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Ehsan, Beth

From: Sadie Rose [sadierose82@gmail.com]
Sent: Friday, July 12, 2013 10:12 AM
To: Ehsan, Beth
Subject: Comments from July 10th Friends of Eden Valley for Responsible Development

Hi Beth,

I am writing as a concerned citizen living in the Eden Valley area of Escondido.

We have a serious issue with this development as we just bought a house in Eden Valley four months ago and we are expecting our first child in August. We bought in this area because we value the open space, large lots, dark nighttime skies, low traffic, wildlife, and quite that is our current neighborhood and we feel the proposed development and developer do not plan to follow the things we currently value in our community.

Thank you very much!

Sadie and Ryan Auer

Bartsch

Ehsan, Beth

From: Sandra Bartsch <sandra@sbeventprod.com>
Sent: Friday, July 19, 2013 10:53 AM
To: Ehsan, Beth; Loy, Maggie A
Subject: Comment to NOP for EIR for the Valiano Project

Beth, Maggie -

We have been residents of Elfin Forest for the past 6 years. We moved to the valley because it is literally one of the the last "pockets" of rural, open space living in North County West of the 15 Freeway.

We purchased our home, and we are raising our 5 year old son here. It is very important for us that our son grows up surrounded by open space, wildlife and a somewhat still functioning eco system.

Being constantly faced with the threat of new large developments encroaching on our little community is very painful, and we feel that our rural lifestyle is under literally being attacked. We are very aware and concerned that new developments being approved in the area will change our lifestyle here so much that we will actually have to leave. That would mean for us leaving the San Diego area, because we do not see any other areas that are similar to Eflin Forest/HG - rural yet in close proximity to the ocean and the beach communities.

Harmony Grove Village, which is currently being built, will add about 800 new homes to our valley. This will put a lot of pressure on our rural lifestyle and the eco system in the valley.

Here are some concerns we have regarding the Valiano project specifically:

1. The county just recently approved a new General Plan, which was in the works for many years. Residents worked very closely with county staff to come up with what we consider a compromise that we can live with in regards to the density and zoning in Harmony Grove, Eden Valley and Elfin Forest. A General Plan should be considered the "rule book" and Master Plan that everybody follows. I see NO REASON, why this new plan should be amended to approve a higher density for the Valiano Project.
2. Valiano (specifically Neighborhood 5) would ruin the "open space buffer" that is supposed to exist between urban areas (Harmony Grove Village) and our rural community.
3. Traffic - The increase in traffic that we will face already due to the fact that Harmony Grove Village is being built, and the fact that the proposed and promised Citracado Parkway extension is being delayed (or might not be built at all), will for sure be significant. Increasing the density for the Valiano Project and building even more homes will put way too much pressure on Country Club Lane and Harmony Grove Road.

We are also very concerned about the increase in traffic on Elfin Forest Road. We cross this road by foot, bike and horse constantly. Significantly increased traffic will mean a health and safety risk to us, our child and our animals.

For your your traffic analysis, please take into account what the traffic will be like once Harmony Grove Village is completed especially without the Citracado Pkwy extension.

4. Evacuations. Evacuations of people and animals are already very scary, since there are very few outlets from the valley. Every increase in density increases the risk to our health and safety in case of an emergency evacuation.

5. Gated Community: Having a gated community in our valley is not acceptable for us. We moved to this Valley because we did not want to see and live around gated communities.
6. Traffic safety during construction. We are already seeing a huge increase in large vehicle traffic on Harmony Grove Road and Country Club. We consider increased truck traffic in our valley a safety risk to us and our child.
7. Wildlife. With more of the open space in the valley being destroyed, we are very concerned about the ability for wildlife to survive.
8. Preservation for future generations. 85% of the coastal chaparral is gone. We need to preserve what still exists for our future generations. Any amendments to the General Plan, increased density in the interest of the developers sets a bad precedence. We need to stop destroying what is left of our open spaces.

I respectfully request, that an alternative to the proposed project be analyzed, which would not increase the density of the properties but instead adhere to the recently approved General Plan and the associated Community Plan.

Sincerely

Sandra Bartsch
7753 Camino Sereno
Elfin Forest
Phone: 310 600 8184

Ehsan, Beth

Batchie

From: Jack Batchie [jackbatchie@yahoo.com]
Sent: Saturday, July 13, 2013 4:15 AM
To: Ehsan, Beth
Cc: EdenValleyNews@aol.com
Subject: Fw: Valiano Project PDS2013-SP-13-001

Dear Beth,

Please note the correction below where I stated "If you make a left hand turn onto Country Club and travel south" is corrected to "travel **north**". Thank you.

Best regards,
John Batchie

----- Forwarded Message -----

From: Jack Batchie <jackbatchie@yahoo.com>
To: Beth Ehsan <beth.ehsan@sdcountry.ca.gov>
Sent: Friday, July 12, 2013 6:30 PM
Subject: Valiano Project PDS2013-SP-13-001

Dear Beth,

I am a resident of San Diego County, residing at 2958 Mount Whitney Road, Escondido, 92029. I attended the meeting at the Elfin Forest Fire House on July 10th referencing the Environmental Impact Report NOP for this project. We were instructed to forward our specific project concerns to your office. I will have many concerns as the project evolves, however at this time I would like to address one as stated below:

To: *Sand Diego Planning and Development Services*

From: *John M. Batchie*
2958 Mount Whitney Rd.
Escondido, Ca 92029
jackbatchie@yahoo.com
760-480-6120

Subject: *Valiano Project PDS2013-SP-13-001*
Traffic Concerns-Mount Whitney Road, Country Club Drive

*As indicated on the developer's plan, Mount Whitney Road will be the only entrance to, and exit from the southern part of the development. This will result in a huge increase in traffic for this present rural road. Taking that into consideration, I am sure that a traffic signal will be required at the intersection of Country Club Drive. If you make a left hand turn onto Country Club Drive and travel **north** approximately 50 yards you approach a three(3) way stop intersection with Kauana Loa as the intersecting street. My concern is not only the huge traffic increase on Mount Whitney to Country Club, but coupled with the significant increase in traffic also on Country Club due to the Harmony Grove Village project (approx 700 homes). What are the plans to provide traffic controls for these 2 close proximity intersections? I cannot visualize two traffic signals efficiently handling this significant increase in traffic. Thank you for your consideration.*

From: Bonita Baumgartner <bonniedblb@gmail.com>
Sent: Friday, July 19, 2013 9:28 AM
To: Ehsan, Beth
Subject: Valiano Specific Plan; PDS2013-SP-13-001

Public Scoping Comment Sheet:
To: Mark Wardlaw, Director

Thank-you for the opportunity to comment on this project. I am a home owner in Elfin Forest, and have been active in maintaining the rural atmosphere of the Elfin Forest /Harmony Grove Planning area.

This area has worked long and hard to protect and foster a rural atmosphere. This last GP2020 that our community worked on with the DPLU and resulted in 1 to 2 acre parcels in the Eden Valley area . The GP took ten years, millions of dollars, and collaboration with the community. Why would the county even consider scraping this hard won plan? The Valiano project totally disregards the compromise the community made by accepting the higher density of Harmony Grove Village with concentric decreases in density, and totally changes the character of the valley.

In addition, with the lack of completion of Citracado, Country Club Road which was slated to stay rural, and is' traffic calmed' will no longer be either. It is already the only plausible north exit out of Harmony Grove Village. The addition of the extra traffic from the Valiano project with its now proposed higher density makes this a health and safety hazard, and totally disregards the rural aspect that this community is trying to maintain. In addition, with the proposed increase in rails for the Sprinter, and the lack of completion of Citracado-emergency evacuation for fire or earthquake would be severely impacted.

The amount of earth, grading necessary for this project to create pads for housing/ streets greatly disturbs the visual rural aesthetics , as well as compromises habitat for local raptors, and other wildlife.

This area has a water contributory to the Escondido Creek, as well as a green belt used by animals, birds, etc to migrate in the area. Creating an urban area, the raising of the wetland area in Area V of this project could cause problems with flooding upstream, as well as disruption of habitat.

In addition,' a gated urban community 'on small lots is out of character with the livestock, large animal keeping character of Eden Valley, Harmony Grove. They may be creating trails for their own use but it is not in keeping with the existing community plan.

I would request that this project only be approved if it stays completely consistent with the recently approved General Plan , on 1-2 acres lots, with MINIMAL grading. The approval of a higher density project would be a huge betrayal of this community.

Thank-you



Bonita Baumgartner

20049 Elfin Forest Lane
Escondido, CA. 92029
bonniedblb@gmail.com

Ehsan, Beth

Bemanian A

From: Ali Bemanian <ab@pacificplayinc.com>
Sent: Friday, July 19, 2013 9:22 PM
To: Ehsan, Beth
Cc: Bemanian Ali; E B
Subject: Re: agenda for tonight's public EIR scoping meeting

Importance: High

Beth,

I was at the last meeting, along with my wife Elizabeth. I believe that Elizabeth has already send you the form with his concerns, one of which was security..... Unfortunately, she might have not elaborated on that portion of the concern enough (please add these comments to her comments). The point is that we own (under different entities) 3 adjacent properties with this proposed development (APN 222-102-26, 222-102-27 and 222-102-22). These properties contain approx. 1,000 income producing avocado trees – this is our farm business which we have put a lot of time, money and other resources into it during the past ten years. With the new development and the increased traffic, we have a serious security concern with teenagers as well as others trespassing into our avocado farm, vandalize the property, create a fire hazard by smoking, etc.

My question is, can the developer guarantee our safety? If not, how is that going to be mitigated?

Thanks You.

Sincerely,

Ali Bemanian

On behalf of:

Bemanian Ranch
Bemanian Living Trust
Vista Pacific Limited Partnership

575-Seeforever Drive,
San Marcos, CA 92010
760-855-3688

From: [Ehsan, Beth](#)
Sent: Wednesday, July 10, 2013 12:44 PM
Subject: agenda for tonight's public EIR scoping meeting

Good Afternoon,

Just a quick reminder, tonight is the public scoping meeting for the Valiano project.

As previously announced, the meeting starts at 7:00 pm at the Elfin Forest Fire Station, at 20223 Elfin Forest Rd, Elfin Forest, CA 92029.

Attached is the agenda for your information.

Thanks,

Beth

Berman E

Mark Wardlaw, Director
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Re: PDS13-SP-13-001. LOG NO. ER-13-008-002;Valiano

Dear Mr. Wardlaw:

I appreciate the opportunity to comment on the Notice of Preparation for the EIR of the Valiano/Eden Hills Project.

As indicated and acknowledged in the County's own initial environmental study of this area, there are far too many factors of great concern to elaborate on in this letter so I'd like to address the factors that I am most familiar with.

Loss of Privacy, Tranquility, Security

We have lived on Seeforever Drive in Coronado Hills going on 24 years. We have three parcels that will be severely impacted. The fence line of our close to FIVE acre parcel is directly adjacent to where several clusters of homes will be located. Rumor has it that some of these lots may be as small as a 1/10 of an acre? **Going from a five acre parcel down to less than the current 1-2 acre zoning is unacceptable and would be devastating!** Where's the buffer zone? As I understand the avocado trees that might actually provide a buffer in this part of the proposed project will be removed and replaced with homes.

People who live in Coronado Hills (as well as Eden Valley) choose to live in this unique area for the beautiful views, serenity, security, peacefulness and much more. All of this will be destroyed if this zoning reduction request is passed. In addition, the residents in Coronado Hills don't invest in expensive view lots and homes to have a sprawling subdivision and sewage plant in their back yard!

The noise alone generated from this project, along with the severe impact it will have on the air quality will most likely prompt my family to seriously consider relocating.

Devastating Impact on Wildlife

The severe impact on the wildlife in this sensitive and fragile environment alone (once again acknowledged in the County's own initial study) should be enough to stop any further development in its tracks!

Over the past few months, my entire family has personally witnessed the destruction of the entire ecosystem that surrounded the small lake that was drained by the developer of the close to 800 homes going up just south and west of this project. This watering hole is (or was) just a couple of hundred yards away from the Valiano proposed project and was once a flourishing beautiful animal community comprised of large fish, frogs, white egrets, cranes, ducks, possibly geese, any kind of bird you could name including hawks and some special type of eagle, quail, roadrunners, etc., etc.

Many other larger animals used this reservoir for their water source including coyotes, bobcats, mountain lions, raccoons, and again, the list goes on and on. Several months back before the water was drained, my son and I were enjoying a walk in the area and we ran into a large male deer on his way to get a drink. But, no more, they're gone.

When we called the County to voice our concern, the response was vague and something about the developer doing "mitigation". No amount of mitigation can or will repair the damage that has already been done by the existing Harmony Grove development, nor will it repair the additional devastating and irreversible damage that will be done by the Valiano project!

PLEASE DO NOT LET THIS HAPPEN!!

Unfortunately, over the past several years with the San Elijo project and the construction of Twin Oaks Valley Road just to the west and over the ridge from these projects, the impact to the surroundings has already been significant. The building of Twin Oaks Valley Road completely cut off the east west corridor for these larger animals such as the deer and many have been killed and continue to be killed trying to cross this 6-lane road. The fragile habitat in this area continues to be diminished in all directions by these major developments and the animals and birds, etc. are being constantly squeezed into a smaller and smaller area.

There are hawks and countless other species of birds, including possible a rare type of eagle, which call the avocado groves and surrounding area on and near this proposed project their home. One of the hawk's major nesting areas is located where the Valiano property, Harmony Grove development and our five acre parcel meet. No doubt, sadly most all of these beautiful birds will be wiped out with this development.

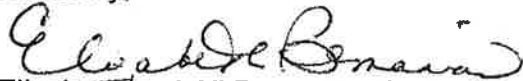
Once again, per the County's own study, the list is lengthy as to all the factors that will be significantly and probably irreversibly impacted by this decision. But I trust that the experts in all of these fields will confirm this information as they move forward with this study. I also trust that, as they did in the last meeting at the San Elijo fire station, the area's residents will continue to voice their own unique concerns just as to how this decision will impact their lives, health, etc.

Retaining the present zoning will still allow the developer to build its homes and just may give this fragile environment a slim chance to retain at least a fraction of the natural beauty and wildlife that's presently struggling to exist there.

We only have one chance to make this right. Even building 153 homes (on top of the 800 presently being built in Harmony Grove) will significantly impact the area, but we must do what we can to keep this impact to a minimum.

Thank you.

