

COMMENTS

RESPONSES

Ehsan, Beth

From: bilmar1999-basic@yahoo.com
Sent: Monday, June 15, 2015 3:04 PM
To: Ehsan, Beth
Cc: Sibbet, David; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa
Subject: Valiano Draft EIR

- Dave Sibbets: David.Sibbet@sdcounty.ca.gov • Beth Ehsan (assigned planner): Beth.Ehsan@sdcounty.ca.gov
• Maggie Loy: Maggie.Loy@sdcounty.ca.gov • Kristin Blackson: Kristin.Blackson@sdcounty.ca.gov • Mark Wardlaw (Director of PDS): Mark.Wardlaw@sdcounty.ca.gov • If by mail: 5510 Overland Avenue #110 & 310, San Diego, CA 92123
cc: County Planning Commission:
• Lisa.Fitzpatrick@sdcounty.ca.gov
• If by mail: County of San Diego, Planning & Development Services, 5510 Overland Avenue, Suite 110San Diego, CA 92123
cc: Board of Supervisors:
• greg.cox@sdcounty.ca.gov,
• dianne.jacob@sdcounty.ca.gov,
• dave.roberts@sdcounty.ca.gov
• ron-roberts@sdcounty.ca.gov
• bill.horn@sdcounty.ca.gov
• if by mail: 1600 Pacific Hwy #335, San Diego, CA 92101 • phone: (619) 531-5600
cc: San Dieguito Planning Group
• Bruce Liska: bruce.bettyliska@gmail.com • Doug Dill: douglas.dill@att.net

Dear Ms. Ehsan:

- BU-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 we appreciate that you are giving it the due diligence it deserves. My name is Bill Morgan and I've lived on 2472 Live Oak Road in Eden Valley for 12 years. 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.
BU-2 While there are many issues with the Valiano development as it has been proposed, I am particularly concerned with what I will call uncompensated impacts. By this, I mean impacts that occur after the fact that bear cost. Usually these costs are passed on the city, county or state where the project was constructed.
BU-3 In my opinion, after reviewing the proposed Valiano project documents, the area of most concern is in traffic flow. The intersection of Country Club and Autopark Way (the main ingress and egress of the project) is already significantly congested. 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? The traffic study doesn't reflect that correctly. This is an unacceptable, unmitigated impact.
BU-4 There are several other traffic related issues due to the Valiano project:

- BU-1 Introductory comment noted. This comment indicates that the Project would threaten to destroy the community (character); please note that 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.
BU-2 The EIR analyzed Project impacts with consideration of future impacts. Where impacts would be potentially significant, mitigation has been proposed that would reduce such impacts. See specific responses to your comments below.
BU-3 Thank you for your comment; it resulted in Project changes and additional mitigation for the northern segment of Country Club Drive and its intersection with Auto Parkway. See Response E-12 regarding proposed improvements to Country Club Drive and the intersection with Auto Park Way and Response K-167 regarding the analysis and mitigation of that intersection.
BU-4 See Response E-15 regarding the treatment of Citracado Parkway in the Project TIA.

COMMENTS

RESPONSES

BU-4 cont. []

- Citracado Parkway has not been funded yet and there is no indication as to when it might come online.
- Furthermore, when the Sprinter comes by every 30 minutes (and soon, it will come every 15 minutes, according to NCT) it becomes even more congested. This impact is significant and unmitigated properly in the plan.

BU-5 []

- No analysis was made of the traffic heading West towards Elfin Forest Road. We know, from observation, that the traffic flow is more than 6% as stated in the DEIR. There is also a bottle neck at San Elijo Road.

BU-6 []

- The sight lines at the intersection of Mt. Whitney and Country Club as well as those at Hill Valley and County Club do not meet county standards.

BU-7 []

BU-8 [] Without better planning upfront, it is likely all of these issues won't be fully understood until after the Valiano project is complete. At that point, these become uncompensated costs which will likely be borne by the city, county and state. I don't think that is what the taxpayers are expecting of this project.

BU-9 [] There are many other issues with the Valiano plan starting with the fact it bypasses the current GP Update, the agreements made to accommodate the Harmony Grove Village development, and the community plan outlined for this area.

BU-10 [] I am a resident of this community and not opposed to development, provided it is within the scope of agreements made with our community. The Valiano Project is clearly not, and I am strongly opposed to it as it is currently proposed.

Very Best Regards,

Bill Morgan
2472 Live Oak Road
Escondido, CA
(760) 839-0202

BU-5 See Response I-61 regarding SPRINTER impacts.

BU-6 See Response K-165 regarding trip distribution onto westbound Harmony Grove Road/Elfin Forest Road, and Response AD-14 regarding the extent of traffic analysis

BU-7 See Response AD-18 regarding sight distance at the mentioned intersections.

BU-8 As stated in Response BU-2, the EIR analyzed all Project impacts. Mitigation is proposed both for direct and cumulative impacts; including payment of TIF to mitigate for cumulative traffic impacts.

BU-9 See Responses AD-2 and AD-3 regarding the Project proposal of a GPA and community input. See also Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis regarding the San Dieguito Community Plan and Appendix A (the EFHGCP).

BU-10 The comment expresses the opinions of the commenter. Your opposition to the Project is hereby included as part of the record and made available to the decision makers prior to a final decision on the Proposed Project.