

COMMENTS

RESPONSES

Monday, January 29, 2017

San Diego County Planning and Development Services
5510 Overland Ave., # 110
San Diego, CA 92123

RE: VALIANO SPECIFIC PLAN: PDS2013-SP-13-0012, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019, LOG NO. PDS2013-ER-13-08-002

Dear Ms. Ehsan,

We're writing to express our concerns and opposition to the potential building of the Valiano Project in Harmony Grove and Eden Valley, which is adjacent to where we live in Elfin Forest.

We would first like to thank you and your colleagues for all the time and work you've put into reviewing the Valiano project. It means a great deal to our community and we all appreciate the due diligence you've given the planning for this project.

We have lived in Elfin Forest for 4 wonderful years living at 20125 Colina Encantada Way, 92029. We built here knowing the close-knit community and rural lifestyle would be a wonderful match for us. Neighbors here look out for one another and when there's a disaster in the area as with the fires of May 2014, each person looks out for their neighbor. Though we don't have horses, horses abound in this area and we love them! We saw numerous vehicles pulling horse trailers looking for anyone who needed help with their animals. More than one drove up our short road to check to see that all animals were taken care of.

As you know, the project, as proposed, threatens to destroy the rural nature of our community and instead, assists in the urban sprawl that has taken over many parts of San Diego County. It also goes against the general plan that was agreed upon by the county many years ago. We know that numerous meetings were held to undertake this vast and daunting job, but in the end all parties agree that our community should take "our share of density" to accommodate the growth that San Diego County would experience over the next 20 years. A compromise was made and agreed upon. This project violates that Community Development Model creating a much higher density.

Which leads me to the roads. Elfin Forest and Harmony Grove Roads are mostly small, two lane roads and yet already have a high density of motor vehicles on them as it's a major east-west thoroughfare. The road was not intended for the traffic load that it now carries, not to mention an immensely increased load, which the Valiano Project would add to. People die on this road on a regular basis including a motorcycle accident about a year ago. The year before that, a head on crash occurred and killed another. Both within a 1/2 mile of our home.

There are so very many issues that would have a negative impact if this development were completed. The roads are incredibly busy with bicycles vying for space in packs sometimes. We haven't even touched on the issues of lack of schools for so many new people. As it is, the Harmony Grove Village project does not even address that! How can that be??

R-AC-1 Introductory comment noted. Please see responses to specific comments, below.

R-AC-2 The comment describes the sense of community felt by the residents in the area, which is fully understood; please see Response R-K-1. Please note that fire/evacuation routes are not part of the Recirculated Draft EIR. Please refer to Response R-A-1; however, it is discussed in detail in Section 3.1.7 of the EIR.

R-AC-3 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the recirculated Draft EIR.

R-AC-4 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-AC-5 The commenter lists issues of concern and refers to the Harmony Grove Village project. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR. Your opposition to the Project is noted.

COMMENTS

RESPONSES

R-AC-5
cont.

There are many more issues that we could go on about but we'll stop here. Please vote against this project as it stands. Thank you for your consideration.

Regards,

Farron & Kay Kolb