

COMMENTS

RESPONSES

Ehsan, Beth

From: Buz Rufe <buzrufe@san.rr.com>
Sent: Tuesday, June 09, 2015 10:18 AM
To: ;
Subject: County Development Issues

I am writing to all those interested parties having issue with determining the fate of several developments west of Escondido...specifically Valiano, in the 'pre-application phase' of development. I will reference the development EIR by specific numbers at the end of this writing.

I have lived in the same house for 45 years. It is located slightly northwest of the Escondido city limits near the former Escondido Country Club and golf course. When I moved here, the population of Escondido was 36,000. Now, it is close to 150,000! Needless to say, I have seen Escondido make many changes.

One of the changes is that traffic and human congestion has increased dramatically, and I have to say that this has impacted the quality of life negatively. However, we chose to stay for all the positives of living in the Escondido community.

One of the negatives of living in this particular part of North County is that the intersection of Nordahl and 78 is the most congested intersection in San Diego County at rush hour. A recent attempt to relieve some of this congestion was completed in 2014 with limited results by adding a lane to the offramp at eastbound 78 and Nordahl.

In looking at future development that will undoubtedly be adding to the congestion at this intersection and also to intersecting I-15 are as follows: Harmony Grove Village, already approved and in the 'build-out' stage. This site will add 742 homes to the west of Harmony Grove and Country Club roads.

Directly south is Harmony Grove Village South, a site in the 'pre-application phase' of development that will ultimately add 458 homes to this area.

Just north of Harmony Grove Village is a development called Valiano, also in the 'pre-application phase,' which proposes 362 homes (This total is in violation of the recently-approved General Plan, and builders are asking for an amendment to approve this).

All of the above locations are near the community of Harmony Grove, an unincorporated community that has suffered enormously in the wildfires that have ravaged it nearly every time there have been fires. In 1996, there was a human death and severe loss of horses and other types of animals. Much of the loss was attributable to the difficulty and sometimes inability of firefighters to access the difficult terrain to the homes. In 2014, this was painfully evident in the Coco's fire, with severe losses. Apparently, some of these homes are uninsurable.

A point of emphasis is that this area has only poorly-maintained access roads and streets that are only of 2-lanes. All of the ingress and egress to the north and 78 will

DC-1 The comment is related to fire evacuation which is addressed in Topical Response: Fire/Evacuations and Subchapter 2.9. Your concern regarding the effects of the Project on evacuations is hereby included as part of the record and made available to the decision makers prior to the final decision on the Project.

DC-2 The comment is related to water usage which is addressed in Response C-2, C-8, C-10 and K-99 and Subchapter 3.1.8. The Project would implement water saving efforts as part of the community.

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DC-2 cont. have to be on 2-lane Country Club Rd., a situation that seems almost impossibly difficult with a build-out population of 1562 homes! Adding to this total is another 'Pre-application' development SW of Harmony Grove Village that will make the total proposed and existing population of this area of over 2200 new homes!

DC-3 Thus far, all I've addressed is congestion and the lack of infrastructure to handle it. NOW CONSIDER THE IMPACT OF WATER USAGE.

I believe I've said enough.

Signed,
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Valiano Draft Environmental Impact Report: PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002

DC-3 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.