

COMMENTS

RESPONSES

Ehsan, Beth

From: Alicia Strother <aliciaann1981@gmail.com>
Sent: Sunday, June 14, 2015 8:19 PM
To: Sibbet, David; Ehsan, Beth; Loy, Maggie A; Kristen.Blackson@sdcounty.ca.gov; Wardlaw, Mark
Cc: Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglass.dill@att.net; efhgtc@gmail.com
Subject: Eden Valley/Valiano project

Dear Ms. Ehsan and whom it may concern:

I am an owner of horse property on Eden Valley Lane. I acquired my property over 8 years ago. I was drawn to the area because it was a perfect quaint small place to have my horses. I have had horses for close to 25 years. Southern California is running out of land and area for horse keeping.

I think it is very important that we keep the current zoning in place and not change the whole tenure of the neighborhood. You are aware of the huge fire risk as well as the major traffic impact it would cause. The traffic alone would make my property not fit for its current purpose. Loud noise and speeding cars would make it hazardous for me, my daughters, and my mother to ride our horses.

This is an area that is filled with wildlife. We have deer, coyotes, woodpeckers, various snakes and blackfoot weasels. I would hate to see them pushed out of their homes. Its very evident people love having open space and untouched land. If you drive by the preserve on elfin forest road there is absolutely no parking. People need areas to get out and hike and see nature.

Please make the developers be responsible with their development and please don't let them change the general plan. Keep the current zoning for the safety of the current and new residents!

Thanks in advance,
Alicia Torres
2867 Eden Valley Lane
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760-520-5721

- CZ-1 Comment noted. One of the Project objectives is to "design a community that embraces and preserves the equestrian nature of the surrounding area and provides amenities for the equestrian community." See Response AD-19.
CZ-2 See Responses U-2a and AD-5 for the inclusion of rural and semi-rural elements in the Project and Response AD-2 regarding the proposal for a GPA.
CZ-3 See Topical Response: Fire/Evacuations regarding fire evacuation.
CZ-4 The existing traffic on Eden Valley Lane is approximately 400 ADT. With Project traffic, Eden Valley Lane would be expected to carry 1,862 ADT, which would be under the County private road standard capacity of 2,500 ADT. This increased in traffic would not preclude the use of your property for equestrian uses. In addition, Project amenities would enhance equestrian use in the area through a public multi-use trail and other equestrian amenities.
CZ-5 Noise impacts to off-site receptors were analyzed in accordance with County noise standards in Subchapter 2.6. Impacts to your property, modeled as Receiver R 59 in Table 2.6-3, would not exceed County standards.
CZ-6 See Response CZ-4 regarding equestrian use on your property and Eden Valley Lane.
CZ-7 See Response BC-8 regarding the Project site's relationship to regional conservation planning.
CZ-8 Your comment is noted about the love for open space and untouched land. To preserve this aspect of the area, the Proposed Project would retain 31.2 acres of biological open space and 32.9 acres of agricultural open space easement, as well as landscaped open areas and parks. In addition, the Project's public multi-use trail would allow residents and visitors to be outside and see nature. Your comment about access to the preserve on Elfin Forest Road does not raise an environmental issue with respect to the EIR analysis, so no CEQA response can be given.

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CZ-9 See Topical Response: General Plan/Community Plan/Community Character regarding the need for a GPA. Your opposition to the Project is hereby included as part of the record and made available to the decision makers prior to a final decision on the Proposed Project.