

COMMENTS

RESPONSES

Ehsan, Beth

From: Randy Panno <rjmotors@sbcglobal.net>
Sent: Monday, June 15, 2015 12:52 PM
To: Sibbet, David; Loy, Maggie A; Ehsan, Beth; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; KIMBERLY PANNO; KIMBERLY PANNO; Nextdoor Hidden Hills/Citracado
Subject: Opposition to "Proposed Valiano Development"

- CE-1 [First, We oppose and take exception to the following project and violations that will have major impacts on our community for years:
 a) violates the compromise made with community in the General Plan Update
- CE-2 [b) tips the scale of urban to rural residents (which goes against our community plan)
- CE-3 [c) destroys our rural nature, character, values and community - our Zoning is Rural Estates
- CE-4 [d) is the third time the applicant tries to increase their density in violation of the community's wishes.
Red Flag...increase Density which violates our community's wishes and integrity of Rural Estates Zoning and character...Enough said!
- CE-5 [e) creates a fire trap hazard due to single egress on a two lane road, multiple erroneous assumptions about the fire in their analysis, including saying "no major fires in the past 50 years."
Red Flag..."no major fires in the past 50 years"...We have been evacuated 3 times in the past 13 years...and the last "Major Fire in May 2014, the CoCos Fire came within 300 yards of our home...The chaos, confusion, and safety for our families, property and animals still haunts our Community
- CE-6 [f) has serious traffic implications (including evacuation) due to Country Club road being a 2 lane road which even the developer states will be degraded to a Level of Service F (equivalent of bumper-to-bumper traffic that slowly moves, aka a constant traffic jam)
Red Flag...All roads in our community are two lanes, under maintained and increased traffic with large equipment will make this very unsafe
- CE-7 [g) construction noise impacts on livestock
Red Flag...The constant construction noise, blasting and dirt/ dust will negatively impact our Families, Livestock, Domestic animals and the Natural animal habit is abusive and reduces our quality of life
- CE-8 [h) Many of us have been long time residents...we have been forced to deal with the JRMC Project with the Power Plant, Palomar Hospital and Stone Brewery all backed up to our Rural Estates Community...the constant noise, granite blasting, granite crushing, heavy equipment noise with hazardous exhaust and constant dirt and dust which has taken our right of peace and safety
- CE-9 [i) **Red Flag**...Last, but certainly not least...Water Conservation...California in is major drought...How can the developer in all good conscience justify the consumption of water to be used for grading, building and ultimately "proposed residents" and the impact on our water supply and quality of life? We are faced to reduce consumption causing our lifestyle, animals domestic or non-domestic, nature, and landscaping

- CE-1 Comment noted. See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis regarding the Project proposal of a GPA.
- CE-2 See Response I-3 regarding urban/rural balance. Specifically applicable to the issue of urban versus rural residents, the Project is identified as semi-rural in nature (see Response U-2a).
- CE-3 See Responses I-7, I-8 and U-2a regarding the semi-rural nature of the Project, as well as many of the issues relating to overall character. Please also see Response AD-5 for character issues related to grading, fencing, etc. A rezone is proposed that would change the zoning of the Project from Limited Agricultural (A-70) and Single Family Residential (RS) to Specific Plan Area (S-88).
- CE-4 Regarding density increase, please note that the proposed density is semi-rural. Regarding a previous attempt to increase density, see Response AD-4. The zoning of the Project site is not "Rural Estates"; instead, the existing zoning is a mix of Limited Agricultural – A70 and Single Family Residential - RS (see Figure 3.1.4-3).
- CE-5 See Topical Response: Fire/Evacuations regarding fire evacuation and Responses CC-24 through CC-43 regarding fire safety.
- CE-6 Table 9-2 of the TIA (Appendix H of the Final EIR) shows LOS F operations in the Existing Plus Project Plus Cumulative condition. However, mitigation measures are recommended along Country Club Drive and at the Country Club Drive/Auto Park Way intersection to mitigate those impacts to less than significant. With the improvements to the Country Club Drive/ Auto Park Way intersection, LOS C operations are forecasted, as shown in Table 13-1 of the TIA. In addition, Country Club Drive would be widened to provide a center turn lane providing for an additional 5,000 ADT of capacity resulting in LOS C operations, thus effectively mitigating the Project's impacts along this segment as shown in Table 13-1 of the TIA.
- CE-7 See Response K-149b with respect to potential impacts to livestock and a Project alternative that minimizes grading and blasting.

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- CE-8 Air quality and noise impacts from the Proposed Project (including cumulative impacts) are discussed in Subchapters 2.2 and 2.6. Where impacts would be potentially significant, mitigation has been proposed to reduce impacts.
- CE-9 See Responses C-2, C-8, C-10, K-99, and AV-2 regarding water usage and conservation.

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CE-10

j) The significant impacts in our Community are off the scale...Families Quality of Life, domestic animals and livestock ..wild animals/insects natural habits, breeding grounds for, but not limited to, animals, amphibians, reptiles, birds and insects which are established in our Community...We are enduring the constant noise from Helicopters Flying over head to Palomar Hospital, deliveries, steam, bottle dumping, on going construction at all times day and night at Stone Brewery, SDG&E Power Plant, and the End of our Privacy due to walking trails separating JRMC Development and our community, Hidden Hills, Eden Valley, Harmony Grove, Coronado Hills and Elfin Forest...

In closing, we must not allow developers to take away our quality of life...compromises are not the answers...If development doesn't enrich our community then enough said.

Kimberly Panno
Resident in Hidden Hills and Resident in Escondido for 51 years

CE-10 Biological and noise impacts from the Proposed Project are discussed in Subchapters 2.4 and 2.6. Where impacts would be potentially significant, mitigation has been proposed to reduce such impacts. The commenter is not specific about which walking trails would be separated. However, the Project would introduce multiple trails and other amenities open to the public, such as the public multi-use trail and neighborhood park. The Proposed Project would enrich the community through these amenities, as well as by providing semi-rural housing near major employment and educational centers.