

COMMENTS

RESPONSES

**Ehsan, Beth**

**From:** Ed Stainton <edstainton460@gmail.com>  
**Sent:** Monday, June 15, 2015 2:34 PM  
**To:** Ehsan, Beth; Maggie.Lov@sdcounty.ca.gov; Blackson, Kristin; Wardlaw, Mark; Sibbet, David  
**Cc:** Roberts, Dave; Horn, Bill; Jacob, Dianne; Fitzpatrick, Lisa; Cox, Greg; bruce.bettyliska@gmail.com; douglas.dill@att.net; efhgtc@gmail.com  
**Subject:** Valiano Draft Environment Impact Report: PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP 13-003, PDS2013-ER-13-08-002

County Planning and Development Services:

CS-1 [ Having moved here recently for the semi-rural nature of Elfin Forest with larger than average lots for the area; trails for biking, hiking and horseback riding; large parcels of land preserved by the Escondido Creek Conservancy and others, I find that the proposed Valencia project will change the reasons we moved here. The Valencia project will supersede the standards set with the present Zoning Ordinance. The completed project along with all the new homeowners will increase significantly the traffic level on Elfin Forest Road along with lots more traffic noise; making entering and exiting Elfin Forest Road more dangerous; and biking, pedestrian and horseback riding less safe.

CS-2 [

All the above effects of the Valiano development are NOT the reasons we moved here.

Ed and Christine Stainton, 7018 Elfin Oaks Rd. Escondido

CS-1 Introductory comment noted. See specific responses to your concerns in Response CS-2.

CS-2 The first part of the comment is related to the proposed change in zoning which is fully addressed in Response AD-2 and Section 3.1.4 of the EIR. The EIR also evaluated potential impacts to traffic and determined that the Project would not significantly increase traffic on Elfin Forest Road, as discussed in Responses K-165 and AD-14. The traffic noise levels, as defined by the Noise Element, would be less than significant, as evidenced by Table 2.6-2 in the EIR which indicates traffic noise at the location of Country Club Drive between Street 5A and Harmony Grove Road was less than significant. Therefore, the noise analysis did not need to specifically address Elfin Forest Road which is further away from the Project. As discussed in Subsections 2.8.2.7 and 2.8.2.8, the Project would not create significant traffic hazards to motorists, bicyclists, pedestrians or equestrian users on nearby roadways.