Sincerely,



Elizabeth and Ali Bermanian & Family
575 Seeforever Drive (& adjoining parcel)
Coronado Hills – San Marcos, CA 92078

Ehsan, Beth

Besprozvanuy

From: Randy B <endeavor2crb@yahoo.com>
Sent: Friday, July 19, 2013 3:51 PM
To: Ehsan, Beth
Subject: Valiano Specific Plan: PDS2013-SP-13-001 (Environmental Impact Report)

Hello Ms. Ehsan:

I am writing you this letter in response to the Valiano Specific Plan: PDS2013-SP-13-001 after the public scoping meeting your department hosted on July 10, 2013.

First, I wanted to thank you and your team for conducting the meeting and soliciting feedback from the community on the proposed project and development plan.

In response to the Valiano project development of 362 homes on the 200+ acres, by Integral Communities. I believe that this project would introduce "high density" housing to the area and as such, I have the following concerns about the impact this development project will have to the environment and neighboring communities.

ENVIRONMENTAL IMPACT CONCERN #1: Road and Pedestrian Traffic to neighboring Areas: Since the primary access-way to the Valiano community will be through Interstate-15 through "Auto-Parkway" in the city of Escondido, and CA-78 through "Nordahl Rd." in the city of San Marcos. Both of these access-ways are adjacent to developed commercial shopping centers which exhibit significant traffic congestion. My concern is that with the integration of a community of significant size as the one proposed by the Valiano project, that traffic congestion would be significantly increased. The ramifications of this could lead to higher road maintenance costs, the possibility of higher accidents further affecting traffic, insurance costs personal and property damage and emergency service response times. Each of these will have negative impacts on the established community safety and security.

ENVIRONMENTAL IMPACT CONCERN #2: Utilities Infrastructure Burden #1: With the development of a housing community with such a high density as that proposed by the Valiano community, I am concerned with the environmental impact to the Electrical, Natural Gas energy, Water and Sewage systems such a community would place on the existing utilities infrastructure system.

ENVIRONMENTAL IMPACT CONCERN #3: Utilities Infrastructure Burden #2: I am concerned that the electrical utilities system demands could be significant enough to impact the regional electrical rates within 5-years after the completion of the development project. This concern is facilitated with the recent announcement that SDGE (the regional electric and gas utilities company) must raise energy costs with the closure of the San Onofre power generation facility, thereby reducing the local available power to the region.

ENVIRONMENTAL IMPACT CONCERN #4: Utilities Infrastructure Burden #3: Considering that the Valiano project density is one of the highest housing developments per unit area in neighboring area, my concerns is that the transmission systems and transformer systems will be inadequate to supply reliable power to all neighboring communities in addition to the Valiano project, reliably, with the systems as-is.

ENVIRONMENTAL IMPACT CONCERN #5: Utilities Infrastructure Burden #4: I am concerned that the existing natural gas distribution networks will be inadequate to support the demands of a community as dense as the one proposed by the Valiano project in conjunction with the demands of all neighboring houses within the area. This could lead to a lack of reliable natural gas distribution and increased costs for the existing customers.

Additionally, this could effect the health of individuals more sensitive to heat or cold by reducing the available resources and/or charging more for the resources.

ENVIRONMENTAL IMPACT CONCERN #6: Water Utilities System #1: I am concerned that the regional available water resources and the existing infrastructure are inadequate to support the demands of a community as dense as the one proposed by the Valiano project in conjunction with the demands of all neighboring houses within the area. These concerns are further compounded when considering that the regional area has been experiencing a drought, or low available water levels for many years, thus the additional of a community as dense as the Valiano project could cause water restrictions requiring the reduction or elimination of available water for farming (such as the adjacent Avacado fields and Orange groves in neighboring cities) and existing homestead landscaping, resulting in loss of crops and dead natural and artificial vegetation. This could lead to reduced property values and higher risk of fire danger for the area and neighboring communities.

ENVIRONMENTAL IMPACT CONCERN #7: Water Utilities System #2: I am concerned that the housing demands a community as dense as the one proposed by the Valiano project would reduce the regional water surplus and stores, that in the event of a wildfire or other natural disaster, water resources would be limited or unavailable to meet the needs of the disaster. This will have severely negative impacts on all neighboring areas to the development project that could ultimately lead to loss-of life.

ENVIRONMENTAL IMPACT CONCERN #8: Public and Environmental Health: As discussed in the public scoping meeting, a local sewage station would be built as part of the community. I am concerned that a station responsible for collecting the sewage to meet the needs of a community as dense as the proposed Valiano project could impact the human, wildlife and vegetative health of all surrounding areas. Since sewage waste can be significantly toxic to the environment, these environmental contaminants could cause foul odors or chemicals in the ground and air which could be absorbed into the bodies of people and wildlife thereby impacting their health.

ENVIRONMENTAL IMPACT CONCERN #9: Neighboring Real-Estate Values: I am concerned that having a local sewage waste station on and/or near the proposed Valiano development project would introduce contaminates into the neighboring air and ground making neighboring areas undesirable to live in, thereby decreasing property values for all surrounding areas within a 20-mile radius.

ENVIRONMENTAL IMPACT CONCERN #10: Neighboring Real-Estate Values: Considering that the Valiano project proposes a high density housing development (for the area) targeted to "Empty-Nesters" and "First-Time Move-ups" which targets low-income to middle-income individuals/families, and that all developed neighboring areas have housing densities significantly lower than that proposed by the Valiano project, the proposed project would cause a reduction in neighboring real-estate property values.

ENVIRONMENTAL IMPACT CONCERN #11: Environmental Runoff and Aesthetics: I am concerned that the high density housing development proposed by the Valiano project would reduce in size, or destroy, the Avacado farming fields on the proposed development land. This will significantly reduce the natural landscaping aesthetics of the area. Furthermore, it will impact the natural water run-off and watershed profiles for the environment which will impact the existing community by causing additional property damage during heavy rains or mud-slides.

In conclusion, I am concerned that the proposed Valiano project will introduce a "high-density" residential housing development that would increase traffic congestion to the surrounding area, put significant strain on the local and regional utilities, reduce local real-estate values, reduce the resources, reduce response times of emergency personnel to support the community, reduce property values, and degrade the natural aesthetics and environmental stability of the area. For these reasons, I do not believe the Valiano project should be permitted to develop the density of houses as proposed.

I ask that the Valiano project be restricted in size and scope to a housing community with the average house and land density as that of the neighboring community within the immediate 1-mile radius relative to the center of the proposed Valiano project plan so that the concerns outlined within this e-mail are mitigated and/or significantly reduced. As an example, I propose that the Valiano project be restricted to a density of approximately one house size of 2,200 sq,ft for every 1 - 2 acre's of land.

Additionally, I ask that zoning variance should not be permitted for the Valiano project.

I thank you for your support and help addressing my concerns about the proposed Valiano project.

Sincerely

Randy Besprozvanny
PO Box 902
San Marcos, CA 92079
(760) 708-6025
endeavor2crb@yahoo.com

From: Eveline Bustillos <eveline.bustillos@gmail.com>
Sent: Thursday, July 18, 2013 12:28 PM
To: Ehsan, Beth
Cc: Loy, Maggie A
Subject: Comments on the Valiano / Integral Communities project

To: The County of San Diego – Planning & Development Services
Re: Valiano Project by Integral Communities

My family and I have serious health and safety concerns in regards to the proposed Valiano/Integral Communities project. Several years ago, we moved to the Elfin Forest community specifically to enjoy clean air and quiet open spaces for outdoor recreation and quality of life. The reality is that in addition to the already approved 750+ houses coming to the community due to the Harmony Grove Village project, this proposed Valiano project would mean another 326 houses or an additional 40%+ more noise pollution and carbon emissions pollution for my family to hear and breathe.

Besides the obvious negative visual impact and loss of recreational opportunities, the additional traffic is truly scary and dangerous. At this point in time, we do not yet know the ultimate degree of impact Valiano/Integral Communities will have on our daily activities. We can, however, estimate the impact based on the increased danger since work has begun on the neighboring project of Harmony Grove Village. Since the building of the Harmony Grove Village project has begun our family has had several dangerous close calls. On 2 separate occasions one of us was almost run over by a speeding vehicle as we were crossing Elfin Forest Road while riding our 4 horses. Additionally, whenever one of us now attempts to cross the road for walking our dogs or for our daily jog, it is now increasingly difficult to cross in between the increased traffic.

By keeping with the new, just recently approved, General Plan the Valiano developers would already be allowed to build 1 structure per 1 or 2 acres. Frankly, that is bad enough considering how busy and dangerous the current traffic already is! This increased danger results from just the Harmony Grove Village construction workers who normally only commute to and from work. If 326 houses or approximately 652 additional vehicles, in addition to the already 750+ Harmony Grove Village houses or approximately 1500+ vehicles, for a total of approximately 2152 additional vehicles, traffic would run all day long on Elfin Forest and Harmony Grove Road. Allowing this additional 326 houses to be built is truly scary with already 750+ being built in one of the last rural communities West of I-15. PLEASE do not allow the destruction of our beloved community...

Thank you,

Eveline F. Bustillos
20555 Fortuna Del Sur
Elfin Forest, CA 92029
760.471.6355



Eveline F. Bustillos, Realtor®

858-354-0600

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MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

My husband and I had bought this property in the 70's
We were heavily involved in the project that is going on now.
I would like it to remain the 1 to 2 acres sites. This area
is a community in itself because of the way that the cloud
cover hangs and noise carriers. Green house affects including
air quality, and The year around creek, large animals and
rural character. The traffic should be based on roads already
existing including future sprinter every 15 minutes and the development
already going on.

Do not count on roads that
are planned for the future
unless this development
pays for them.

Betty Jo Cavender 7/19/13
Signature, Date

Betty Jo Cavender
Print Name

2820 Cordrey Dr.
Address

Escondido, CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555
e-mail: beth.ehsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM July 19, 2013



MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
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VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

I own animals that are already affected by the construction going on. The construction runs 6 days a week and they continue into evening hours. More coyotes in the neighborhood ~~at~~ can be seen about anytime. I am concerned about my ~~own~~ animals well being.

Betty Jo Cavender 7/19/13
Signature, Date

Betty Jo Cavender
Print Name

2820 Cordrey Dr.
Address

Escondido, CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555

e-mail: beth.ehsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM July 19, 2013



MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
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VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

I am concerned about changing the general plan. I would like to preserve the rural character and the community character. There are many safety issues involved not only for vehicles but also people walking dogs and riding bikes and horses. This area is a big draw for bicycles. People come from all over to ride out here. Green house effects must be looked at. Response time for police and fire. 100 year flood plain. Wanting large animals to remain.

 7/19/13
Signature, Date

DIANA CAVERLY
Print Name

2848 CORDREY DRIVE
Address

Esccondido CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555
e-mail: beth.ehsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM **July 19, 2013**

Ehsan, Beth

Davis/
Deaver

From: J Arsivaud [j.arsivaud@gmail.com]
Sent: Monday, July 08, 2013 2:16 PM
To: Ehsan, Beth
Subject: Fwd: E-ALERT: Meeting Regarding Another Proposed Development in Harmony Grove / Eden Valley

Hello Beth,

In advance of the meeting, here is an early comment from a neighboring property owner. See you Wednesday,

Jacqueline
760-855-0444

----- Forwarded message -----

From: <susan1966@cox.net>
Date: Sat, Jul 6, 2013 at 1:47 PM
Subject: Re: E-ALERT: Meeting Regarding Another Proposed Development in Harmony Grove / Eden Valley
To: Elfin Forest Harmony Grove Town Council <efhgtc@gmail.com>

We wanted to come to the meeting, but we can't due to a prior commitment with work.

We anticipate that traffic will be a problem and they won't be able to mitigate in a way that isn't a MAJOR problem for all of us.

We represent the corner of Kauana Loa Drive and Country Club Drive.

Feel free to share our opinion at the meeting, if you think it will help.

Sincerely,
Kevin and Susan Davis and LaVon Deaver

From: [Elfin Forest Harmony Grove Town Council](#)
Sent: Friday, July 05, 2013 4:17 PM
To: undisclosed-recipients:
Subject: E-ALERT: Meeting Regarding Another Proposed Development in Harmony Grove / Eden Valley

SUBJECT: County to hold important meeting on July 10 at EFHG Fire Station re Eden Valley and Harmony Grove housing development.

The County is holding an EIR Scoping Meeting regarding the Valiano development project which is proposed in the Eden Valley and Harmony Grove communities. This is ANOTHER development that is being proposed adjacent to Harmony Grove Village, which would bring the total number of

Ehsan, Beth

From: Jean-Francois Erforth <jeanoerforth@gmail.com>
Sent: Thursday, July 18, 2013 11:47 PM
To: Ehsan, Beth
Subject: EIR Valliano Development
Attachments: Keep rural community character of the area

Jean-Francois Erforth

7753 Camino Sereno

Elfin Forest, CA 92029

To: Beth Ehsan at beth.ehsan@sdcounty.ca.gov

7/18/2014

Regards: EIR Valliano Development

To Whom It May Concern:

Please see below my comments on the proposed project.

Elfin Forest/Harmony Grove is a community rural in character. Everybody who lives here lives here for that reason. It should stay that way. We have no gated communities and the lots we live on are minimum one or two acres. Many residents keep large animals on their properties.

There is no reason to agree to an increase in density from the current and recently approved General Plan Update. The plan was developed over the last 10 years with lot of community input. All landowners had their chance of input over those 10 years. They should respect the rules now. The attempt to maximize profits of a few should not impact the lives of so many.

The visual impact from the Elfin Forest recreational reserve will be further increased by the proposed development in the area. The Elfin Forest recreational reserve is used by many people to enjoy the views of open spaces and wildlife in the area and not to look at massive developments.

Horse facilities in a development of the proposed density do not work and are just lip service. Just look at San Elijo Hills west of Elfin Forest. No horse rider ever uses the trails or staging area. They are not useable for horses.

I'm very concerned with the increase of traffic in our area. With the decision of Escondido not to extend Citrocardo Pkwy but to develop Harmony Grove Village anyway we will see a huge increase in traffic on the surrounding roads especially Country Club and Harmony Grove/Elfin Forest Lane. This will have a serious impact on the safety of our roads. All roads will be more dangerous for our children, families, bicyclist, and the wildlife.

There are very few open spaces west of I-15 left. We owe it to the generations to come to leave some open spaces and chaparral in this area for the existing wildlife and for everybody to enjoy. The north county chaparral is one of the most biodiverse area in the entire country.

The proposed development has not enough fire exit roads, it will only increase the already high risk of getting caught by fire. In case of an evacuation situation it will be more difficult to get in and out of the area.

I'm very concerned about an increased danger for our children trough increased traffic, especially through truck and construction traffic.

Movement of the proposed amount of dirt is killing the existing wildlife and plants (chaparral) Once the existing nature is destroyed it cannot be recreated. See what happens in Harmony Grove. The construction traffic is massive throughout the area and all nature is destroyed.

