

COMMENTS

RESPONSES

Ehsan, Beth

From: Jean-Francois Erforth <jeanoerforth@gmail.com>
Sent: Monday, June 15, 2015 1:46 PM
To: Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; Cox, Greg; dianne.jacobs@sdcounty.ca.gov; Roberts, Dave; ron-robers@sdcounty.ca.gov; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net
Cc: EFHGTC
Subject: Re: 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

AN-1

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 Jean-Francois Erforth and I live on 7753 Camino Sereno in Elfin Forest since 2007 and in North County since 1995.

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.

I strongly oppose the Valiano Project as proposed for the following reasons:

AN-2

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 wife 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.

AN-3

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.

AN-1 Thank you for your introductory comments. This comment indicates that the Project would threaten to destroy the community (character); please note that 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.

AN-2 See Topical Response: Fire/Evacuations regarding fire evacuation. The Project includes measures to ensure that it would not create or add to dangerous conditions in a fire situation (refer to Subchapter 2.9 of the EIR).

AN-3 See Responses G-7, I-7 and I-8 regarding rural elements in the neighborhood and the Valiano Project. See Responses I-64 and I-65 regarding the balance of urban versus rural residences.

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AN-4 3. General Plan
 In the 2000s, the County staff and many members of our community (upwards of 60+ over many many meetings) collaborated on the General Plan Update and it was decided that our community should take "our share of density" to accommodate the growth that SD County would experience over the next 20 years. This is where the Community Development Model was implemented where our share of this density would form part of a denser village and then the density would feather outwards away from the village limit line, in order to protect the rural nature and the values of our community. *We agreed with this compromise.* This project violates that compromise and it violates the Community Development Model as it creates higher density outside the village core after the "feathering out" has occurred. This is significant.

AN-5 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.

AN-6 5. Noise impact on the neighborhood and live stock
 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.

AN-7 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,
 Jean-Francois Erforth

7751 Camino Sereno
 Escondido, CA 92029

AN-4 This is a repeat of comment AD-2. See Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis and Responses G-7 (focused on sewer) and AD-2 regarding consistency level with the General Plan, as well Responses I-3 and I-4 regarding the Project consistency with the Community Development Model.

AN-5 See Response W-4 regarding points of egress. The scenarios for Country Club Drive in the TIA (Appendix H of the Final EIR) and EIR adequately evaluate traffic conditions under near-term and long-term conditions per County guidelines. 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 and providing left-turn pockets onto Project access roads at Eden Valley Lane, Mount Whitney Road, and the two future access driveways.

AN-6 For your concern related to noise impacts, see Response K-149a for the requirement to prepare a blasting control plan and Response K-149b with respect to potential impacts to livestock and a Project alternative that minimizes grading and blasting.

AN-7 The comment concerns water usage. See Responses C-2, C-8, and C-10 for the Project's consistency with the Rincon del Diablo Municipal Water District's (Rincon MWD) Drought Ordinance and the 2014 Urban Water Management Plan (UWMP) update and the Project's reduction of water use compared to the historical baseline.