

COMMENTS

RESPONSES

From: [Brenda Wright](#)
To: [Sibbet, David](#); [Ehsan, Beth](#); [Loy, Maggie A](#); [Blackson, Kristin](#); [Wardlaw, Mark](#); [Fitzpatrick, Lisa](#); [Roberts, Dave](#); [Cox, Greg](#); [Jacob, Dianne](#); [Ron-Roberts](#); [Horn, Bill](#); ruce.bettviska@gmail.com; douglas.dill@att.net; efhgqc@gmail.com
Subject: I hope I'm not too late
Date: Tuesday, June 16, 2015 7:48:57 AM

Dear Ms. Ehsan:

First, I want to thank you and your colleagues at Planning and Development Services for all the time and work you've put into reviewing the Valiano project. It really means a great deal to our community and appreciate that you are giving it the due diligence it deserves. My name is Brenda Wright, and I've lived on Country Club Drive in Eden Valley for 5 years.

As you know, the project, as proposed, threatens to destroy the wonderful community we are part of and that has existed, undisturbed for over 125 years. It is a unique and special place in San Diego County, the last of its kind west of the 15, I'm afraid. I am taking the opportunity to provide my comments on the Draft EIR for this project in the hopes that the developer will seek to follow the vision of the General Plan and that of the Community.

My main concerns are many. The impact of the HGV are already a major concern, particularly because of the traffic it will cause on Country Club Drive. Many of us walk on this road all day, with horses, dogs, and children. Due to it being a straight shot, the speed of the vehicles traveling it are already dangerous. I've noticed a big increase in the number of vehicles even just from the construction that has been going on for the past year.

When we were evacuated because of the fires last year, just the existing population caused a backup and long waiting lines to get out of the neighborhood. Trucks with horse trailers need to be considered as they are cumbersome and take more time and effort to navigate. The 400+ homes of HGV will already severely impact this situation as there is not sufficient access in and out of that neighborhood. I can't even understand how that community was approved with Country Club Drive being the main access, and it being a two lane road through a rural area. There are not even street lights sufficient to light this street. I am very, very concerned.

I moved to this area to be in a rural neighborhood, and highly value the fact that we have large lots, horse properties, and the country feel. That is already being impacted by HGV. I don't know what this will do to our home values, but the main issue is how it will affect our every day living.

I hope that you will take our concerns and very valid opposition to the Valiano project seriously, not to mention legally. We have already conceded to a major housing development, and the proposed one would negatively impact us even more. Please put yourselves in our shoes. If you bought your family home or retirement home in a neighborhood such as ours, and then had 1000 homes built around you, I'm sure you would be as upset as we all are.

DD-1 This comment indicates that the Project would threaten to destroy the community (character) and the EIR analysis does not come to the same conclusion. Your hope for the developer to follow the vision of the General Plan is hereby included as part of the record and made available to the decision makers prior to a final decision on the Proposed Project.

DD-2 The TIA (Appendix H of the Final EIR) and EIR (Subchapter 2.8) evaluate traffic conditions under near-term and long-term conditions per County Report Requirements for Country Club Drive. 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, connecting the existing sidewalk along the northern side of this roadway section with a 5-foot sidewalk and providing a 4-foot decomposed granite pathway along the south side of this segment with a 6 inch asphalt berm, and providing left-turn pockets onto Project access roads at Eden Valley Lane, Mount Whitney Road, and the two future access driveways. Regarding construction traffic, see Response K-156.

DD-3 See Topical Response: Fire/Evacuations regarding fire evacuation.

DD-4 Please note that property values are not a CEQA issue, but your concern for your neighborhood is noted and is hereby included as part of the record and made available to the decision makers prior to the final decision on the Project. See Response U-2a regarding the semi-rural nature of the Project, AD-19 regarding horse keeping, and AD-5 regarding rural elements of the Project. Related to views from your property, you are approximately 0.25 mile removed from the closest part of the Project due west of your home (based on review of Google Earth). This would be looking down the street south of posted Milpas Drive (with existing developed lots on both sides) toward the northeast corner of Neighborhood 3 (open space with oak trees in this area). Therefore, views from your home would not change substantially.

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