The proposed change of the landscape in a 100-year flood zone is very concerning to all the residents living in the area. Water will find it's way through the area and many parcels below will be affected by the proposed changes of the landscape. The increased amount of roofs will increase the amount of floodwater going down stream. The Escondido Creek can already become a rolling river on rainy days. This would get worse.

In closing, I would like to state that all the land owners in the Elfin Forest/Harmony Grove area should play by the same rules. The rules we agreed to in the general plan for our land.

Thank you for your attention in regards to my concerns about this project.

Jean-Francois Erforth

Galvan

Lauro and Alma Galvan
2942 Mt Whitney Rd,
Escondido Ca, 92029

7-19-2013

Dear Mr. Warlaw,

We appreciate the opportunity to comment on the Public Scoping Meeting for the Valiano/Eden Hills Project. (PDS2013-SP-13-001)

Habitat

Eden Valley has a beautiful landscape especially were the native California Red oaks exist. There are some specimens that are over 200 years old. California spends thousands of dollars to protect native endangered plants. The red oaks grow in valleys and wetlands where there is water present. Our question is... How will you make sure no damage comes to existing oak trees?

Air Quality

As you may see by our address we are in front of this development. Since the Valley project started our son has developed significant allergies. The amount of dust and silica sand from the valley project is tremendous. Visible to us not only in our son's health, but when we wash our cars the next day you are able to see the huge indicator of just how much dust is in our air. Our concern is not just for our son, but there are many elderly in our valley and having bad air for long periods of time bring serious health consequences in the future. How do you plan in insuring that the air quality will be contained to healthy levels?

Lauro Galvan



Alma Galvan



Hoppenrath

Beth Ehsan
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123

Re: PDS13-SP-13-001. LOG NO. ER-13-08-002; VALIANO

Dear Ms. Ehsan:

Thank you for the opportunity to comment of the Notice Of Preparation for the EIR of the Valiano project. My comments are listed below.

1. This would be the first gated community in the area and the potential impacts to the ability of existing residents to integrate with the new residents should be studied, as well as impact of diluting the collective voice of the community far into the future.
2. Project density far exceeds that in current GP and the impact on the urban/rural balance built into the local planning model, that is, the Village development pattern which encompasses EF, HG, and EV, should be studied and mitigated.
3. Granting of this GP amendment sets a precedent that could lead to the fragmentation and eventual loss of this historic, 100 year old rural community if more property owners decide to petition for similar amendments and subdivide their large lots as well; this potential impact should be studied.
4. Traffic analyses should include trips and alterations to current roadways (including the recently downgraded Country Club Drive with reduced [25 mph] speed limit) associated with the 742 home-with-commercial center Village development, as this will be existing, not "proposed" by the time the Valiano project is built, and should take into account the fact that the extension to Citracado Parkway planned by the City of Escondido has been indefinitely delayed.
5. Impacts of nearby high-density development with ongoing noise and traffic on income of existing residents with outdoor businesses such as equestrian ranches should be studied.

Possible mitigation: Build out according to current GP and Community plan; Build more rural homesites and fewer urban homesites; Route some traffic into San Marcos to reduce local burden on small rural community; Position most dense development in a more central location to reduce impact on existing residents; Choose name for community that integrates with the character of Eden Valley homes, ie, Eden Hills; Add local community amenities (equestrian staging area benefits distant public and is not likely to be used by

surrounding equestrian properties) such as a parkland with a “creekwalk” and fishing (stock and maintain sport fish in Country Club Tributary).

Comments specific to Neighborhood 5 (in Harmony Grove):

6. The impact of raising nearly 100 densely spaced, 2-story urban houses 15 foot above the floodplain (rooftops would be 50 ft above current grade) that will be prominently visible from the one main roadway through this historic, 100-year-old rural community of Harmony Grove should be studied.
7. Raising nearly 100 homes out of the floodplain will increase footprint of the remaining floodplain, increasing the potential for significant drainage issues that should be studied.
8. Lighting in and on raised houses causes significantly worse visual impact on surrounding lower-level neighbors, therefore any analysis of light pollution effects should take this positional deficit into account.
9. As with lighting impacts, noise impacts of nearly 100 raised homes relative to existing community neighbors should be studied with this positional deficit in mind.
10. Part of this neighborhood is within CSA 107, and a second fire station is being built very close to this development (for the Village project); the impact of annexing the entire project into this district should be studied.
11. Neighborhood 5 has only one ingress/egress that is not shared with the main community exit in case of emergencies and whether the current design may pose a significant safety risk should be studied.

Possible mitigation: Build only one-story homes and space homes further apart; Set homes further back from Country Club Drive, with a tree-lined linear park and trail in front along the roadway; Add a southerly or westerly access for emergency evacuations; Widen or deepen the creek to accommodate larger drainage flows, but retain the natural sides to reduce impacts on riparian ecosystem; Design trail system to double as emergency access route.

Comments specific to the proposed sewage treatment plant:

12. Impacts on Escondido Creek tributary and fragile riparian ecosystem due to proximity to the intensive use caused by a sewage treatment plant should be studied.
13. The proposed sewage treatment plant is located at the boundary of the project and is surrounded on three sides by Harmony Grove residents. Whether this proximity to the sewage treatment plant could adversely affect property values of existing residents should be studied and mitigated.

14. The Valiano HOA will be operating and maintaining this plant, there should be adequate ongoing bonding required to insure the public against failures or unforeseen problems. In addition, the public should have some guarantees that there will be continuous monitoring of sewage treatment and that safety protocols regarding bacterial pathogen levels and hazardous chemical storage and handling are being strictly followed, and that HOA employees have proper experience and training.
15. The **cumulative impact** of multiple open sewage containment areas from at least three separate sewage treatment facilities (HARRF, HG Village, and Valiano) on one small area (less than 4 square miles) in this rural community should be studied to ensure that the environment and the neighbors will not be unduly hindered.

Possible mitigation: Move the sewage treatment plant to a more central location within the development to reduce the adverse impacts on existing residents and the riparian environment; Build fewer but larger homesites in this neighborhood; Create public parkland along the creek in the floodplain to enhance nearby property values and offset possible negative effects of sewage treatment plant; Use individual septic systems or move sewer services off site, perhaps contracted from a neighboring water district.

Sincerely,

Mid Hoppenrath
2640 Harmony Heights Rd,
Harmony Grove, CA 92029

Ehsan, Beth

Kay

From: Natasha Kay [NatashaK@Wordsmart.com]
Sent: Friday, July 12, 2013 11:15 AM
To: Ehsan, Beth
Subject: Harmony Grove meeting comments

Beth,
The Harmony Grove Village project is already affecting everyone here in all of the ways listed below and with another development will be even worse, many of us may be forced to move.

The issues that my husband and I are extremely concerned about are as follows:

- the Animals/wildlife (coyotes, deer, bobcats, small animals, birds of prey, etc.) will be further driven away and out into the roads and other areas, they already have a very small space to live and thrive. The owls and other birds of prey have to have a certain amount of nesting areas and will be adversely affected.
- traffic is already soo bad that our "rural" area is like living by a freeway. This will be compounded times 10 by HG Village and with this new development will be even worse. This will eventually mean widening the roads further affecting all of us negatively. The point brought up at the meeting was that the traffic study should not only include what the traffic is now but what it will be with an additional 1500 from HGV and then at least 500 more from the new project. That's at the very least 2000 more cars driving in the area NOT including the construction traffic that we will all have to live with for the next 5-10 years of the projects being completed. The traffic study should include a PROJECTED volume of cars after both are in AND the construction traffic in the meantime.
- night skies are already polluted and again, with HG village it will be like living anywhere in the city and this development will make it even worse for star gazing and astronomy.
- air quality will continue to get worse, and we live right on the road.
- noise which again we already have too much.
- drainage pollution and creek will be even dirtier and will affect the wildlife and water quality. We are on the creek and live off of a well which will be polluted by runoff and pollution from these 2 developments.
- rural character has been all but lost with HG village and would become even worse, destroying what was left of the "rural character" of the area. From what we understand there was a plan in place in order to keep the area "rural" and was in the general plan for EFHG.
- general increased density.
- crime and vandalism will increase with all these new homes.
- the "visual aesthetic" is not only what is seen from the road but what We see as residents of the area and it is already being ruined by HG village.
- emergency response.
- the flood plain issue is an issue since we live right by the creek. When it rains hard it already comes dangerously close to those of us on the creek.

We agree that giving us 1 week out of 30 days was unfair to voice our concern. We hope very much that all of the residents of EFHG will be heard and that you will consider very carefully the ramifications of adding another development to this area that we all love and call home.

Thank you,

Natasha Kay-Hazou and Derek Hazou
9237 Harmony grove Road
Escondido, CA 92029
619-307-9446
natashak@wordsmart.com

 Please consider the environment before printing this e-mail

Ehsan, Beth

Laderman A

From: Andy Laderman <aladerman@cox.net>
Sent: Wednesday, July 17, 2013 3:56 PM
To: Ehsan, Beth
Cc: Loy, Maggie A; 'Phyllis Laderman'
Subject: Comments regarding NOP for EIR for Valiano (PDS2013-SP-13-001
Attachments: PDS13-SP-13-001 NOP Comments Laderman 071513.pdf

Beth:
Please find attached a documents containing our comments on the Notice of Preparation for the Environmental Impact Report for Valiano. This documents includes and expands on my verbal comments at the community meeting held on July 10, 2013. Thank you again for facilitating that meeting. Please do not hesitate to contact me if you have need clarification of any of our comments or have any questions.

Sincerely,
Andrew & Phyllis Laderman
2710 Surrey Lane,
Escondido, CA 92029
aladerman@cox.net
Mobile: 760-580-5219

Lademan

July 16, 2013

Mark Wardlaw, Director
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123

Re: PDS13-SP-13-001. LOG NO. ER-13-08-002; VALIANO

Dear Mr. Wardlaw:

As long term residents of Eden Valley we appreciate the opportunity to comment on the Notice of Preparation for the EIR of the Valiano project. We also appreciated County Staff facilitating a Public Scoping Meeting for our community last week.

We are residents of 2710 Surrey Lane in Eden Valley. We have owned the property for over 29 years; we have raised our family there as well as several horses. We are very concerned about the devastating impact the Valiano development and requisite general plan amendments could have on our environment and lifestyle if it is approved in its current form. This would be in addition to the environment impacts we will suffer from the completion of the 742 home Harmony Grove Village project. Below we have detailed what we feel are the most significant potential impacts and request that the EIR address all of our comments and that the applicant provide either plan modifications or mitigations to insure that our environment and lifestyle are not detrimentally and irreversibly impacted.

1. We currently have splendid vistas of the open natural landscape and hills to the west of our property that will be impacted by this development. Given the amount of "cut and fill" that is being proposed the topography of the valley will be altered beyond all recognition. How does the applicant plan to maintain our scenic vistas?
2. I am an amateur astronomer. We currently rely on the dark skies of the valley to use our 9 inch Schmidt-Cassegrain telescope to observe planets, stars and other celestial objects. The addition of 362 residents together with associated residential, street, and vehicle lights in Eden Valley will result in a marked increase in light pollution. How does the applicant plan to maintain our dark skies?
3. We have a pool and deck on the east side of our property that is less than 50 feet from the southbound lane of Country Club Drive. The traffic on Country Club drive has already increased as result of construction activity at Harmony

July 16, 2013

Grove Village. The completion of 742 homes at Harmony Grove Village as well as an additional 362 homes at Valiano will result in a considerable increase in the traffic on Country Club Drive. This situation will be further aggravated by the indefinite delay of the completion of the Citracado Parkway extension by the City of Escondido as this was intended to mitigate some of the increased Country Club Drive traffic resulting from Harmony Grove Village. When using our pool and deck we will be subjected to multiple environmental impacts due to the increased traffic. These include increased noise pollution, poorer air quality and increased greenhouse gas emissions. How does the applicant plan to mitigate the consequences of the increased traffic so that we are still able to use our pool and deck without being concerned for our health and safety?

4. We have a barn owl box on our property and have had nesting barn owls there every summer since 2005. These afford us a very ecologically conscious approach to rodent management at our horse barn as well as add to the rural ambiance that we and our neighbors enjoy. Barn owls need a minimum of 500 acres of open habitat to catch sufficient prey during their nocturnal hunts. Valiano will remove over 200 acres of suitable habitat for the barn owls. How does the applicant propose to maintain enough hunting habitat to sustain the valley's migratory barn owl population?
5. During the winter months an inversion layer frequently forms in Eden Valley as a result of the natural topography. During these times the nighttime temperature in the valley frequently drops 10 to 20 degrees below the temperature on the surrounding hills. This results in air sinking into the valley and trapping any air borne pollutants for several hours. The increase in greenhouse gases and other airborne pollutants as a result of Valiano's increased traffic, home heating and outdoor heat sources (bbqs, fireplaces, etc.) could severely impact air quality during these times resulting in periods of potentially unhealthy air for the valley's residents. How does the applicant plan to ensure that this does not pose a threat to our health?
6. The valley has a high water table and several artesian springs. Several areas of the valley become water logged in a typical winter. For example, we have installed a French drain adjacent to our horse arena to mitigate one of the springs. The vast alteration of the valley's topography by the extensive cut and fill proposed by the applicant could alter existing drainage paths, artesian springs and natural floodplains. How does the applicant propose to ensure that we are not inundated with flood water as a result of their alterations of the valley's topography?
7. Eden Valley is designated a traffic calmed neighborhood. When exiting Surrey Lane onto Country Club Drive with a horse trailer we rely on this designation and the resultant lower traffic speed to assist us in making a safe exit given the limited line of sight. With the expected significant increase in

July 16, 2013

traffic how will the applicant ensure we can still make a safe exit onto Country Club Drive?

8. The traffic on Country Club Drive will also be impacted by the heavy trucks that will be making frequent trips to remove waste from the proposed on-site sewage treatment plant at Valiano. How will the applicant mitigate the environment impacts of these trucks and their contents, including noise pollution, air quality, odor, greenhouse gas emissions and the impact on the area's traffic calmed neighborhood designation? What are the contingency plans for addressing any vehicle spills and accidents while carrying this hazardous waste through our residential neighborhood?
9. There are many potential environmental impacts of locating a sewage treatment plant in Eden Valley. These include odor, visual impact, traffic (as mentioned above), air quality, hazardous waste, potential health impacts during malfunctions (i.e. soil or ground water contamination). How does the applicant intend to mitigate each of these concerns?

In summary, our community has worked diligently with the County over the last decade to evolve a General Plan that recognizes and preserves our rural lifestyle through well thought out land use planning and zoning. The intent was to avoid just the sort of environmental impacts that will occur if the applicant is granted a highly impactful General Plan Amendment to develop Valiano as proposed.

