


COMMENTS	RESPONSES
<p style="text-align: right;"><b>Comment Letter I18</b></p> <p><b>From:</b> <a href="#">JP Theberge</a>  <b>To:</b> <a href="#">Smith, Ashley</a>; <a href="#">Aghassi, Sarah</a>; <a href="#">Horn, Bill</a>; <a href="#">Bon-Roberts, Jacob</a>; <a href="#">Dianne, Cox</a>; <a href="#">Groz, Gospar</a>; <a href="#">Kristin, Margenau</a>; <a href="#">margenau@realisticsolutions.com</a>  <b>Subject:</b> RCS Partners' HGV South Threatens to Destroy a Historic Rural Community - DEIR Comment  <b>Date:</b> Tuesday, June 20, 2017 3:59:29 PM</p> <hr/> <p>REFERENCE: Harmony Grove Village South Draft Environmental Impact Report (PDS2015-GPA-15-002; PDS2015-SP-15-002; PDS2015-TM-5600; PDS2015-REZ-15-003; PDS2015-MUP-15-008; PDS2015-ER-08-006.)</p> <p>Hello Ashley and fellow County planners:</p> <p>We know you guys have a tough task ahead of you. We appreciate all your hard work. By now, you should have received comments from a variety of folks in our community. Our Town Council letter will be forthcoming which I was involved in writing. I echo everything that the Town Council, San Dieguito Planning Group and most of the resident comments have already said.</p> <p>This community is a special place and is the oldest community in North County. The proposed project threatens to destroy our way of life, hasten the destruction of biological and recreational resources and halt the progress we have made in preserving thousands of acres of open space—one of the last communities like it in Southern California. It is a shame that this community, who ironically already accepted one development in order to protect us from future projects.</p> <p>I will simply say that we, as a community, chose to downzone our own properties, forsaking future profit potential AND then agreed to the building of one development (HGV) in order to compromise with the County who assured us that this would maintain our rural character and our rural voice.</p> <p>Under no objective measure is this project in keeping with what the general plan, the community plan and our own compact with the decision makers to take our fair share of growth.</p> <p>We are not NIMBYs. We downzoned ourselves and supported a large development project in our midst with HGV. It would be wrong and indefensible to place 453 multistory, condos in our rural valley, especially after all the hard work that went into the compromise in our community plan. This would be a huge breach of public trust.</p> <p>Please re-analyze this document taking into account how this will affect our valley and they fact that we've already given at the office, so to speak.</p> <p>Thanks and talk soon.</p> <p>-JP Theberge  Vice-Chair, EFHG Town Council</p> <div style="border: 1px solid black; height: 20px; width: 180px; margin: 10px 0;"></div> <div style="display: flex; align-items: center;">  <div> <p><b>JP Theberge</b> • President • Director of Insights  Cultural Edge Consulting, Inc. • San Diego, CA  <a href="tel:7604760050">O 760.476.0050</a> • <a href="tel:6198842694">M 619.884.2694</a>  <a href="#">Website</a> • <a href="#">Facebook</a> • <a href="#">Twitter</a> • <a href="#">LinkedIn</a></p> </div> </div> <p><i>For frequently updated articles and tweets relevant to the multicultural and Hispanic space, follow us on Twitter.</i></p>	<p><b>Response to Comment I18-1</b></p> <p>The County acknowledges the comment and opposition to the Project. Please refer to Global Response to Comment for Project Consistency with General Plan Policy LU-1.4.</p>