

Ehsan, Beth

From: Sandra Bartsch <sandra@sbeventprod.com>
Sent: Saturday, June 13, 2015 8:05 AM
To: Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark
Cc: Fitzpatrick, Lisa; Cox, Greg; dianne.jacobs@sdcounty.ca.gov; Roberts, Dave; ron-robbers@sdcounty.ca.gov; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net; EFHGTC
Subject: Proposed Valiano Development - DRAFT EIR Comment - Opposition

To:
 San Diego County Planning and Development Services Staff:

Reference:
 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

I am a resident of Elfin Forest and I strongly oppose the Valiano Project as proposed for the following reasons:

1. Safety in Case of Fire - Evacuation routes.

We live in an extremely fire prone area. The ability to evacuate in a quick manner when a wildfire occurs, is critical to us and our animals and frankly to our survival. The Cocos Fire that happened in May 2014 has heavily affected the Harmony Grove area and is a good example of how residents of our valley have to be able to get out quickly. I had to evacuate with my husband and 7 year old son, take our horses and other animals. As we were trying to leave the area we found that the escape route through San Elijo Hills was gridlocked (because of a mandatory evacuation order they had) so we had to turn around and go through Harmony Grove towards Escondido. Thankfully Harmony Grove Village had not been built out at that time. Once Harmony Grove Village will be fully developed, both of our evacuation routes will be heavily populated and we will have bottlenecks on both ends of our valley. It scares me to think what will happen if mandatory evacuation orders are in tact on both ends of our Valley at the same time. We may literally get trapped.

Any further increase in density on the Harmony Grove/Eden Valley side of our Valley will just contribute even more to this problem. I think allowing the Valiano Development to go forward as proposed could result in extremely dangerous and potentially life-threatening situations for residents of Elfin Forest and Harmony Grove in a fire situation like we had last May.

2. Community Character

As defined in our community plan, we are a rural community. Allowing Valiano to go forward as planned violates our community plan and would tip the scale of urban vs. rural residencies. Harmony Grove/Eden Valley could no longer be called a rural community.

3. General Plan

Many people worked very hard and very long on the County's new General Plan. It needs to be adhered to. I am aware that a General Plan allows for amendments, but I would expect that amendments are only granted under very exceptional circumstances, when there is a clear benefit or necessity to the general public and/or the environment and/or to the greater good. I do not see any justification in this case why the General Plan should be amended.

4. Traffic

The Valiano project as proposed has serious traffic implication (see also point 1 above). It has a single egress on a two lane road, Country Club Lane will be impacted to a point where we will see constant bumper to bumper like traffic.

5. Noise impact on the neighborhood and live stock

W-1 The comment raises fire safety issues with evacuation. This issue is discussed in Topical Response: Fire-Evacuations.

W-2 See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis, and Responses G-6, G-7, I-7, and U-2a,.

W-3 See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis and Response M-18. United States/California law allows private property owners to pursue legal uses of their property. For developments and tentative maps, this may include proposing uses of that property that vary from projections in an existing plan following substantial submittal requirements and environmental analyses. The County's land use authority requires a complete application, staff analysis for zoning and land use, CEQA compliance, public involvement, and a recommendation to a decision making body to implement such changes.

COMMENTS

RESPONSES

- W-4 As described in the FPP, Section 2.2, Fire Access, there would be multiple egresses from the Project site (Mount Whitney Road, Eden Valley Lane, two entrances on Country Club Drive, and emergency access via Hill Valley Drive) and access to regional areas, such as north to SR 78, east to the I-15, or west towards Elfin Forest. The traffic implications are analyzed in Subchapter 2.8 of the EIR, with mitigation to reduce or avoid potentially significant impacts.
- W-5 See Response K-149b with respect to potential impacts to livestock and a Project alternative that minimizes grading and blasting. Potential noise impacts to residents as a result of blasting are expressly addressed in EIR Subchapter 2.6, and mitigation to comply with the County Noise Ordinance identified in Mitigation Measure M-N-9. The current project cannot address noise effects from Harmony Grove Village construction.

COMMENTS

RESPONSES

W-5 cont. The noise impact on neighboring residence and their livestock during construction is unacceptable, especially considering that it has been the same neighbors that have been impacted and continue to be impacted by blasting and construction noise of the Harmony Grove Village.

W-6 6. Water Shortage and Drought
It seems counter-intuitive to allow any increase in density to the General Plan during a multi year drought when the State has announced unprecedented mandatory water conservation measures.

I trust that you will make the right decision and advise against this Project as proposed. It is wrong on many, many levels.



Sincerely,
Sandra Bartsch

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W-6 The comment concerns water usage. See Responses C-2, C-8, C-10 and K-99 for a discussion of the proposed water usage compared to the baseline condition.