We appreciate your review of our comments and consideration of our concerns.

Sincerely,

Andrew and Phyllis Laderman
2710 Surrey Lane,
Escondido, CA 92129

139920



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

Double tracking of trains ~ Every 15 minutes
no \$ for cuttracado through rd. to Palomar Hospital
new 700 home project - added traffic
Flood plane project #5 aqua fur drainage
negative effect on existing livestock etc.
include buildout traffic effect
Fire access 2 - Primary & Secondary

Jo-Anne Lesser 7/15/13
Signature, Date

Jo-Anne Lesser
Print Name

2462 Live Oak Rd
Address

Escondido, CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555
e-mail: beth.ehsan@sdcounty.ca.gov

NO COMMENT MUST BE RECEIVED BY 4:00 PM **July 19, 2013**



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
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VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

See Attached Comments / Concerns

Bruce Marshburn 7-9-13
Signature, Date

Bruce Marshburn
Print Name

2738 Harmony Heights Rd
Address

Escondido CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555

e-mail: beth.ehsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM **July 19, 2013**

Submitted EIR
44 of 84 in the report
IMPACT

BRUCE MARSHBURN
273 Harmony Heights Rd Esc
SIGNIFICANT potentially

Habitat - home to deer & mtn lions - already being effected by Harmony Village. Birds in Valley Ducks, Quail, hawks, raptors, Stephens KANGAROO RAT AREA & natchatches, Golden Eagle

① Valley consists of stream running year round - changed to this valley and the street severe and runoff from concrete and asphalt for 25, 50 & 100 yr flood plan

Historic sites - the old ranch house & California barn from the Rawhide Ranch - built around the early part of the 20th Century.

① Indian sites are known to be thru out the Valley.

sewage treatment plants

2 plants about a 1/2 mile apart in Valley - which will be down wind of Valley residents and truck traffic added to Valley roads hauling solid waste out.

① Additional lights added to Valley by the plants & smell overburdened local roads.

② policy, CM-10.2.1 Require all proposed new development to use septic systems with one septic sys. per dwelling

① this project homes going on 2 acre lots - they need zoning changes

② gated community needs zoning change

③ zone changes for wildlife

water

what existing water provided to this project - going to lose

Mark Wardlaw, Director
Planning and Development Services
County of San Diego
5510 Overland Drive
San Diego, CA. 92123

Mashburn

Re: VALIANO PROJECT PDS2013-SP-13-001

Dear Mr. Wardlaw,

I appreciate the opportunity to comment on the Notice of Preparation for the Environmental Impact Report for Valiano/Eden Hills Project. My comments and concerns follow.

AESTHETICS: As a 30-year resident of Eden Valley/Harmony Grove, I have witnessed the destruction of nearby native habitat through large development; i.e., Olivenhain, San Elijo Hills, and the current Harmony Grove Village. Once this native habitat is destroyed it cannot be replicated. In addition, the razed land is then populated with private residences who traditionally install UN-native habitats on their personal properties which further stresses the limited natural Southern California resources such as water and power. How will the Valiano Project protect the aesthetics of the native habitat with proposals to grade 700,000 cubic yards of soil? What remedial attempts can substitute the existing visual character of this region?

The proposed "gated community" is anathema to the low density, rural agricultural flow and character of the valley. How can a "gated community" be integrated into the current environment without totally disrupting the existing atmosphere and rural texture?

The proposed project cannot keep from adversely affecting the nighttime views of the area. In addition to the required outdoor lighting for neighborhoods as densely populated as these, there will be the numerous automobile trips during the evening hours that will further encroach on the nighttime views. What proposals or guarantees can a developer offer to assure the current dark nighttime views can be maintained?

AGRICULTURE AND FORESTY RESOURCES: As currently zoned, we residence enjoy the freedom to have and to tolerate one another's agricultural endeavors. Urbanization of this region will result with new residents who will most likely not be tolerant of the dirt, smells, and inconveniences of some of activities associated with agricultural environments. This will lead to complaints and new restrictions on our existing zoning. What assurances can the developer present to prevent the future disputes related to integrating agricultural with urban environments?

AIR QUALITY: We residents are currently suffering through adversely affected air quality of the Harmony Village blasting/earth moving/grading; it is becoming intolerable. Complaints must be investigated, but in the interim the residents are left to endure the daily nuisance and discomforts for months. How can the developer prevent the total disturbance in the current residents' daily lives during construction?

The proposed placement of a sewage treatment plant "down wind" of the valley is UNACCEPTABLE! It is proposed that this treatment facility be placed at the furthest corner of the neighborhoods, thus shielding the residents of the development from the *objectionable*—dare we call it what it is—human waste of their own making!! If they are to install a human waste sewage treatment plant, let it be in the very center of their own development and not subject the long-time residents to suffer with smelling someone else refuse! We residents each must install and maintain our own private septic systems and don't subject our neighbors to dealing with the resulting offensive smells! This proposed project **MUST COMPLY WITH CURRENT ZONING BY THE USE OF PRIVATE SEPTIC SYSTEMS.**

BIOLOGICAL RESOURCES: As I have stated, once the native habitat is destroyed, the dependent ecological systems and wildlife will be gone forever...no chance of mitigating their loss! This region is home to various wetlands, sensitive native plant species, animal species, birds, etc. The residents appreciate and protect this environment. How does the developer intend to prevent the destruction of this region's ecological systems including the sensitive wetlands, animal species, birds, raptors, migratory fowl?

CULTURAL RESOURCES: As a region which has vast stretches of land that have historically remained undisturbed, many culturally significant areas and historical sites exist. What can the developer propose that would justify the destruction of these irreplaceable resources?

GEOLOGY AND SOILS: The proposed grading will disrupt the natural riparian flow in the valley and completely decimate thousands of yards of topsoil. These are issues which do not stand the test of time. Heavy rainy season, though rare, are notorious for finding the weaknesses which are unforeseen –or ignored—during vast land development. By the time this

should occur, the developer has been long gone and the residents are left to *mitigate* their losses. Losing native topsoil is unacceptable. Have we learned nothing since the 1930s? Topsoil is an intricate ecosystem developed slowly over time and cannot be *mitigated* into existence. What does the developer propose to these issues of the soil?

GREENHOUSE GAS EMISSIONS: There is not a shred of doubt that adding this much urbanization to a region bordered on two sides with hills will trap and increase greenhouse gasses for all residents. **THIS IS NOT ACCEPTABLE.** What can possibly mitigate an increase in this much greenhouse gas to the residents and environment?

HAZARDS AND HAZARDOUS MATERIALS: My concern involves the protracted development of this proposal. During this lengthy blasting, grading, and earth moving, we residents must continue to conduct our daily lives and breathe the created contaminates for however long it takes. We are currently enduring the Harmony Village development and having to file complaints to assure compliance. What can this developer promise that will assure the residents we will not be adversely affected from the hazardous materials during development?

HYDROLOGY AND WATER QUALITY: As a 30-year resident, I have observed the varied weather patterns and their effects on the watershed in this region. Replacing the natural, permeable floor of this valley will undoubtedly result in potential flooding issues. Of significance will be the rearrangement of the topography to mitigate the existing flood plans in order to construct new homes. By so doing, the surrounding properties will be adversely affected during heavy rain seasons. The paving of so much of this region will result in a sharp increase in polluted water/rain runoff, which will drain downstream into the Escondido Creek. How does the developer plan to prevent the occurrence of polluted runoff from reaching Escondido Creek? How much liability is the developer willing to bear with regard to flooding as a result of restructuring the valley topography?

LAND USE AND PLANNING: This proposal is in exact opposition to the existing community. It does not enhance or preserve the rural character of the area. The current zoning—developed by the existing community and approved by the Board of Supervisors—requires low-density development. In contrast to the General Plan policy to limit grading, this project dramatically alters the physical characteristic of the area. Can the developer defend the radical grading plans in light of the General Plan? How does the developer intend to abide by the Rural and Semi-rural Land Use Designations? How does the developer explain this as an integrated development when it is proposed to be gated and separate from the community?

NOISE: This valley is very quiet; we enjoy the noises of wildlife on a daily basis. The natural flow of this valley magnifies noises to the upward gradient of the surrounding elevations. This development is planned for the lowest levels of the valley, which will result vastly increased daily noises in all areas. The traffic will substantially increase and negatively affect the quiet nature of the valley...this **CANNOT BE MEDIATED!** Our very lifestyle—the lifestyle we chose by moving here—will be irrevocably destroyed! What can the developer offer as any excuse for this destruction?

POPULATION AND HOUSING: The *Elfin Forest and Harmony Grove San Dieguito Community Plan* adopted 8/3/2011 sets out density guidelines for this region. The proposed project dramatically violates these guidelines. How can this be expected to be acceptable to the current residents of this area?

PUBLIC SERVICES: This area has no undeviating access that accommodates quick emergency/safety response times. Does the developer have any intentions to provide supporting access to this development?

RECREATION: This development will dramatically increase the population of this region. This urbanized increase in population brings with it much recreation and activity which permanently alters the rhythm the community from quiet and rural to bustling, noisy, and disruptive to a rural community.

TRANSPORTATION AND TRAFFIC: The unavoidable result of 362 new homes added to an area accessible only by two-lane roads is disastrous for the current residents. The noise, pollution, safety concerns, and aesthetic disruption are unacceptable. This area is designated as a *Traffic Calmed Neighborhood*. Nothing about this development will enhance or maintain this designation; rather, it will destroy it! How does the developer hope to mitigate the concerns over this issue—other than widening roads—which only further exacerbates the problems? What are the specific full build-out projections of this project in conjunction with the Harmony Village estimates for increased traffic impacts to the community? What are the primary and secondary traffic impacts? What are the build-out occupied traffic analyses?

UTILITIES AND SERVICE SYSTEMS: The *Elfin Forest and Harmony Grove San Dieguito Community Plan* requires individual septic systems; this project proposes a package sewage treatment system. This is intolerable to the residents of the community. The potential for malodorous smells and the disruption to the character of the community is unacceptable and a deviation from the approved *Elfin Forest and Harmony Grove San Dieguito Community Plan*. I have grave personal concerns for this proposal, in that the site for this “package sewage treatment” facility is to be situated at the intersection of my easement and Country Club Drive—directly down-wind from my home. Also of significance to me is

the fact that the proposed site is at the furthestmost corner of the planned development; thus, resulting in the least possible effect on the newly constructed neighborhoods. Ironically, the offensive odors of this sewage facility will waft *outside* their own neighborhood to be tolerated by us, the current and long-time residents who must utilize private septic systems. Also undesirable is the process of removing the solid waste for disposal. This must be accomplished by trucks, which further exacerbates the negative traffic issues. Additionally, at the time of transferring the solid waste from the holding tanks to the trucks the odors will intensify, accentuating the undesirable smells. What can possible mitigate these issues?

In conclusion, the major concerns I request to be investigated would be:

- 1) the destruction of native habitat (trees, waterways, wildlife, birds)
- 2) requirement of general plan amendments and re-zoning of this community a mere two years after the carefully developed and approved *Elfin Forest and Harmony Grove San Dieguito Community Plan*
- 3) the incongruent nature of a gated community in the Elfin Forest and Harmony Grove community and the existing environment
- 4) a packaged waste water treatment facility situated nearby and down-wind of existing homes
- 5) the enormous increase in traffic in a rural community
- 6) already heavily congested general vehicle access to this area
- 7) the proposed construction process, including blasting, earth moving, and grading will be lengthy and intolerable to the existing residents
- 8) nighttime light pollution
- 9) increased noise and destruction of peaceful rural character

Thank you for your consideration.



Shellie Marshburn
2738 Harmony Heights Road
Escondido, CA 92029

Ehsan, Beth

From: Dan Matteoni <dan@sisinsure.com>
Sent: Friday, July 19, 2013 3:24 PM
To: Ehsan, Beth
Cc: jessEQUEST@gmail.com
Subject: RE: agenda for tonight's public EIR scoping meeting
Attachments: SIS Insur13071914080.pdf

Hi Beth,

Attached you'll find my comments for the NOP. Below are links substantiating the information. I've also included a photo showing our horse arena just behind the trees on the corner of Eden Valley Lane and Romance Rd. The plans show homes being built where the sign in the foreground is. Just to reiterate, I will not be granting any easements onto my property for roads improvements. Please confirm receipt of this email prior to the 4 pm deadline on 7/19/13. Thanks for conducting the meeting a few weeks back.

Regards,

Dan Matteoni
3043 Eden Valley Ln.
Escondido, CA 92029

Links below to equine studies:

<http://www.annarbor.com/pets/horses-sensitive-hearing-makes-them-more-reactive-to-loud-sounds---like-fireworks/>

http://wfae.proscenia.net/library/articles/radle_effect_noise_wildlife.pdf



From: Ehsan, Beth [<mailto:Beth.Ehsan@sdcounty.ca.gov>]

Sent: Wednesday, July 10, 2013 12:44 PM

Subject: agenda for tonight's public EIR scoping meeting

Good Afternoon,

Just a quick reminder, tonight is the public scoping meeting for the Valiano project.

As previously announced, the meeting starts at 7:00 pm at the Elfin Forest Fire Station, at 20223 Elfin Forest Rd, Elfin Forest, CA 92029.

Attached is the agenda for your information.

Thanks,

Beth

Beth Ehsan

Land Use/Environmental Planner

Planning & Development Services



MARK WARDLAW
Director

DARREN GRETLER
Assistant Director


County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

We live on the corner of Eden Valley Lane and Romance Rd. Construction would be within 20 feet of our horse arena. There's many studies on the negative effects loud noises have on equines. The scope of this project will produce incredible, sudden noise that could harm or kill our extremely expensive show horses. Also, Eden Valley lane is a very dangerous road with or without livestock. There is zero visibility just before our home. Increased traffic would be extremely dangerous. Lastly, I will not grant any easement on my property for road improvements.

Links to hearing/noises & horses sent in email to email below pictures too


Signature, Date
Daniel MATTEONI
Print Name
3043 Eden Valley Lane
Address
EScondido, CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555
e-mail: beth.ehsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM **July 19, 2013**

McClun



MARK WARDLAW
Director

County of San Diego PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
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VALIANO SPECIFIC PLAN; PDS2013-SP-13-001 JULY 10, 2013, ELFIN FOREST FIRE STATION PUBLIC SCOPING MEETING COMMENT SHEET

I am strongly object to this project being approved by the County because when the 740 homes were approved several years ago, that was already too dense for our rural character of our neighborhood. To add another 300+ homes, this is too much. First, the traffic will be unbearable. Second, Country Club Drive can not support the built out 1000 homes, residents & visitors, 5000 to 9000 sq. ft. lot size does not belong to this neighborhood

 7/16/13
Signature, Date

Kevin McClun
Print Name

1570 Country Club Dr.
Address

Escondido, CA 92027
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555
e-mail: beth.ghsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM July 19, 2013



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

IN GENERAL I AM AGAINST THE SCOPE OF THIS PROJECT
AND THE DEVASTATING EFFECT IT WILL HAVE ON
THE CHARACTER, ATMOSPHERE, AND ENVIRONMENT
OF BORN VALLEY. I HAVE ALREADY SUBMITTED
SPECIFICS VIA LETTER TO THE COUNTY AND WILL
FOLLOW UP WITH ANOTHER LETTER AFTER THIS
MEETING.

