

COMMENTS

RESPONSES

Ehsan, Beth

From: Kathryn Osborn <kathrynosborn@gmail.com>
Sent: Monday, June 15, 2015 12:16 PM
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; edenvalleynews@aol.com
Subject: Valiano Draft Environmental Impact Report

Dear Ms. Ehsan:

My name is Kathryn Osborn and I've lived on Milpas Drive in Eden Valley for 3 years.

As you know, the Valiano project, as proposed, threatens to destroy the wonderful community I am a 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 my Community.

The main concerns I have relate to significant and unmitigable impacts for Aesthetics and Transportation/Traffic that will affect me personally daily.

Aesthetics - The project will be introducing elements that drastically change the aesthetics and visual character of my community in a permanent and significant way. None of the following will blend in with the existing character of ranch-style homes built in the existing topography of rolling hills:
• Extensive grading resulting in retaining walls, berms and manufactured slopes
• Two-story houses on graded pads
• The clustered nature of the development with very high density housing scattered around the project area.

I work from home and am in Eden Valley much of my time. These changes will remove the rural, natural view I have from my home and replace it with graded land, dense housing and lights.

Transportation/ Traffic - According to the DEIR, the project will have significant and unavoidable traffic impacts and no way to mitigate these impacts.

With the huge increase in traffic on Country Club, I worry that it will be very difficult to turn onto Country Club from Milpas. It could add minutes to every trip I make and make it dangerous to turn left off of my road in rush hour.

The intersection of Country Club and Auto Park Way is already majorly congested. Rush hour traffic backs up from the light at Mission and Auto Park Way to Country Club so that those wanting to turn left have to wait through multiple cycles of the light. What's going to happen when all the houses from HGV and Valiano go in? This is an unacceptable, unmitigated impact.

CD-1 Introductory comment noted. Specific responses to the comments on aesthetics and transportation/traffic are provided below.

CD-2 It is true that the Project would result in a significant short-term visual change. However, the Project is a semi-rural residential development similar to that of the Eden Valley neighborhood. See Response AF-22 regarding landform modification and AF-23 regarding retaining walls. All homes are supported by graded pads if they meet building standards within the last half of the 20th century. Two-story structures, although less common than one-story structures in Eden Valley, are not unusual in current views from Milpas Drive. Lots off Milpas Drive contain two-story structures that appear to be barn or storage facilities. Homes on the slopes west of Milpas contain two-story homes and homes with two-story architectural protrusions. Homes east of Country Club Drive are generally two-story in nature. See Response AD-3 regarding the clustered nature of the development.

A review of Google Earth indicates that the commenter's views to the north and east would not change as the Project is located to the southwest and west of the commenter's address. Views straight to the south also would be unaffected by the Project, as those parcels are not included in the Proposed Project. The portion of the Project southwest of the commenter's property and south of the access road would be in protected oak easement and biological open space (see EIR Figures 1-11, Open Space and Recreation, and 2.4-10a, Biological Open Space), with homes on the south side of that parcel abutting existing homes in Eden Valley. Views to the west would continue to be of three parcels with residential/rural uses on them, with potential views to Neighborhood 4 homes to the west of those parcels. Based on the return address provided, the existing views would largely be maintained. Developed Project elements would

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- CD-2 be located behind intervening existing/retained views to the southwest and west, with interspersed and surmounting agricultural easement area to be visually notable. Above the Project continue the higher slopes and existing homes located there. Taking all these elements into consideration, the Project would be expected to change views from Milpas, but would not remove the closest elements in the commenter's rural/natural view, and would not substantially change the overall views available.
- Homes in the Project would have limited associated lighting, which could change night views to the hills. The Project would comply with the LPC, however, and light spill would be strictly controlled. See Responses U-2a and AG-1 regarding dark skies control overall as well as specifically related to street lights.
- CD-3 No changes to the existing access configuration allowing for full turn movements to/from Milpas Road onto Country Club Drive are proposed. It should also be noted that the Project analysis of vehicles entering/exiting the Project access roads of Eden Valley Lane and Mount Whitney Road, which are expected to carry 50 percent of all Project trips, were forecasted to operate at acceptable LOS C or better conditions. The Country Club Drive/Milpas Drive intersection would operate at an acceptable LOS with Project and cumulative traffic.
- Also, see Response K-167 regarding analysis of the Country Club Drive/Auto Park Way intersection.

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CD-4 In conclusion, this project does not meet our community character and will make any trips I take more dangerous. I urge the developer to modify their plan and follow the vision of the General Plan and that of my Community.

Sincerely,
Kathryn Osborn

CD-4 See Response U-2a regarding the Project's semi-rural character and see Response CD-3 regarding traffic concerns.