

COMMENTS

RESPONSES

Ehsan, Beth

From: Larry Jansen <ljansen@ninyoandmoore.com>
Sent: Monday, June 15, 2015 1:29 PM
To: Ehsan, Beth; Sibbet, David; Loy, Maggie A; Kristen.Blackson@sdcounty.ca.gov; Wardlaw, Mark; Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; efhgct@gmail.com
Cc: jansen5@sbcglobal.net
Subject: Valiano Draft Environmental Impact Report

Dear County of San Diego planning and development services:

I am writing to express concern regarding the planned Valiano development proposed for the Eden Valley area of San Diego County. My wife and I live at 19995 Elfin Forest Road in the unincorporated area of Elfin Forest, San Diego County. We have lived here approximately 12 years. We made an investment in the Elfin Forest area for a quality of life that is defined by low density housing, open space areas and a rural setting. Our decision to re-locate here was also based on our understanding of development limitations outlined in the County General Plan for the area, which sets restrictions on the density of housing.

We are not against land development and we believe that a land owner has the right to develop property within the guidelines of the County General Plan. Based on our review of the Draft Environmental Impact Report for the project, it is evident that the developer of this project proposes to increase the density of houses 3 to 4 times what is allowed per the General Plan. This is not right and we urge all of the County representatives to uphold the density restrictions of the General Plan. Developers should not be allowed to bend the rules to suit their desires to increase profits.

The Valiano project is a few miles from our house, but it will have a direct impact on us. We already have noticed an increase in traffic from current construction activities in the Harmony Grove area and each new residence will add to this. Our concerns regarding this project include:

- Increase in traffic,
• Water consumption; why allow increases in density when we are in a drought with climate change upon us?,
• Fire safety; we have been evacuated twice and this project will increase the congestion during emergency evacuations,

The General Plan was prepared with careful consideration of the long-term impacts of development and to maintain the character of various neighborhoods. Please do your job to protect us, your constituents, and stick to the requirements of the existing General Plan. Do not let high density development proceed that will ruin our neighborhood forever.

Sincerely,

Lawrence and Michele Jansen
19995 Elfin Forest Road
San Diego County, California 92029

- BA-1 Introductory comment noted. See responses to your specific comments below.
BA-2 See Response AD-2 regarding the Project proposal of a GPA. The right to propose a GPA as part of a project is allowed. This discretionary application is under review for approval or denial as part of the Project, with specific notice and review requirements.
BA-3 The concern cited in the comment including cumulative traffic analysis is fully addressed in the EIR (Section 2.8), based on a TIA prepared to analyze the Project's traffic impacts (Appendix H of the EIR). Mitigation measures would be implemented that would reduce the traffic impacts. No changes to the EIR resulted from the comment.
BA-4 The comment is related to the Project's water consumption which is fully addressed in Responses C-2, C-8, C-10 and K-99. The Project would decrease the on-site water usage compared to the baseline.
BA-5 The comment is related to fire evacuation which is fully addressed in Topical Response: Fire/Evacuations.
BA-6 See Response AD-2 regarding the need for a GPA and Response AZ-38 regarding the proposed density. Note that the Elfin Forest and Harmony Grove communities have separate discussions in the Elfin Forest and Harmony Grove Community Plan based on the differences between these similar, but distinguishable, communities. Contrary to the commenter's assertion, the Project would not directly impact Elfin Forest where the commenter is located. The EIR adequately evaluates the potential environmental impacts that would result from a General Plan Amendment, consistent with CEQA and the County CEQA Guidelines. The opposition to the Project is opinion and no specific response is required.