Andrew McSparron 7/10/2013
Signature, Date

ANDREW McSPARRON
Print Name

1021 COUNTRY CLUB DR
Address

ESCONDIDO, CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310

San Diego, CA 92123

Phone#: (858) 694-3103

Fax #(858) 694-2555

e-mail: beth.ehsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM **July 19, 2013**

McSparron

July 12, 2013

Re; Valiano PDS2013-SP-13-001

From; Andrew McSparron, 1021 Country Club Dr, Escondido, CA 92029

To; Beth Ehsan

Dear Ms. Ehsan

My wife and I have lived in Eden Valley 32 years. My wife's parents built the home we live in 44 years ago. Our daughter was one year old when we moved here and my son was born in the home we still live in. We felt as if we had moved to paradise; where our family could grow in a safe, healthy, quiet, country environment. We have seen tremendous changes over the years including a population which has increased at least three fold, but it still has that country atmosphere where we enjoy numerous wild animals, horse ranches, a dirt road, quiet evenings with crickets and frogs, and a night sky with stars overhead. I am deeply concerned with the proposed development which would add 360 homes to this small piece of heaven which my family and our neighbors are more than willing to fight to maintain.

I appreciate the obvious effort which the county has made, to this point, in preparing the "Initial Study", and I agree with most of the points made as having significant impact and would like to expand on a few of those points. Additionally, I disagree with several points as having no or minimal impact and will also address that.

1. I strongly disagree with section I Aesthetics, subsection d in the study dealing with light pollution. One of the finest features of this valley is the fact that we still have quite dark star lit nights. The developer may install low impact lighting and comply with all other applicable codes, but that won't stop future homeowners from installing whatever type of lighting they want for landscaping, security, interior lighting and for general exterior lighting around their property. With 362 homes proposed, that would create a tremendous amount of light pollution. Add to that the vehicles travelling around at night projecting driving lights all over the valley, and street lighting, and there will be significant impact on the area.
2. Section VI b and c seems to state that there would be no significant impact to the existing waterways. I believe this statement borders on the ridiculous and that there would be a major impact to the fragile drainage systems now in place. These drainage systems are, by in large, systems which the individual property owners have established on their own without any direction from the county and without a general plan to follow. Right, wrong or indifferent that's the way it is. To add elevation and

pave huge areas where rain water will just run into storm drains and be dumped into the valley without any possibility of soaking into the ground will have disastrous effects downstream. There is a seasonal stream which comes from the avocado groves on the eastern side of the Coronado Hills, crosses the bottom part of my, and neighboring properties and continues towards Country Club Drive parallel to our easement road. Under the current conditions it floods whenever we have any significant rain. This project will turn what is barely acceptable into a disaster waiting to happen.

3. The only north/south road into and out of the valley is Country Club Drive; a specified "traffic calmed" road, which is a two lane country road with no curbs, no sidewalks, and limited commercial truck traffic. There are trees all along the edge of the road and in some cases overhanging the street. It has been downgraded because of the increase in traffic which will be caused by the Harmony Village project currently in development. The road simply won't stand another development and the congestion it will create. The easement road I use to get onto Country Club Drive is dirt with an already restricted view of traffic from the north. I am concerned about being able to safely access Country Club Drive with the proposed increase in traffic.

4. I am concerned about the loss of habitat for the many types of wild animals, including red shouldered hawks, red tailed hawks, falcons, kites, great blue herons, egrets, barn owls, western great horned owls, deer, bobcats, and yes even coyotes.

5. I am concerned about the potential environmental losses caused by encroachment into sensitive wetlands areas, covered by oak trees. These areas have been designated by the Army Corps of Engineers as environmentally protected areas which we were assured could not be removed, altered, or built on or near.

6. I am concerned about the increase in ambient noise and the disastrous impact it would have on the rural nature of our community.

Thank you for your meeting on July 10th and the opportunity to respond to the initial study. I hope that my points will be considered as this proposed project continues through the approval steps.

Sincerely; Andrew McSparron

Mohler

Ehsan, Beth

From: The BarnDog <barnj@cox.net>
Sent: Thursday, July 18, 2013 9:00 AM
To: Ehsan, Beth
Cc: Shannon
Subject: Re: PDS13-SP-13-001. LOG NO. ER-13-08-002; VALIANO

Mark Wardlaw, Director

Planning and Development Services

County of San Diego

5510 Overland Dr.

San Diego , Ca. 92123

Dear Mr. Wardlaw,

As a resident of Eden Valley on Surrey Lane, I appreciate the opportunity to comment on the Notice Of Preparation for the Environmental Impact Report for the Valiano/Eden Hills Project.

(Valiano SP 13-001)

As a 35 year resident of this valley I have kept records on many agricultural and climatological data. By observation this valley stays between 8°f and 10°f cooler than the city of Escondido just to its east... With a Large Development of 742 homes going in just a mile south of my place here on Surrey Lane, The huge Urban Heat Island created by destroying the natural ground cover and replacing it with much more square footage of asphalt roofs and streets and cement driveways and sidewalks will be significant. What is the affect of this and the prosed Valiano development of 200 ++ more acres of roofs , and asphalt cover added to it?

This Valley Is An Inversion Micro Climate.

This Proposed development (SP 13-001) is shown above the valley floor on the West slope and would produce a heat layer of warmer air over the valley at night when we rely on radiation cooling.. Heat given off at night from the development will be forced to stay over the valley. Heat from the valley floor which would normally cool will be stopped from dissipating. And much cooler ocean marine layer , coming in at 1000 ft or so will producing a cap over the valley. This will raise over night Temperatures. Our over night lows are 55°f to 60°f most summer nights in this valley ... How much will the Valiano project increases our temperatures and how will it mitigate those increases?

Please keep in mind that developer can not mitigate a heat footprint this large with some landscaping and a few trees... They do nothing to replace the 20ft Chaparral and Tree Canopy that has protected all of this land from solar radiation for eons. That natural canopy keeps ground temperatures 50% cooler than bare earth in full sun. What indepth plan does Developer have?

Also “Cool Pavers or Pavements”: These would most likely be of the reflective type in this climate. While reflecting solar radiation from a road surface may cool that surface by a small percentage, That radiation doesn't disappear.. It is reflected on to the next thing it can hit. Be that a building or infrastructure junction boxes or metal playground equipment and heat them up beyond what would be their normal level with out the extra radiation hitting them. How does developer intend to fill the obvious gap between what we now have, a natural total ground shade of large native plants and grasses ? A Landscaping plan and a reflecting road surface will hardly come close i suspect.

Which brings up another point: How will developer mitigate the increase , (can be 20%) of artificial light reflected by such road ways? That which reflects solar radiation also reflects light from electric lights.. This valley is a Dark Skies community... Since the valley is only a mile across it does not seem as though this development will fit into such a long standing rural community.

Demand For Cooling. What is the Mega Watt demand to service this development? It is understood that the amount of Power is limited by at least 20% to the county with the loss of the San Onofre Power Plant. Although the Sunrise Power link is now available to us, that is just to barely fill in for the San Onofre Plant and doesn't count in any further increases in demand built in the future. Production of this amount of power has a pollution footprint.. How will developer address this? We can all come dangerously close to brown outs at anytime with the current grid.

In addition, What are the cumulative effects of both the 742 unit HGV development and SP 13-001 on Air Pollution produced by increased Auto emissions on a narrow and close valley? I understand we are looking at 2800 new auto trips from 362 homes. Developer wants to increase new development in the valley by 35% over the already approved HGV 742. This is just too large an increase for a neighborhood that has already sacrificed so much to absorb 742 new units in HGV.

Transportation/Traffic:

Cumulative impacts to traffic that include the development of this project will be significant. Downgrading of Country Club Drive, Harmony Grove Road, Elfin Forest Road in the Circulation, Element, the double-tracking of the Sprinter line at Mission Road and Nordahl Rd., and the long term delay of the extension of Citracado Parkway will impact the traffic patterns and all these circumstances need to be included in the traffic studies with mitigation and infrastructure steps be developed.

Traffic impacts should be studied on a cumulative basis, including anticipated traffic from the adjacent Harmony Grove Village project (742 homes). Old Country Club Dr. is a Traffic Calmed Road and we need it to stay that way. There are 100 yr old Olive trees along Country Club Dr. at Surrey Lane that were on the fairway of the Old Country Club of 100 yrs ago... They need to remain. How would developer protect these living icons of a century?

It has yet to be explained how a “ GATED” community will, or even Can be integrated into an entire valley neighborhood consisting of one acre Ranchetts and larger Country Estates that are over 50 years established and settled.. The Harmony Grove Village is some what segregated form these older established properties as it is being built on old dairy land to the far south end of the valley and was never before included in the Residential neighborhoods to the north. The joining , not integrating , of the HGV project has taken the better part of 10 yrs and thousands of hours of hard work by the residents of Harmony Grove/ Eden Valley to negotiate with the County Planning Staff and The HGV people. The results of all this effort was to lock down an HGV that will work with the established Ranchetts and Country Estates on the northern end of the valley. This all being set down in the County's General Plan with Promises to the current residents that nothing less than one acre properties will in the future be allowed to disrupt the Eden Vally area and the peace found there in. If Developer wants to increase the density of this valley then Developer must adhere to the over all lot sizes designated in the General Plan for this community.

Gratefully :

Barney J. Mohler

2721 Surrey Lane

Escondido, Ca. 92029

760-741-5457

Osborn

Mark Wardlaw, Director
County of San Diego
Planning and Development Services
5510 Overland Avenue, STE 310
San Diego, CA 93123

Re: Response to Notice of Preparation (NOP) for EIR 13-08-002.
362-Unit Residential Subdivision, West of Country Club Drive;
APNs: 232-013-01, 232-013-02, 232-013-03, 232-020-55, 232-492-01, 232-500-18, 232-500-19,
232-500-20, 232-500-21, 232-500-22, 232-500-23, & 235-031-41.

Mr. Wardlaw,

I greatly appreciate the work that Beth Ehsan has done. She has been very helpful in answering questions and in helping me to understand this process.

Thank you for the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Valiano project – PDS2013-SP013-001, LOG NO. ER-13-08-002; Valiano.

The Eden Valley Community is a rural residential community comprised of large lots with equestrian, large animal keeping, and agricultural uses. Eden Valley is part of a greater rural community comprised of Harmony Grove, Elfin Forest, and Coronado Hills.

The population of Harmony Grove is expected to increase dramatically as the Harmony Grove Village development pattern is built out. If the pattern shown on the General Plan Land Use Map is strictly followed, the final number of new urban homes should be approximately equal the number of existing rural homes in the neighboring communities – without the inclusion of the proposed Valiano project. This will allow the rural residents to maintain their rural voice.

In preparation of the Environmental Impact Report for the project identified above, please consider the below areas of concern in the environmental review document.

Alternatives to the proposed project:

The proposed project could be built to the current zoning set by the General Plan which would greatly lessen the environmental impacts on many fronts. The communities of Eden Valley, Harmony Grove, and Elfin Forrest have worked long and hard with the county staff to ensure the resulting general plan met our community character and rural lifestyle.

The General Plan was adopted only two years ago - the applicant had significant opportunities to work with the county in the same manner the community did during the initial development. In fact, the applicant received an increase in density on a portion of their property during that process. They were then later denied additional density last year when they applied for a variance of the GP during the General Plan cleanup efforts.

The applicant should make significant efforts to work with the community, not against them, to create a project that is acceptable by both parties.

The proposed project may blend better with the existing communities of Eden Valley and Harmony Grove if it were not a gated community.

NOTE: I have not seen anything in the NOP that mentions the number of lots the current zoning would allow for.

NOP Response:

The project description in the NOP is not accurate and can be misleading in regards to the surrounding community of Eden Valley, Coronado Hills, and Harmony Grove:

1. The description contains no mention that Neighborhoods 1 – 4 are in the Escondido Sphere of Influence and that neighborhood 5 is in the community of Harmony Grove, which was removed from the Escondido Sphere of Influence (See Elfin Forrest and Harmony Grove San Deiguito Community Plan page 15 section b “Relationship to Adjoining Communities”). Aside from this not appearing in the project description, the effect of the sphere split within a single project should be studied.
2. The NOP description states: “Typical surrounding lot sizes are 2 to 4 acres to the west and 1 acre to the east.”
 - a. Actually the typical lot size to the east of the project is 1 to 2 acres. Additionally there are several properties adjacent to the proposed projects that are 5, 10, and 20 acres in size.
3. The NOP description also states: “To the North/East are mobile home parks.”
 - a. To the north/east are more 1 to 2 acre residences off of Hill Valley – further North/East beyond that are two mobile home parks in the city of San Marcos. There is no connection from this development to the mobile home parks located in the city of San Marcos.
4. The NOP description continues with: “...to the North across La Moree are 5,000 square foot lots”
 - a. This makes it sound like the developed area abuts this area – the planned area of development does not. North of the planned developed area are avocado groves planted on steep hillsides which are noted by the county as being un-developable. In addition, the area including and across from La Moree is the city of San Marcos and there is no connection to San Marcos from this development or Eden Valley where the development is proposed. The described 5,000 square foot lots are a mile or more away.
5. The NOP description includes mention of the Village Boundary in stating “... the village boundary line is located about one-quarter miles south of neighborhoods 1 and 2...”
 - a. Based on the public tentative map, it appears that neighborhood 1 is on the village boundary line as is neighborhood 5. I also would like to note that the village boundary line was established by the county to ensure the “Village” and its higher non-rural density would not spread into the surrounding rural communities. The line was part of a compromise between the county and the surrounding communities. The community trust of the county should be studied/considered in regards to a development of this density.
6. The description fails to note that the entire project is surrounded by lots that are 1 acre or greater in size.

Section 1 – Aesthetics

Item 1A: Neglects to mention the adverse impact on the loss of views from the local residences. The bulk of the project lies below many existing homes whose current views are of the agricultural lands and open spaces.

