From: midhop@gmail.com
To: Eichar, Peter; Smith, Ashley
Subject: HGVS NOP comments
Date: Monday, September 28, 2015 4:02:05 PM

Attention: Peter Eichar
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123

Re: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDS2015-ER-15-08-006, HGVS

Dear Mr. Eichar:

Thank you for the opportunity to comment of the Notice Of Preparation for the EIR of the Harmony Grove Village South project.

Harmony Grove represents a unique planning area where the community attended three County-sponsored workshops and helped to design the Harmony Grove Village project, which included a small, walkable core, a proportion of horse keeping lots, downzoning of the rural periphery, and calculations of the rural-urban balance, all to protect the existing, historic rural neighborhood. This was done under the guidance of the County to preserve the rural lifestyle so that incoming development would not just “push out” the rural residents, as was the usual case.

I hear more and more remarks from existing residents that they will move out of the County if their well-documented wishes to preserve their rural character by surrounding HGV with large lot housekeeping properties is successfully challenged by new development projects that in effect allow the developer to rewrite the community plan in the face of strong opposition from the community. But even more worrisome, I am hearing remarks from friends who live throughout the County, even in urban areas, who feel that if they will not be able to trust the County to uphold their community plans in cases where

the community clearly opposes new projects, they must leave the County.

I am very concerned about the impact of the approval of any GPA that conflicts with the approved community plan, shows no apparent benefit to the local residents, and is strongly opposed by the community. Please study the impacts of the potential erosion of trust of residents County-wide in cases where a GPA is brought forth not by the community nor with the support of the majority of the community, but rather by developer-initiated proposals.

Sincerely,
Mid Hoppenrath
2640 Harmony Heights Road, Harmony Grove