

COMMENTS

RESPONSES

From: Kira Lee Lakin <kira.lee@gmail.com>
Sent: Thursday, January 26, 2017 8:54 PM
To: Sibbet, David; Chan, Michelle; Wardlaw, Mark
Cc: Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Gaspar, Kristin; Ron-Roberts; Horn, Bill; douglas.dill@att.net; Elfin Forest Harmony Grove Town Council
Subject: Resident letter regarding Valiano project -- Kira Lee Lakin

This letter is regarding plans around the proposed Valiano development: 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

R-AE-1 My husband and I, along with our two young children, are residents of the Hidden Hills community, directly adjacent to Eden Valley and Harmony Grove. We moved here in 2012, having found a community with a rural feel and neighbors who are highly invested into the maintenance and well-being of the neighborhood. We are very concerned about all of the latest in Integral Communities' efforts to move forward with their Valiano project, the impacts of which would reach far beyond even our community.

R-AE-2 We have seen the land on which Harmony Grove Village was recently built be emptied of its previous residents, stripped of all its natural environment down to bare dirt, and then built into a characterless, cookie-cutter neighborhood indistinguishable from countless others in the County. The units in Harmony Grove Village are not selling well, and yet even the limited number of new residents who have moved into this area have already had a substantial impact on the street traffic, crime, and natural habitat in our neighborhoods.

R-AE-2 Just a few months ago, my neighbor's house was robbed in broad daylight while his 14-year-old daughter was home alone... and then robbed again just a few weeks later so the criminals could finish what they had started, emptying out his closets and his wife's jewelry box of family heirlooms and valuable property. A few years ago, this would have been unheard of. The detective who was assigned the case told us that he had never felt the need to even monitor our quiet neighborhood before, but would be driving through during his shifts from now on, since there is more foot and car traffic coming through and he recognizes that this makes us more of a target of crime.

R-AE-3 Every morning, previously quiet surface streets around our home are now clogged with rush hour commuters, causing one to wonder what would happen in the event of an emergency evacuation -- not a rare occurrence in this area. We have one way in and out (via Country Club Drive) and additional congestion during something like the Cocos Fire would have meant we would be unable to get out.

R-AE-4 Anecdotally, more and more neighbors are reporting increasingly aggressive coyote encroachment, with pet dogs and cats being snatched more frequently by animals who have had their natural habitat destroyed by the development. The coyotes are becoming less afraid of humans, and their displacement has resulted in their behavior becoming aggressive enough that some are afraid for their children's safety.

R-AE-5 These are just a few examples of the impacts that the Harmony Grove Village project has had on our neighborhood. We moved here in 2012, looking for a rural setting in which to raise our children while my husband's commute to Sorrento Valley would still be reasonable; it is difficult to see the actions of

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

R-AE-2 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-AE-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-AE-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-AE-5 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.

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R-AE-5
cont.

the HGV developer and now, IC, as being anything but an attack on that lifestyle. Especially in light of the empty HGV homes sitting on the market, tearing up this natural environment and destroying the rural character of this community seems like a poorly-conceived, short-sighted, permanently destructive idea with negative impacts that could not be reversed.

R-AE-6

Learning more about how IC is working to avoid having to conform to the Community Plan, their actions to have the boundaries around Eden Valley redrawn and working with Rincon to impose sewer service onto the residences in the area are NOT going ignored, and the residents here are well aware of just how shameless their political maneuvers are. I assure you that the people who live in this area are well-educated, motivated, and unified in their resistance to IC's rule-bending and attempts to exploit bureaucratic loopholes.

R-AE-7

I ask that those who have been given the responsibility of making decisions when it comes to how our neighborhoods are planned and how development happens consider the big picture when it comes to Valiano. Between the negative impacts that will inevitably affect communities in and around the areas targeted as the new Valiano project, and the unethical ways in which IC is seeking to move forward with the project, we would ask that you represent our concerns and make the decisions that will do right by the residents that live in our communities.

Best regards,
Kira Lakin
952 Chardonney Way
Escondido, CA 92029
858-692-4876

R-AE-6

The comment suggests the amendment to the EFHGCP Subarea northern boundary is proposed in order to avoid having to conform to that subarea plan; please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis, which addresses Project compliance with the subarea plan. The potential for Rincon to serve the Proposed Project with sewer would not result in adjacent property owners being tied into the facility if they prefer to remain on septic.

R-AE-7

The comment expresses the opinions of the commenter, but is not at variance with the environmental document.