Item 1D: The Elfin Forest Harmony Grove Community plan and the recently submitted Eden Valley community plan (submitted to the SDPG March of 2013) both discuss the value of our dark skies. A project of this density will have a major impact on our dark skies despite measures to ensure light sources point downward. The project will be visible from the majority of Eden Valley and Harmony Grove as well as the surrounding cities of Escondido and San Marcos. In addition, in several areas of the project the neighborhood is planned to be significantly raised above the surrounding properties and thus downward pointing lighting will actually cause a significant impact on many of the existing Eden Valley residents. Given the visibility of the project, how will the light pollution be mitigated for the surrounding communities of Eden Valley, Coronado Hills, and Harmony Grove?

Section 2 – Agriculture and Forestry Resources

Eden Valley is currently zoned for agriculture and there are several commercial businesses within the valley. The EIR needs to study the impact on these businesses ability to continue their operations with the proposed neighboring land use change and housing densities.

The EIR should specify the analytical model being used to evaluate the agricultural lands. If the LARA model is used, the conditions of the sites in Eden Valley need to be evaluated to ensure the model truly fits the agricultural lands it is intended to evaluate. If no other model is available, the model should be adjusted – and all adjustments noted in the EIR - to ensure the model fits the soil types, water situation, etc. for the agricultural lands it is being applied to.

According to the Rincon Del Diablo water district, there is a large, and potentially significant, aquifer beneath the valley and several wells currently exist within Eden Valley. Any evaluation of the agricultural value of the lands within the project area should include an evaluation of well water use for agricultural purposes, rather than imported water use.

Section 3 – Air Quality

Section 3 seems to omit the existence of current residents whose homes adjoin the project site or are within a ¼ mile of the project site. All will be affected by the air quality issues especially since the project site lies in the basin of a valley. In addition, there are often weather conditions which create an inversion layer within the valley. Any air quality studies need to consider the topography, predominant westerly winds (the community of Eden Valley is primarily East of the proposed project), and all other weather conditions within Eden Valley when evaluating the air quality impacts.

As this project shares several property lines with the Harmony Grove Village project, there should be a cumulative study on the air quality impact these combined projects will have on the surrounding community and environment.

Item 3A –The description states, *“The project involves a General Plan Amendment that would result in approximately 125 additional residences an increase from 237 to 362.”* What is the 237 based on? I

believe current zoning is 1 to 2 acres. Per the general plan, I believe the proposed project is currently zoned for 1du per acre for 97 of the 209 acres in the project and the remainder is zoned for 1du per 2 acres. This would put the count to 153 total units not accounting for slope densities. That means it's an additional 209 homes – again not accounting for slope densities.

Item 3B – Second paragraph of the description speaks about the construction being phased and that certain phases would be in operation (I assume this means residents occupying homes). However, it fails to mention the immediately surrounding community of Eden Valley and its residents.

Item 3D – There is a day care facility on Country Club drive within ¼ mile of the proposed project.

Item 3E - The project is proposing a packaged sewer treatment facility. It will be the second of three to be built within a small radius (not including the Escondido HARF plant). The cumulative air quality impacts from these facilities should be studied.

Section 4 – Biological Resources

The proposed project's tentative map appears to isolate areas of biological importance and does not provide any wildlife corridors. This could have a major impact on the animal life and potentially create an increase road kill rate as animals move between the biological areas. This could also potentially increase human/wildlife contact. The EIR should address the creation of wildlife corridors.

Eden Valley is a haven for birdlife including many species of migratory birds. I have documented sightings of many bird species in my backyard including but not limited to: Anna's hummingbird, costa's hummingbird, bushtit, pine siskin, wilsons warbler, lesser goldfinch, wrenit, swallow, American robin, northern mockingbird, California quail, mourning dove, American kestrel, western scrub-jay, sharp-shinned hawk, purple finch, house sparrow, white-crowned sparrow, yellow-rumped warbler, house finch, dark-eyed junco, western wood-peewee, fox sparrow, ash-throated flycatcher, western kingbird, nuttals woodpecker, hooded oriole, western meadowlark, California towhee, European starling, greater roadrunner, barn own, peregrine falcon, great horned owl, screech owl, red-shouldered hawk, red-tailed hawk, golden eagle, bald eagle, turkey vulture, black phoebe, red-winged blackbird, black-necked stilt, snowy egret, mallard, killdeer, cormorant, great egret, Canada goose, great blue heron, road runner, and American white pelican.

I have also seen a diverse mammal, reptile and amphibian population including but not limited to: deer, bobcats, raccoons, skunks, rabbit, ground squirrels, weasels, opossum, mountain lion sign, coyotes, a variety of frogs, a variety of toads, a variety of lizards including a horned lizard, rattle snakes, king snakes, gopher snakes, rosy boa, and more.

The proposed projects impact on this diverse wildlife community should be studied in the EIR.

Section 5 – Cultural Resources

The Valiano Specific Plan Scoping and EIR Request Letter Attachment A item 12-1 (I assume all issues in this document will also be studied in the EIR) indicates that there are 9 archeological sites, two historic complexes, and one isolate located within the project site. Site CA-SDI-17506 was determined to be CEQA significant. Given the fact that there is currently an archeological dig occurring at the intersection

of Harmony Grove Road and Kuana Loa Road, which contains human remains, the sites within the project boundaries should be evaluated as being linked to the site currently being studied.

Valiano Specific Plan Scoping and EIR Request Letter Attachment A item 12-2 indicates that the NAHC will be consulted regarding the site findings. The current archeological dig should also be consulted as part of the EIR.

Section 6 – Geology and Soils

Item 6a3 and 6C– There are areas within Eden Valley that have seen liquefaction ground failure. I have witnessed this in the area that is on the Northern border of neighborhood 3. This has occurred on two occasions – one caused an EDCO truck to sink to the base of its doors and sent out what appeared to be waves (like one might see in jello) across the surrounding area. The second occurrence happened while a D9 tractor was being used for road maintenance. These occurred in two separate areas along the border described above. Since this has occurred twice in the vicinity of neighborhood 3, the EIR should address this issue.

Item 6e – in the description it states that “No septic tanks or alternative wastewater disposal systems are proposed.” Isn’t a tertiary sewage treatment plant an alternative wastewater disposal system?

Section 7 - Greenhouse Gas Emissions

As this project shares several property lines with the Harmony Grove Village project, there should be a cumulative study on the greenhouse gas emissions impact these combined projects will have on the surrounding community and environment at build-out.

Section 8 Hazards and Hazardous Materials

Item 8D - The project is near the Palomar Medical Center which operates a heliport. This should be studied.

Item 8E - The project is in the vicinity of the Palomar Medical Center which operates a heliport (a private airstrip?). This should be studied.

Section 9 – Hydrology and Water Quality

The Rincon Del Diablo Water District has been studying the size of the aquifer beneath Eden Valley. It is believed to be a significant source of water and could potentially be used for emergency water storage. The impact on the aquifers recharge should be studied given the sheer number of roofs and hardscapes within the project. In addition, the blasting that will be performed during the grading phase should be studied to ensure it will not harm the aquifer or the many wells in Eden Valley.

The impacts to this aquifer by the proposed project should be studied.

Section 10 – Land Use and Planning

Item 1A – Eden Valley contains lots ranging from 1 to 20+ acres in size.

Item 2A – This project is in direct conflict with the Elfin Forest and Harmony Grove San Dieguito Community Plan. There is not a single item within the community plan that this project does not violate. Such an extensive variation from the community plan should be studied as well as its impact on alienating the communities of Harmony Grove, Eden Valley and Coronado Hills.

Section 12 – Noise

Item 12B – This item is noted as having no impact, yet there will be significant blasting in the project area. While this would not be an ongoing impact, it will directly impact the surrounding communities for several years. The communities surrounding the proposed project have active large animal keeping including horses which are highly sensitive to ground vibration. In addition, there are several wells in the area which could be impacted by ground vibration caused by blasting and grading. The impacts of the ground vibrations caused by grading and blasting need to be studied.

Item 12C – Not only will Country Club Drive be impacted as a circulation element, but Hill Valley Drive and Mount Whitney Drive (the two access points for the proposed project) will also have the same impacts.

Item 12E - The impact caused by the Palomar Hospital Helliport should be studied.

Item 12F - The impact caused by the Palomar Hospital Helliport should be studied.

Section 13 – Population and Housing

The people who live in Harmony Grove, Eden Valley, and the Coronado Hills have chosen to live in these communities because of their rural character and ability to have agricultural businesses and large animal keeping. The proposed development would significantly impact the ability of these communities to maintain the lifestyle that they have chosen and may displace them.

The balance of the community voice within the valley will be greatly changed. With the build out of the Harmony Grove Village project the community voice is nearly in balance between rural and suburban residents. The addition of this planned project will greatly impact the community voice throwing it out of balance. This impact should be studied and addressed in the EIR.

Section 15 – Transportation and Traffic

Harmony Grove Village is currently in its grading phase and has already created some traffic issues for the neighboring communities. Any traffic study performed for the Valiano project should take into consideration the 100% build out of the Harmony Grove Village project which will be complete prior to the completion of the Valiano project (most likely even before the Valiano project breaks ground).

The planned double tracking of the Sprinter line at the intersection of Mission and Auto Parkway/Nordahl should be studied as part of the overall traffic study on the Valiano project. The trains currently run every 30 minutes and will increase to every 15 minutes. This will have a significant impact on the traffic in the area without the addition of the Harmony Grove Village and Valiano projects.

In recent news reports, the Citricado extension is grossly underfunded and may not be completed for at least another eight years, if ever. This will greatly affect the traffic patterns from the Harmony Grove

Village project as the Citricado extension was to provide a major circulation element to move traffic out of the HGV project – specifically north and south bound traffic. Now that this may not ever be built much of the North bound traffic will likely use Country Club Drive to access Highway 78. This should be taken into account in the Valiano traffic study.

Eden Valley and Harmony Grove are equestrian friendly communities and many residents ride their horses along Country Club Drive and other connecting roadways. Country Club Drive is posted for equestrian use. The traffic studies should include the impact on the continued use of all surrounding roadways by equestrians. Studies should include the potential need for additional trails to be added to limit any horse vehicle contact.

Item 15D - Additional hazards that should be studied include the numerous dirt roads and driveways that intersect Country Club Drive, Hill Valley Drive, Mount Whitney, and any other proposed existing roadways that may be used as ingress and egress points for the Valiano project.

Additional Comments:

The project lies outside the 5 minute response time for its designated San Marcos Fire department. According to item 13-5 in the Valiano Specific Plan Scoping and EIR Response Letter the San Marcos Fire departments response time would be 7.5 minutes and this does not account for the double tracking of the Sprinter line. The impact to the planned project of the long response time should be studied as a health and safety issue.

The Valiano project is located in a Wildland-Urban Interface Fire area. The project should be evaluated to ensure all Cal Fire regulations are met along with all San Marcos Fire regulations.

How the Valiano project will conform to the San Diego County Code Title 8 Zoning and Land Use Regulations, Division 6 Miscellaneous Land Use Regulations, Chapter 6 Resource Protection Ordinance Sec. 86.601 – 86.608 should be studied.

In conclusion:

I believe that, if Integral Communities worked closely with the residents of the surrounding communities, together, we could create a project that will provide them with adequate income and still fit our rural lifestyle. However, to date they have not made any serious efforts to work with our community and have only been in contact with a limited number of residents.

Sincerely,

Bill Osborn
2952 Milpas Drive
Escondido, CA 92029

Fm: PORTER FAMILY TRUST 03-04-96
2964 Milpas Drive
Escondido, CA 92029

July 10, 2013

To: County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110,
San Diego, California 92123
Attn Beth Ehsan, Project Manager

Thank you for the opportunity to comment on the Valiano Project SP-13-001 public scoping meeting regarding this development being held by the County tonight at 7:00pm at the Elfin Forest Fire Station located at 20223 Elfin Forest Rd, 92029.

The Porter Family has been residents in Eden Valley since 1986. We have participated in many community meetings concerning Eden Valley. We are addressing the Notice of Preparation of an Environmental Impact Report for the project listed as PDS2013-SP-13-001, LOG NO. ER-13-08-002; VALIANO. We are **firmly against the development of the project** and the following issues below are why!

The Project Description by the developer has one major discrepancy stating the project would include public multi-use trails, smaller private trails. These privileges have been granted years ago by the county and these trails are now dedicated, mapped and recorded. What other issues have they presented that are not accurate!

Land Use & Planning

1. The Porter family is against any change to the General Plan Semi-Rural Regional Category from Semi-Rural 1 (SR-1) and Semi-Rural and (SR-2) Land Use Designation. Eden Valley should remain A70 with minimum lots sizes of 1 and 2 acres. This developer (Integral Communities) was denied a zoning change last year (NC-17) and if they need to build in Eden Valley they should conform to the current zoning that the community has worked for the past 10 years to maintain.

Transportation and Traffic

2. The Valiano NOP & the County list this as a Potentially Significant Impact to the community. Milpas Drive is a dirt road off of Country Club Drive and even though at various periods during the day there is a delay on egressing onto Country Club Drive we request that Country Club Drive remain a two lane country road with the current designation of a "traffic calming area" with (7 tons) weight restrictions and lower speed limits from Hill Valley Drive to Mt. Whitney Road.

The Valiano NOP indicates that the traffic flow is 4,430 ADT with the total trips of 354 with the inbound/outbound traffic as listed on page 36. The Valiano Plot map shows ingress & egress would impact Country Club Drive immensely. We request assurance and enforcement so that if this project is approved (with existing zoning of 1-2 acres and lower housing density) construction traffic will not access the site via Country Club Drive in the Traffic Calming area.

The New Urban West development project (Harmony Grove Village) already in production with 742 units was approved by the County with Citracado Pkwy being listed as another way of traffic flow for Harmony Grove Village residents. The recent article in the UT San Diego dated June 24, 2013 states that the city of Escondido is \$16.4 million short of funds to complete Citracado Pkwy to the new Palomar Hospital and continue it to I-15 freeway. This will adversely contribute to additional traffic north on Country Club Drive. Since we have to live with the traffic from Harmony Grove Village in the near future with double the ADT and if Valiano is approved, Country Club Drive will become unbearable and vehicles will be backed up from the Auto Park Way signal & Country Club Drive to possibly Hill Valley Drive or further! This will be a serious issue and to allow exemptions will set a dangerous precedent!

AESTHETICS

3. The Valiano NOP & the County list this as a Potentially Significant Impact to the community. This project is entirely in Eden Valley other than Neighborhood 5 which is just south of Mt. Whitney Road. When the Harmony Grove Village development was approved by the County it was stated that the area north of Harmony Grove Village would be listed as a **BUFFER ZONE** and no future projects would be allowed! The Valiano development will change Eden Valley's open space that exists now to an urban sprawl. This project is an unmitigated disaster without the preservation of the surrounding properties in Eden Valley!

