

## Chan, Michelle

---

**From:** Jodi Maurice <jodi.maurice@gmail.com>  
**Sent:** Thursday, May 10, 2018 10:37 PM  
**To:** Chan, Michelle  
**Subject:** Public Hearing re: Valiano housing project

Having heard nothing about this project since a meeting in July of 2013 we were surprised to receive the Notice of Public Hearing last week. I noticed it mentions the EIR, but we never received any information on the Draft EIR. Shouldn't we have been noticed of that as well?

My partner, Michael Wittmer sent an e-mail last week but received no response. I plan to attend tomorrow's meeting and would like to give the remarks below:

When we bought our home on Hill Valley Drive in 1981 we were told the County's General Plan included widening Country Club Drive to 4 lanes. In the ensuing 37 years Country Club Drive has remained essentially the same; a 2-lane country road. Extending the existing sidewalk and adding a berm and gravel shoulder will not add the needed lanes and do nothing to mitigate the traffic increase from this sizable housing project. At a meeting some years ago a Valiano representative told me they planned to open up Hill Valley Drive to ingress and egress for their northern neighborhoods but no plans existed to make the necessary changes for Hill Valley Drive to be able to handle the increased traffic. In a recent document I read that there are 1000+ anticipated additional daily trips on Hill Valley Drive. This is completely unacceptable. This is our only way in and out of our valley and during an emergency we would be trapped by gridlock.

Over the years we have evacuated several times due to wildfire, both under mandatory orders and because being a family of first responders we understand the wisdom of leaving an area of potential danger as soon as possible. The difference between evacuating during the Cocos Fire and trying to get out of the valley during the recent Lilac Fire was immense. This past December we sat in a line of cars on Hill Valley Drive, unable to turn left onto Country Club Drive until a Sheriff's Deputy arrived and began to direct traffic. This was bad enough in the middle of the day, when the fire was still some miles north of us. We would have been in serious trouble had it been late at night and/or with the fire bearing down on us. Since the development of Harmony Grove Village, traffic and speed on Country Club Drive has greatly increased. The addition of 326 families in the proposed Valiano development will put many lives at risk when, *not if*, the next wildfire comes.

Many people have expressed concerns about how Valiano's proposed community will denigrate the rural atmosphere of the Harmony Grove/Eden Valley area, including increased noise, light, and heat, loss of habitat for wildlife and migratory birds, and traffic congestion. I add my name to the list of people who feel this project will adversely effect our quality of life.

The County and area residents worked long and hard to come up with a new General Plan, which includes the allowance of 153 homes in the proposed Valiano project area. What I oppose is any effort to more than double what was deemed reasonable in the last General Plan change.

Johanna Maurice  
3060 Hill Valley Drive  
Escondido  
760/489-8049