left turn pockets could possibly assist with that. Country Club Dr is too narrow for left turn pockets and the county would probably have to exercise eminent domain to obtain enough width to widen it to that extent. I question whether or not the county can do that as the road abuts city of Escondido homes along part of the east side. The intersection of Country Club Dr and Auto Parkway is going to become a nightmare that cannot be fixed. It doesn't matter what you do to the traffic signal at that intersection, it won't work, and travel will be impossible, particularly during the morning and evening commute hours.

BS-7

BS-8

BS-9 Despite my comments in the second paragraph, I understand that progress is inevitable and Eden Valley will be developed now or in the foreseeable future. I am not opposed to a property owner developing his property. I have to follow the rules, regulations and plans that have been adopted by the county if I want to improve my property and it seems to me that developers should have to follow the same rules, regulations and plans. I ask that the Community Plan and the General Plan which was approved by and adopted by the County not be modified and that Valiano only be allowed to build a community which falls within that plan.

Thank you for your time, Andrew McSparron

BS-7 The proposed left-turn pockets along Country Club at each of the four access points (including onto Eden Valley Lane and Mount Whitney Road) would be provided within the existing public right-of-way or within the property of the Proposed Project. No eminent domain is necessary to accommodate these improvements.

BS-8 See Response E-12 regarding proposed improvements to Country Club Drive and the added improvement at the intersection with Auto Park Way and Response K-167 regarding the analysis and mitigation of the new improvement intersection.

BS-9 Your request to keep the existing General Plan without modification is hereby included as part of the record and made available to the decision makers prior to the final decision on the Project.

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