Hazards & Haz. Materials

4. The project lists having their own on site tertiary sewage treatment plant which requires the storage, handling, transport, emission and disposal of hazardous substances. We are concerned about having two treatment sites within two miles of each other and the Escondido treatment facility three miles away. The Harmony Grove Village & the Valiano project must transport waste away periodically from their sites. Which ingress & egress roads will they be designated to transverse on?

Biological Resources

5. This project also has many California Coastal Oaks on it, and previous owners who wanted to cut them down were denied. This issue must be addressed. The Industrial Park north of Hill Valley Drive at one time had a good size pond that, during the winter, would drain south into Eden Valley and on to the Escondido Creek. The city of Escondido required the developer to install a holding area and install dampers to slow the drain off south from the industrial area into Eden Valley and eventually into Escondido Creek. In the rainy season there is a great amount of water draining south. This must be addressed if the planned project inhibits or blocks the flow of the water in Eden Valley Creek south and could cause issues with residents north to Hill Valley Drive.

Air Quality

6. The air quality will decrease dramatically during the construction activities in Eden Valley and with the project completed the additional emissions from vehicles and homes will degrade Eden Valley air quality even more than what we enjoy now!

Agriculture and Forestry Resources

7. The location of this project is host to a large number of wildlife (Red-shoulder hawk. Golden hawk, deer, squirrels, coyotes and rabbits) and you must address mitigation for all sensitive plants that could be in the project area.

The PORTER FAMILY TRUST 03-04-96 understands that Integral Communities, Project Valiano SP 13-001 has the right to develop land they own, but the Eden Valley community has taken more than our fair share of development in the past few years. We request that the County Planning Department will determine in their findings that the seventeen "Potentially Significant Impact" issues cannot be resolved and a **NEGATIVE DECLARATION** be given to this project.

Sincerely,



William A. Porter
Merlyn Porter
2964 Milpas Drive
Escondido, CA 92029
billporter8964@att.net



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

We are already getting more wildlife on our 2 1/2 acre property, bare except occasional trees, from the speculation that has already happened, where are all these animals & birds going to go when the developers remove all the trees & rearrange the landscape??

Our mailboxes have been observed being vandalized by those living on the street.

Rosemary Register 7-10-2013
Signature, Date

Rosemary Register
Print Name

1421 Country Club Dr.
Address

Escondido, CA, 92029
City, State, Zip Code

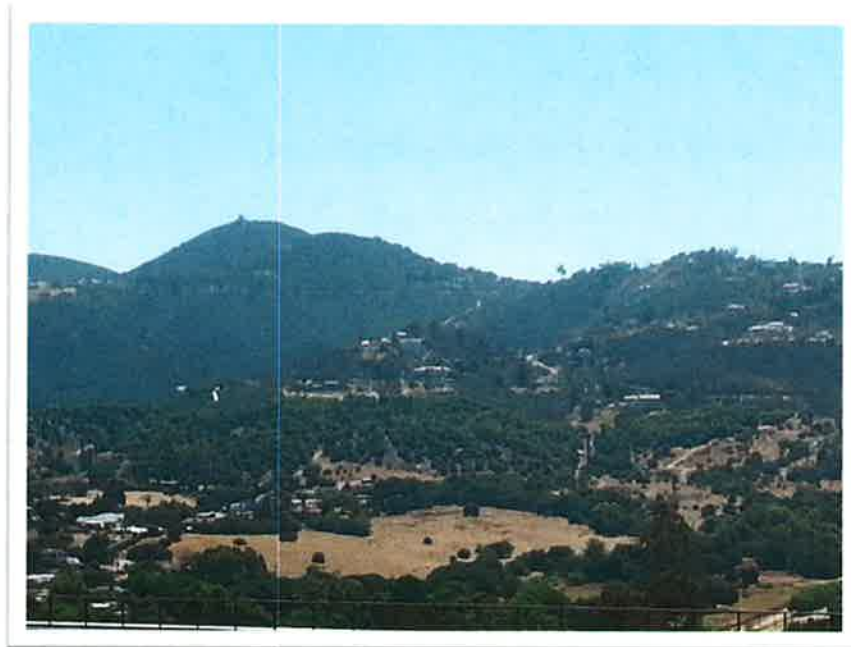
5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555
e-mail: beth.ehsan@sdcounty.ca.gov

NO COMMENT MUST BE RECEIVED BY 4:00 PM **July 19, 2013**

Response to Valiano PDS2013-SP-13-001, LOG NO. ER-13-08-002 CEQA – Initial Study

Many thanks to Beth Ehsan and her department for producing this thorough, well written document. She did a great job in describing our community and cataloging the adverse impact of permitting 362 house to be built, on lots a small as 4,500 square-feet, on 209 acres. Thanks also to the members of The San Diequito Planning Commission. Sadly, the developer, Integral Solutions, appears to be giving little respect to either as they have yet to present anything approaching applicable zoning and planning.

I- Aesthetics – I agree with the documented findings. Allowing such a radical deviation from the current zoning would be a slap in the face to all the people who worked so hard to create the existing general plan for our neighborhood. This would *not* be a minor variance. This would be shredding the existing plan and squashing of all who worked so diligently to produce it. Eden Valley truly has a scenic vista, by allowing clustered tract housing would forever ruin it.



(Eden Valley as seen from the new hospital)

II - Agriculture – I agree with the documented findings. Introducing clustered track housing to would lead to animosity. Home purchasers would soon complain about animal smells, flies and other realities associated with living in area correctly zoned for agricultural use. Suburbanites may also complain that roosters crow at dawn, even on weekends.

III - Air Quality – I agree with the documented findings.

IV - Biological Resources – I agree with the documented findings.

V - Cultural Resources – I agree with the documented findings.

VI - Geology and Soils – I do not completely agree with the documented findings. As shown in a photo on page 3, even in an affluent Encinitas neighborhood, developers can allow soils to erode into roadways

for years and years. Valiano would pave significant amounts of surface that could channel storm water directly to Mt. Whitney Rd which lacks adequate drainage as it is.

VII - Greenhouse Gas Emissions – I agree with the documented findings.

VIII - Hazards and Hazardous Material – I do not completely agree with the documented findings. Eden Valley has not has a wild fire in decades, so there is significant fuel. In the event of a fire there would only be one road out on the Mt Whitney side potentially trapping hundreds of people should it become impassable.

VIII - Hydrology and Water Quality – I do not completely agree with the documented findings. Introducing a sewage treatment plant would potentially have a significant impact. Also please see VI above.

X - Land Use and Planning I agree with the documented findings. These proposed changes to zoning make a mockery of the entire planning process.

XI - Mineral Resources – I agree with the documented findings.

XII - Noise – I agree with the documented findings.

XIII - Population and Housing – I agree with the documented findings.

XIV - Public Services – I agree with the documented findings.

XV - Recreation – I agree with the documented findings.

XVI - Traffic – I do not completely agree with the documented findings. My concerns include safety, traffic circulation as well as the developer leaving the roads in disrepair for years and never completing promised “improvements” (Please see photo on next page) There are currently 700 homes being constructed just to the south, Harmony Village. The primary ingress and egress was to be a newly constructed, multi-lane Citricado Pkwy. The City of Escodido recently announced that they were no longer willing to pay to complete the road. If that is never completed, 1000’s of car a day will be forced on to County Club Dr. The latter is a winding, 2-lane road shared by cars, trucks, bicycles, pedestrians of all ages, from the young to the elderly, with dogs and horses. To allow yet another 1,000 or so vehicles a day would truly be a calamity.

XVII - Utilities and Service Systems – I agree with the documented findings. (Please also see VIII Hazards above)

XVII - Mandatory Findings of Significance. – I agree with the documented findings.

In conclusion, I generally agree with the document. It clearly illustrates that it would not be responsible development to allow so many structures to be built on approximately 100 usable acres. I hope the developer will come back with a plan to build 80 or so homes. I ultimately hope that the San Diego County Board of Supervisors will come to a forward thinking, responsible decision.

Thank you.

Edwin Riley
1480 Calico Ln.



(The corner of Ashbury and Hygeia in Encinitas more than 5 years after a developer promised to improve the road in exchange for a zoning change.)

Ehsan, Beth

From: Juanita <jandjsav@prodigy.net>
Sent: Friday, July 19, 2013 3:56 PM
To: Ehsan, Beth
Subject: The Valieano Project in Eden Valley

Dear Beth, I am concerned about the roads that the developer is planning on using to get to the area of construction. I live on a private access road that is a dirt road. It is never in good shape even when we just finish smoothing it out. I can't imagine what it would be if we give permission for trucks and large earth movers to use it. It is not wide enough for the fire department to let them use it even if they don't need our permission to use our access road. Because of the high level of ground water in the area, I understand they can't build on the property across the dirt road from us, but if they even have access to this flat property with earth movers our road will be negatively impacted in winter when it rains and all year round when we have ruts in the road. I appreciated having you put this on the list of concerns from the existing community. Thank you. Juanita Savage 1023 Country Club Drive Escondido

Ehsan, Beth

From: Pam Searles <pjsearles@gmail.com>
Sent: Friday, July 19, 2013 12:48 PM
To: Ehsan, Beth
Subject: Valiano Specific Plan PDS2013-SP-13-001 Scoping meeting comment sheet

Concerns not in order of importance:

1. Inadequate fire and emergency response time. According to the Regional Fire Services Survey for the County of SD Office of Emergency Services 5/5/2010, response for Fire Dept is between 12-19 minutes 90% of the time. They may as well not even show up at that point, because the house will be an ash pile.
2. In adequate water supply, due to increased development density and decreased water supply due to yrs of drought. The 2010 Urban Water Management Plan highlights the stress on increased need and demand for water, and the compromised supply of water. It is unsustainable.
3. Degradation of the rural character from increased density includes increases in noise and air pollution and unsustainable traffic increases to surface streets. This area is zoned for 1 and 2 acre rural estates.

Pamela Searles
1557 Calico Lane
Escondido CA 92029

Semensov

July 19, 2013

Mark Wardlaw, Director
Planning and Development Services
County of San Diego
5510 Overland Drive
San Diego, CA 92123

RE: Valiano/Eden Hills Project

Dear Mr. Wardlaw,

I have been a resident of Eden Valley since 1960 and have seen many changes to our little valley over that time. Some of it has been beneficial; however, some has been devastating.

My main concerns over this project are vast and varied. I do not feel that the project as outlined fits at all into the character of the surrounding neighborhoods. A gated community in a rural residential community just doesn't make sense. I know that the developer feels this will enhance our valley, but simply by virtue of the fact that it will be gated, completely separates and alienates it from the beauty it wants to invade.

I have seen many animals and plants all but disappear from our area. California Valley Quail were once prolific; now, they are nowhere to be seen. We would have roadrunners and horned lizards all over our property. Now they too are gone. The beautiful manzanita bushes that used to cover our valley are sparse and with this and the Harmony Grove project which I know has destroyed several plants, will no longer be there for us to enjoy.

Then there's the matter of traffic and air quality. How can our little neighborhood support an additional 2.3 vehicles per household? I'm not a math whiz, but with the 742 homes in Harmony Grove Village plus the nearly 400 proposed homes in the Valiano project, that computes to over 2600 potential added vehicle traveling on our local roads.

Then there are the roads themselves. What is being proposed to assure they are going to be able to handle the added traffic so as not worsen an already unacceptable amount of traffic in our neighborhood? This area has always been an equestrian/livestock friendly community. These animals require certain consideration as well. The added traffic will not be conducive to their well being in any way, shape or form.

The residents of Eden Valley have worked and fought hard to maintain the character of our little community. We have had to make many concessions in the name of progress, but I'd like to know, when is enough, enough? Where is Rincon Del Diablo going to get the water to sustain these additional homes? Our water rates are already ridiculous and with the low rainfall we have, importing more water translates into higher costs for us all.

Another question I have concerns fire and law enforcement. Is the same Sheriff sub-station in San Marcos going to continue to be responsible for this area? The response time is already long. Then there's our traditional fire season. I hope more provisions are in the works to address the increased hazard and accessibility to these new homes.

I know that my neighbors have already commented on the various other concerns we all have, so I will close with this one last thought. My parents raised four children in the home my husband and I occupy. We, in turn, raised our three children in the same home. This has always been a safe, beautiful, country setting that we have been proud to call our home. My parents left California in 1974 because they thought things were getting too crowded. They are deeply saddened by what is being proposed as are we. WE would like to retain our rural community character. Revising the general plan we were promised would not change is not something we will support. Although we occupy one of the smaller parcels of land, ours was the first new home built on Calico Lane, and is our little slice of heaven here in California.

I hope you will weigh very carefully the impact this project will have on the more than 80 residents of Eden Valley and the adjacent areas. Thank you for taking the time to consider my letter and comments.

Respectfully,

Denise Semensow
1420 Calico Lane
Escondido, CA 92029
(760) 743-7895

From: ansis <ansis@taftbroadcasting.com>
Sent: Friday, July 19, 2013 12:58 PM
To: Ehsan, Beth
Subject: PDS13-SP-13-001. LOG NO. ER-13-08-002; VALIANO

Mark Wardlaw, Director

County of San Diego

Planning & Development Services

5510 Overland Avenue, Suite 110

San Diego, California 92123

Re: PDS13-SP-13-001. LOG NO. ER-13-08-002; VALIANO

Dear Mr. Wardlaw:

I have several concerns regarding the developer's request to a rezone his recently acquired property to allow him to build a high density gated community in a cluster environment.

Watershed

The valley contains a wetland area which is fed by rainwater percolating down from the hillsides which feeds this area year round. With this cluster of 362 houses on 209 acres, rain water which now soaks into the ground to replenish the ground water supply will instead run off the roofs, patios, drive ways and streets directly into our wetlands and streams. This runoff will also carry pollutants from the housing area in to our streams and eventually into the lagoon. Without the normal ground water replenishment, the wetlands will dry out during the summer dry season threatening the existence of the wildlife and the likely hood of severe flooding in the valley during winter rains will increase.

Air pollution

362 new homes translates into at least 720 new vehicles to the area, cars trucks motorcycles, etc. in this valley, and this figure could double depending on family size occupying those houses. These houses also produce significant greenhouse gases from water heaters, home heating systems, cooking and fireplaces. During the summer this valley enjoys consistent temperatures at least 5 degrees cooler than the surrounding areas but this creates an inversion layer trapping these pollutants, and the increased habitation will significantly aggravate this condition.

Traffic

The increased traffic from these homes and daily traffic from tradesmen and delivery trucks servicing this development plus the expectant traffic from the 742 home Harmony Grove Village project will create noise and pollution that needs to be addressed. Country Club Drive, is the shortest route to route 78 and shopping areas, the residents of both the Valiano project and Harmony Grove Village will traverse this road to travel to route 78.

