

COMMENTS

RESPONSES

Ehsan, Beth

From: jp@culturaleedge.net
Sent: Monday, June 15, 2015 4:13 PM
To: Ehsan, Beth
Cc: Sibbet, David; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Horn, Bill; Bruce.BettyLiska@gmail.com; Douglas.Dill@att.net; Elfin Forest Harmony Grove Town Council
Subject: Comments Regarding Valiano
Attachments: 10841944_961851837200731_8248244461240303519_o.jpg; PastedGraphic-1.png

Hello Beth:
 As a relative newcomer to this wonderful community of Elfin Forest, Harmony Grove and Eden Valley, I have been in awe of the amazing integrity, resolve, independence and unity in this community. The land we live on and the physical attributes of this area are a true gem to San Diego County. People come from all over the County to visit our area for hiking, cycling, mountain biking, horseback riding and other recreation. It is this recreation that drew many of us to this area. I first encountered this hidden gem as an elite triathlete doing his 2-3 hour rides through SD County. This piece of road was an oasis among the long stretches of suburban sprawl that cyclists like myself dread. The quiet and tranquility, open space, oak trees and quaint ranch fencing made me wistful of a more innocent time.
 My wife and I and our 3 kids moved here almost 4 years ago. We quickly acculturated into the rural lifestyle. My kids know more about insects and wildlife than about Minecraft and TV shows. We raise livestock, hens, work on the land and associate with our likeminded neighbors from Eden Valley to Harmony Grove to Elfin Forest. After a few months of living here I quickly realized how fragile this ecosystem really is. I learned that my predecessors spent years working with decision makers, negotiating with developers and devoting their time to making sure this little corner of the County stayed rural. I joined the Town Council for this very reason.

OUR CONCERNS

Our letter from the town council will lay out all the biggest issues with this DEIR in detail, so I will focus on two issues in my comment:

Community Character and breach of trust:

My community negotiated with the decision makers and planning staff in good faith over the years.

- We dutifully took our "fair share" in the General Plan update. We designed a plan that would utilize the Community Development Model.
- We conscientiously agreed to allowing Harmony Grove Village into our midst with the tacit understanding that this was to be our contribution. We would still be allowed to preserve the unique character of our community.
- The BOS have acknowledged on the record during various hearings related to this property (NC17, for example) that we have taken our fair share. The unincorporated county is large and we should not have to take more than our fair share.

This developer is proposing a project that is so outlandishly out of character with our community that reading the proposal is like reading a Kurt Vonnegut or Kafka novel. The subterfuge that is involved in trying to call it "semi-rural" simply because they were able to acquire (or plan to) a large agriculture parcel which lowers density overall (at least on paper) is a tad offensive. There will still be hundreds of tiny parcels, lumped together in an area surrounded by large lots of an acre or up.

Traffic:

Living on Elfin Forest Road, I have witnessed the traffic increase since the HG Village project has started to build out. The DEIR does not adequately measure the impact the project will have on our road (only 6% going West?). This needs to be looked at more carefully.

Fire:

I am attaching photos that show what the Valiano project area looked like during the most recent Coco's Fire which was not analyzed in the DEIR. There are photos of people sitting in their cars in San Elijo stuck in traffic for close to two hours while flames are visible overhead. This is what we await in Eden Valley. One road. One egress. 380 houses all leaving the same route. Remember the fires of 2007. Most of the 23 folks who lost their lives were evacuating.

CY-1 Comments noted. Your appreciation of Elfin Forest and nature is understood. See responses to your specific concerns below.

CY-2 See Topical Response: General Plan and Community Plan Amendment CEQA Analysis regarding the General Plan and proposed GPA, Responses I-3 and I-4 regarding the Project consistency with the Community Development Model, Response AD-4 regarding the NC-17 hearing, Response U-2a regarding the semi-rural nature of the community and consolidation of units, and Responses K-11b and AD-3 regarding the sizes of lots in Eden Valley.

CY-3 See Response AD-14 for why 6% is an appropriate trip distribution onto Elfin Forest Road

CY-4 See Topical Response: Fire/Evacuations regarding fire evacuation.

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