

COMMENTS

RESPONSES

May 15, 2015

Fm: William & Merlyn Porter
2964 Milpas Drive
Escondido, CA 92029

To: Beth Ehsan
Land Use/Environmental Planner
County of San Diego Planning & Development Service

Info: Mark Wardlaw
Director, County of San Diego Planning & Development Service
Chairman Bill Horn
Supervisor District 5

Subj: Valiano Specific Plan PDS2013-SP-13-001 Notice of Public Review

CG-1 The Porter Family has resided at 2964 Milpas Drive for 29 years. We have **major safety** concerns not only for ourselves but for our neighbors with the Valiano Specific Plan as presented to your department.

CG-2 As expressed in previous letters to the Planning & Development Services we have no issues with any developer if they build to the existing General Plan. Eden Valley site is subject to the General Plan Semi-Rural Regional Category, Semi-Rural 1 (SR-1) and Semi-Rural 2 (SR-2) Land Use Designation which was approved years ago by the Board of Supervisors.

CG-3 We are concerned with a downgrade in the quality of life for us and other residents of this area due to not only this proposed development, but the Harmony Grove Village project of 742 homes that has already begun construction.

CG-4 Transportation
1. Country Club Drive is our access to & from Milpas Drive. The Valiano Project public review draft EIR shows the traffic between Hill Valley Drive to Eden Valley Lane will have a cumulative impact on our ingress & egress onto Country Club Drive. They indicate a **ADT of 10,050, LOS of F**. These studies are not accurate as to what the scenario will be when all the projects are built out! Milpas Drive is between Hill Valley Road and Eden Valley Lane.

CG-5 2. The County dedicated streets of Milpas Dr., Surrey Lane, Live Oak Dr. and all the unnamed dirt roads that require access to Country Club Drive are not included nor listed on Valiano's various maps. They only addressed their project and not the above streets that residents that will have to ingress & egress onto Country Club Drive.

CG-6 3. The conceptual improvements listed by Valiano for improvements at cross streets for the median at Hill Valley Drive (which we now understand is not to be an access road for their

CG-1 Introductory comment noted. Responses to specific concerns are provided below.

CG-2 See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis regarding the proposal for a GPA.

CG-3 Comment noted. Cumulative analyses in the EIR took into account the cumulative impacts between the Proposed Project and nearby projects, such as the Harmony Grove Village project.

CG-4 See Response CD-3 regarding traffic impacts to Milpas Drive. In addition, the Project would provide mitigation along Country Club Drive from Auto Park Way to Kauana Loa Drive by implementing intersection improvements at the Country Club Drive/Auto Park Way intersection and providing left-turn pockets onto Project access roads at Eden Valley Road, Mount Whitney Road, and the two future access driveways.

CG-5 Per County Traffic Report Requirements, "the study area intersections should include the intersections of Circulation Element roads and intersections where project-related traffic adds traffic to the right and/or left-turn movement and exceeds the peak hour threshold." Since no Project traffic would be added to the right and left-turning movements at Milpas Drive, Surrey Lane, Live Oak Drive and the unnamed dirt roads mentioned by the commenter, analysis of these locations is not warranted.

CG-6 As shown in the TIA (Appendix H of the EIR) and EIR, LOS C or better operations were calculated at Project access intersections, and the queuing analysis provided for the 50 feet northbound left-turn pockets onto Project access roads resulted in no excessive queues given a low