Due to inconsistent and hap hazardous planning on recent housing developments in San Marcos and Escondido, route 78 is always congested, with traffic coming to a complete standstill at the Nordall exit, which the recent widening project hasn't alleviated. This project needs to take both local and regional traffic conditions into account when assessing traffic impact.

Conclusion

Eden Valley is rural in nature, extremely quiet, peaceful, and generally remains in its natural state. The area is single-family rural residential and agricultural in usage, with large lots, residential livestock keeping; equestrian trails, and access to the abundant wildlife that flourishes in this beautiful rural environment .To minimize the impact on this environment, building additional homes in Eden valley should only be on 1 or 2 acre lots as prescribed in the general plan.

Sincerely,

Ansis Straupe

3058 Hill Valley Drive

Escondido, CA 92029

Straupe

Ehsan, Beth

From: olden stuff <oldenstuff@gmail.com>
Sent: Friday, July 19, 2013 3:07 PM
To: Ehsan, Beth
Subject: Valiano Specific Plan ; PDS2013-SP-13-001

Mark Wardlaw, Director

Planning and Development Services

County of San Diego

5510 Overland Avenue

San Diego, CA 92123

RE: Valiano Specific Plan ; PDS2013-SP-13-001

Dear Mr. Wardlaw,

My husband and I purchased our home at 3058 Hill Valley Dr. in Escondido just two years ago in May of 2011. We are greatly concerned for the environment and the future of our beautiful Eden Valley community.

The pond here on our property here at 3058 Hill Valley Dr. was advertised to us as "designated as a Bird Sanctuary by the city of Escondido". Every day Great White Egrets, Snowy Egrets, Blue Herons and mallard ducks visit the pond. We have seen Mallard ducks pair off here the past 2 fall seasons and Mallard females have given birth and raised their ducklings to maturity and their final flight away from our pond for the past 3 summers. During the winter rainy season we have enjoyed the company of many Mallard ducks, Pintail ducks, American Widgeons and even several Merganser ducks. Our neighbors have told us of the stopover many winters of the Canadian Geese, but we have not yet had the pleasure of that experience.

We enjoy a multitude of wildlife here in our semi-rural country area, it is one of the main reasons we chose this property and we have great concern for their well being. Dozens of species of birds, several species of owls and hawks, raccoons, weasels, coyote, possum, rabbits, several species of snakes (including rattlesnakes) and even a few deer and bobcats all enjoy a peaceful existence in our semi-rural area. The rapidly increasing population and development of land in Harmony Grove and Eden Valley places a significant stress on the native wildlife populations by the loss of habitat and the conversion of land from its natural state to a developed landscape. Developing these areas changes the nature of the

vegetation which in turn will likely make it more difficult for some of our existing native species to survive. The wildlife has already been tremendously displaced by the Harmony Grove building project already underway. If the animals forced out of the area to extent that the Valiano developers propose, the majority will be forced out into surrounding areas where there will be less food and shelter to sustain them. The addition of more rattlesnakes and coyote will also present a danger to the children and pets of our neighborhoods.

Any area within the proposed Valiano project inhabited by species listed as endangered, threatened or of any special concern should be a priority for conservation.

Development and the encroachment of human activity will also have a detrimental effect on the existing wetlands. The more hard surfaces created by development the less rainwater would infiltrate the soil. Rainwater will run off the land at an increased volume and rate reducing the absorption of groundwater and increasing flooding to the lower areas of the valley, soil erosion, and sedimentation. Runoff from developed areas also is often warmer and polluted with pathogens such as bacteria and viruses, household chemicals, metals, fertilizers, pesticides, oil, and grease. When the vegetative buffers alongside water bodies are lost, sunlight can further cause water to warm beyond the threshold at which native species survive and reproduce. The creation of roads and development can also adversely affect the quality and flow of streams and wetlands by inadequate or inappropriately designed culverts.

There are several oak riparian areas and & wetlands in the area which are invaluable for many reptiles, amphibians and migratory birds and should be preserved. Maintaining ecological processes and sustaining the quality of air and water resources is essential to the health and quality of life for our community.

The south side of our property looks out across neighborhood 4 of the proposed Valiano project. We are 68 and 67 years old respectively and spent our entire married lives saving towards the day we could move to a country area such as this where we could live out the rest of our lives on a bit over an acre of our own property in peace, quiet and harmony with trees, birds and wildlife. We skipped vacations, didn't eat out much aside from fast food restaurants and shopped for clothing at discount stores. We sacrificed many things other people take for granted to achieve our goal. We chose Eden Valley for its unique country charm, lush hillsides, equestrian areas, vineyards and small farms and ranches. It has not been easy for people our age to pack up and move almost 100 miles, it was months before we finished some painting and could bring our furniture down. Yes, we had to do it ourselves in order to be able to afford to live here, and we have still not finished moving in. If we had had any interest at all in living close to a clustered crowded area of houses on as small as 4,500 square feet of property we would have never considered this area for our home, there are so many millions of homes in this country that fit that bill precisely.

Please preserve the rich heritage of Eden Valley by limiting the Valiano project to the existing General Plan limit of no more than 1 one residence per acre. We welcome new neighbors to enjoy the same pleasures we experience here, but we have no desire to ruin

Stroape

Ehsan, Beth

From: olden stuff <oldenstuff@gmail.com>
Sent: Friday, July 19, 2013 3:18 PM
To: Ehsan, Beth
Subject: Valiano Specific Plan ; PDS2013-SP-13-001

Mark Wardlaw, Director

Planning and Development Services

County of San Diego

5510 Overland Avenue

San Diego, CA 92123

RE: Valiano Specific Plan ; PDS2013-SP-13-001

Dear Mr. Wardlaw,

Our home is one of 15 properties greater than one acre each located off of Hill Valley Drive that border the north boundary of the Valiano project.

One of the many concerns I have regarding the proposed Valiano project is the tremendous increase in traffic to not only Hill Valley Drive, Country Club Drive and Mt. Whitney Drive, but the atrocious amount of traffic we already experience daily on Auto Park Way and Highway 78. There has been negligible improvement in the congestion of those roads as a result of last years efforts at widening. One can easily imagine the havoc several thousand more trips per household would create if the Valiano project proceeds at the rate the developer has proposed.

On any given day there is a wait of 2-3 traffic light increments before one can proceed through any of the 1-4 traffic lights preceding the train tracks, reaching a destination of Highway 78 East or West bound, or one of the two shopping center entrances. Highway 78 resembles a parking lot every day. With more than 700 homes currently under construction at the Harmony Grove site, we may already well expect a very significant increase in traffic to the nearby shopping area without any other additional homes being built nearby. The failure of the completion of Citracado Pkwy. for several more years makes the traffic situation even more dire.

Driving down Country Club Drive yesterday afternoon I was struck by the beauty of Eden Valley. A private, gated residential development of 369 clustered homes on small lots is inconsistent with the atmosphere of our quiet semi-rural community. The unexpected visual impact of such a cluster of tightly packed homes rising up along the hillside above our large open lots, ranches, vineyards and equestrian centers is incompatible in the midst of the unique character of the Eden Valley community.

Currently at the end of Hill Valley Dr. and directly in front of of the proposed entrance to Neighborhood Four of the Valiano project is a large home on a 20 acre lot with neatly plowed agricultural fields. Directly behind

this property the Valiano project developers plan to build a cluster of residences consisting of just 4,500 square foot lots . Nothing would look more atrocious than this beautiful large home surrounded by large palm trees, neatly plowed fields of crops and large open spaces with crowded residences packed tightly behind it.

Achieving a balance between economics and the health of our environment is vital to achieving a balance between private property rights and the goals of the community. The historic rural agricultural and equestrian character of Eden Valley should be preserved by limiting any new development to the current General Plan of just one home per acre per lot and maintaining the current animal keeping zoning.

Sincerely,

Madlyn Straupe

3058 Hill Valley Drive

Escondido, CA 92029

Ehsan, Beth

From: William Travis [mms16sst@aol.com]
Sent: Wednesday, July 10, 2013 9:28 PM
To: Ehsan, Beth
Subject: Valliano Project

Beth,

After attending the 7/10/13 meeting in Elfin Forest, I would like to comment further on the project. I was particularly concerned about the flood plain issue in parcel 5. If they have to raise the level of the ground by approx.15 feet, 98 homes in that area will negatively impact that area's ambiance, and having street lighting that high will increase light pollution significantly.

Also, while no one commented on the sewage treatment plant right where the horse barn area is currently, we just got rid of the extremely offensive chicken ranch odors and certainly do not want another potential source of discomfort and negative visual impact, no matter how "odorless" they claim it will be. In addition, there will already be one sewage treatment plant for the new Harmony Grove Village just down the road.

William Travis
2640 Harmony Hgts. Rd.
Harmony Grove 92029

Ehsan, Beth

From: Craig Tucker <n6atq@hotmail.com>
Sent: Tuesday, July 16, 2013 4:44 PM
To: Ehsan, Beth
Subject: PDS13-SP-13-001. LOG NO. ER-13-08-002; VALIANO

Mark Wardlaw, Director
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123
Re: PDS13-SP-13-001. LOG NO. ER-13-08-002; VALIANO

Dear Mr. Wardlaw:

Thank you for the opportunity to comment of the Notice Of Preparation for the EIR of the Valiano project.

My name is Joseph Tucker and I have lived in the Eden Valley area of San Diego County for over 45 years. We have seen unbelievable changes to this general area and have for the most part accepted them as inevitable and a sign of the time. This is the first time I have written to oppose a building project because it is the first time I have felt so concerned that the entire atmosphere of the immediate area will be gravely impacted.

Having lived at 1307 Country Club Drive for these 45 years, I have dealt with the water flow in the creek that runs at the bottom of this valley. Some years it is very bad with water running on both sides of our house and if these 362 houses are built as proposed it will substantially increase the runoff into this creek with 362 roofs, driveways, sidewalks, yards being overwatered, etc., etc. This water runoff also affects nearly everybody that lives on Surrey Lane as well, causing septic systems to fail as the water table increases with every house that is built on the watershed for the creek.

The county very seldom cleans even the parts of the watershed it is legally required to clean (the east/west ditches on the west side of Country Club Dr. that they created years ago) I have for many years kept about 340 + feet of the creek cleaned out by removing weeds, cat-tails, small trees, etc. from the main north/south creek bed. Just yesterday I spent 2 hours with a rake and shovel working in this creek to remove the water-crest type plants, weeds, etc. from my 190 feet of the ditch and 150 + feet of the property to the south of me that is owned by the Bob Willis. {unbuildable because of water-table/perk-test } In addition to the north/south creek, I have also maintained/cleaned the 120 foot east/west county made

ditch in the very north edge of the property to the south of me as it impacts the main creek.

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Section VI Geology and Soils - they state that the soils found here have a soil erodibility rating of "moderate" or "severe", then moves on to state (pg 18) that the project will not result in unprotected erodible soils, will not alter existing drainage patterns, is not located in a flood plain, wetland, or significant drainage feature; and will not develop steep slopes.

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Which simply means 'They don't plan on doing anything to keep the 362 houses of "NEW" water runoff from making a bad situation much worse'

Sincerely,
Joseph Tucker
1307 Country Club Drive
Escondido, Ca. 92029

I request that Integral Communities not be allowed to move forward with the Valiano SP 13-001 project at its current density. They were denied a change in zoning last year (NC-17), and this current proposal has not changed since then. If Integral Communities wants to build a project within Eden Valley and Harmony Grove they must follow the current zoning that we have spent the past 10+ years working with the County to create.

Comments on N.O.P. Document RE: EIR for VALIANO ; PDS2013-SP-13-001, LOG #
ER-13-08-002

Beth Ehsan

S.D. Co. Planning & Development Services

5510 Overland Ave., STE.110

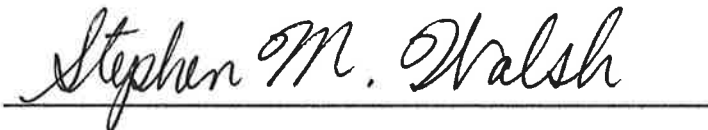
San Diego 92123

Dear Planning & Development:

I am Steve Walsh of 3052 Hill Valley Dr.

Recently circulated documents regarding the proposed Valiano Development show that the major entry/exit to the proposed 360+ home development will be on Hill Valley Drive. **This will not work.** Hill Valley DR. is only 26' wide & can only be widened by eliminating the sidewalk, often used by local residents like myself. 26' is only just barely wide enough for 2 cars to pass next to a parked vehicle if they do so with caution. It is impossible for 2 cars to pass if cars are parked on both sides of the street as recently happened at an event held in the newly established winery on Hill Valley Drive. Even if the sidewalk were eliminated it would still not be possible. Hill Valley Drive cannot be asked to handle the additional volume of traffic as proposed by Valiano.

Please also add my name to the long list of current residents of the Eden Valley area who object to the transformation of Country Club Dr. into a major traffic thoroughfare. We will all be negatively impacted by a development of the density proposed by Valiano.

A handwritten signature in cursive script that reads "Stephen M. Walsh". The signature is written in black ink and is positioned above a solid horizontal line.

Steve Walsh

7 / 14 / 2013



MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

VALIANO SPECIFIC PLAN; PDS2013-SP-13-001
JULY 10, 2013, ELFIN FOREST FIRE STATION
PUBLIC SCOPING MEETING COMMENT SHEET

Country Club Drive (CCD) in its present 2 lane format is insufficient to handle the increased traffic between Mount Whitney Road and Auto Park Way emanating from the Harmony Grove Village project; additionally, the Valiano project will even further compound that problem . Widening CCD will require acquisition of land from those properties contiguous to CCD. All of those properties in the unincorporated (San Diego County) areas are currently on septic systems. Taking land from them for road expansion will reduce some of those parcels to less than 1/2 acre and will eliminate their septic system leach field reserve, an area equal to 100% of the initial leach field size.

None of the residents in the county area want to give up their septic systems nor do they want to be annexed into the City of Escondido. Unfortunately, if CCD is widened, the only mitigation available to these home owners would be for the Valiano developer to connect them to a sewer system.

Marshall Wright 7/18/13
Signature, Date

MARSHALL WRIGHT
Print Name

1224 COUNTRY CLUB DRIVE
Address

ESCONDIDO, CA 92029
City, State, Zip Code

5510 Overland Avenue, STE 310
San Diego, CA 92123
Phone#: (858) 694-3103
Fax #(858) 694-2555

e-mail: beth.ehsan@sdcounty.ca.gov

NOP COMMENTS MUST BE RECEIVED BY 4:00 PM July 19, 2013