

COMMENTS

RESPONSES

**Ehsan, Beth**

**From:** zshokke@thegrid.net <i121128@thegrid.net>  
**Sent:** Sunday, June 14, 2015 4:10 PM  
**To:** Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark  
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**Subject:** Valiano DEIR

Dear Ms. Ehsan:

CF-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 appreciate that you are giving it the due diligence it deserves. My name is Robert Petitmermet and I've lived on Cerro Pedregoso in Elfin Forest for 36 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, one of the last remaining examples of coastal chaparral, in San Diego County, the last of its kind west of the 15. 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.

CF-2

The following are but a few of my concerns with the project:

- The 326 houses proposed will make evacuation a very difficult proposition. The DEIR does not show how evacuation will proceed during a wildfire event. The only evacuation deals only an eastward route. At the other end of the valley, San Elijo Road (which is a 4 lane road emptying into a 6 lane road) had people sitting in their cars for over an hour as the flames of the Coco's Fire were visible overhead on Double Peak. Had the fire not changed direction towards Harmony Grove as they did, you would have had a tragedy on your hands. Country Club is only a 2 lane road as are Harmony Grove Rd. and Elfin Forest Rd.

CF-3

- No analysis of the traffic impact on Elfin Forest Rd. was made in the DEIR. There are quite a few roads and driveways that currently enter on to Elfin Forest Rd. The increased traffic heading west towards the coast and "the 5" would make leaving our homes a nightmare (even if it were not during an evacuation. There is also a bottle neck at San Elijo Road.

Sincerely,  
Robert Petitmermet

CF-1 Introductory comment noted. See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis and responses to specific comments, below.

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

CF-3 See Response AD-14 regarding analysis of traffic on Elfin Forest Road.