COMMENTS

RESPONSES

CG-6 cont.	<p>project), Eden Valley Lane and Mt Whitney Rd. indicates a 50' pocket for left turn, but no 50' pocket for traffic coming from the named street for a left turn northbound on Country Club Rd. We believe the 50' pocket is not enough distances during peak hours. The drawings for the future streets 5 AN & 5AS are different then the above listed roads, why? We believe they should be at least the same as 5 AN & 5AS.</p>	CG-6 cont. amount of forecasted northbound left turns (maximum 16 PM peak hour inbound trips). A left-turn pocket is not warranted on Country Club Drive at these very low traffic volume roadways.
CG-7	<p>4. Valiano has documented the issues for the road that directly affect their projects but no mention of the roads we listed in item 2. Is the County going to address the access issue to these roads with Valiano since all the residents on these roads are county TAX PAYERS? We recommend that Country Club Drive have a center median from Hill Valley Road to the New Harmony Grove Village project. This will at least provide all the residents a method to Ingress or egress their roads or driveways safely if the Board of Supervisors approve this project. Another solution is to implement what the Harmony Grove Village Network provided with a paved width of 36 feet for a 12-foot two-way left-turn lane for the majority of the roadway. If this is not feasible we would recommend center left turn lanes in accordance with (as indicated in the California Driver Handbook for all listed and non listed roads) that have to access Country Club Drive.</p>	CG-7 See Responses CD-3 and CG-5 for why the named roads would not be impacted. There would be no change in access to/from Country Club Drive (i.e. all movements would still be allowed) for the residents living along Milpas Drive, Surrey Lane, and Live Oak Drive.
CG-8	<p>Fire Safety</p>	CG-8 The provision of a center two-way left-turn lane on Country Club Drive is not warranted based on the forecasted traffic volumes turning onto these roadways. See Response CG-7. Adding a center median would contradict the stated goal of maintaining access to Country Club Drive from the side streets.
CG-9	<p>1. We have experienced four major fires in the 29 years we have lived in Eden Valley. We were ordered to evacuate twice. The 2014 fire caused extremely hectic driving conditions on Country Club Drive during this period when Eden Valley and the surrounding area was required to evacuate with only a northbound exit and we can't imagine what it will be like when Harmony Grove Village 742 residents are asked to evacuate. It would be a disaster to clear everyone from the area in a timely fashion.</p>	CG-9 See Topical Response: Fire/Evacuations regarding fire evacuation.
CG-10	<p>2. It should be noted there was major fire burn in the Valiano project area with the 2014 Coco's fire! We suggest you review what happened in the San Elijo area to the residents of San Marcos that had to evacuate the area when one of their roads was closed because of the fire. It took some residents over two hours to leave the area because of the congestion! This is a major concern to us and the residents of Eden Valley. If the Valiano Project is approved as is it will directly affect the SAFETY of those trying to evacuate.</p>	CG-10 See Topical Response: Fire/Evacuations regarding fire evacuation. In addition, all routes identified for evacuation and alternate traffic control are subject to actual live conditions during a wildfire measures at the time of the emergency.
CG-11	<p>Water</p> <p>1. We are served by Rincon Water District and you have received their memorandums' of August 15, 2012 and April 29, 2015 concerning this project and their issues.</p>	CG-11 See Responses C-2, C-8, C-10 and K-99 regarding the Project's reduced water usage compared to the baseline.
CG-12	<p>2. We are now under California mandatory water conservation due to the five year long drought conditions and Rincon Water will be having a hearing on rate increases due to the lack of water resources. They stated in April 29th letter to the Planning and Land Use</p>	CG-12 See Responses K-99 and AV-2 regarding water usage and use of recycled water.

COMMENTS

RESPONSES

CG-12
cont.

Department that to obtain a 25% reduction they may have to place a suspension of new meters because of the drought. The drought will not end even if California has five good years of rain. The Department of Planning and Land Use should recommend to the BOS that this is a major concern that must be taken into consideration since it takes a lot of water to build and maintain a development of this size.

CG-13

It is our hope that the Board of Supervisors stick firm to their commitment that there would be a buffer zone of no growth north of Mt. Whitney Rd when they approved the Harmony Grove Village Project.

CG-14

The primary concern is there is major **safety issues** involved with this project.

Regards,
William A. Porter
Merlyn Porter

The project would require a General Plan Amendment to change the designation to Semi-Rural 0.5 (SR-0.5). Zoning for the site is Agricultural (A70). The site contains a one home to be removed and a historic barn to remain. The property is currently zoned A70 with minimum lots sizes of 1 and 2 acres. A Rezone would be required to reduce the minimum lot size and change the A70 areas to RS. A Specific Plan and Site Plan would establish setbacks, etc, which will vary across the five proposed neighborhoods.

CG-13 See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis regarding the need for a GPA.

CG-14 Specific concerns regarding safety issues with the Project have been addressed above (CG-4 through CG-10).