

COMMENTS

RESPONSES

Ehsan, Beth

From: Linda Roppe <roppe@earthlink.net>
Sent: Sunday, May 31, 2015 8:09 PM
To: Ehsan, Beth
Subject: Valiant Project

Dear Members,

CJ-1 [Kindly consider concerns of residents of Hidden Hills/Citricado/Eden Valley residents of Escondido.

CJ-1 [My husband and I have lived in Hidden Hills for eleven years. Our home directly overlooks Country Club Drive. This is a two lane road, traveled by traffic in both directions past homes and horse corrals. Currently the traffic level is at capacity as industrial trucks and consumer vehicles travel to work and shopping destinations.

CJ-2 [Today marked the opening of Harmony Grove Village. 750 homes are being compacted side by side with no back or front yards into this once open beautiful space. We estimate that this will add 3,000 people to the nearby area. The egress roads will be Country Club Drive and Harmony Grove Road as these people travel to work, the Albertson/Home Depot Shopping Center and Costco/Walmart Centers nearby. These two small streets will be the only way to the 78 and 15 freeways.

CJ-3 [It is absurd to compound the situation with the further addition of the Valiant Project. Not only will more homes and sewage treatment facilities, impact the environment and traffic pattern but CJ-4 [also further disrupt the natural habitat of animals and vegetation, not to mention the view of Mt. CJ-5 [Whitney.

CJ-6 [Please consider our concerns and pleas to block this unnecessary and disruptive project. Thank you for respecting the views and opinions of our neighborhoods.

I am available for further comment or input at roppe@earthlink.net and Linda Roppe', 2795 Canyon Oak Road, Escondido, Ca. 92029

CJ-1 Per County of San Diego traffic guidelines, traffic is rated on a scale of LOS A to LOS F, with LOS A representing the best operating conditions and LOS F the worst. Six existing segments of Country Club Drive were analyzed in the Project's TIA (Appendix H of the Final EIR). Four of these segments operate at LOS A, one at LOS B, and one at LOS C, all of which are considered adequate.

CJ-2 Harmony Grove Village would add up to 742 residences. Egress roads are not limited to Country Club Drive and Harmony Grove Road. Kauana Loa Drive provides an eastbound egress to I-15. The new Harmony Grove Village Parkway has opened that provides an eastbound egress, connecting drivers to Citricado Parkway and I-15.

CJ-3 The Proposed Project's addition of homes and sewage treatment facilities were analyzed throughout the EIR. Potentially significant impacts would be lessened or avoided through mitigation measures.

CJ-4 The Proposed Project's traffic impacts were analyzed in Subchapter 2.8 and environmental impacts were analyzed throughout the EIR. Potentially significant impacts would be lessened or avoided through mitigation measures.

CJ-5 Based on Google Earth, the commenter's home on Canyon Oak appears to be at an elevation of over approximately 700 feet amsl. The view to Mt. Whitney is west-southwest, and looks over other Eden Valley uses, the future Neighborhood 5 of the Proposed Project (approximately 0.2 mile away) and Harmony Grove Village in the direction of Mt. Whitney. The elevations of the proposed Valiano Project residential pads in Neighborhood 5 range from 638 to 897 feet amsl, whereas the Mt. Whitney elevation is recorded by Peakbaggers as being 1,736 feet amsl. Project-related residences would therefore be substantially below the Mt. Whitney peak, as well as backed by other intervening homes associated with Harmony Grove Village. Open views to the substantially higher Mt. Whitney upper slopes and peak associated would not be disrupted by Project elements.

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- CJ-5
cont. In terms of impacts to habitat, proposed mitigation is commensurate with the proposed impacts and would occur in accordance with County and Resource Agency requirements. The Project is consistent with County Guidelines regarding impacts to biological resources.
- CJ-6 The comment expresses the opinions of the commenter, but does not raise an environmental issue within the meaning of CEQA; therefore, no further response is required.