

COMMENTS

RESPONSES

January 28, 2017

Re: Valiano REIR

To whom it may concern:

I have lived in Elfin Forest/Harmony Grove for over 32 years. My home is directly opposite proposed Neighborhood Five. I have previously submitted my comprehensive oppositions to the Valiano proposed project, and now will specifically address the RECIRCULATED ENVIRONMENTAL IMPACT REPORT.

First, the statement that, "There is a lack of established neighborhoods, as well as public services. As such, there is no existing community on site to divide," is patently false. Not only are we currently united as a "community," but in my over 30 years of being part of this "community," we have united numerous times to participate, oppose, compromise (i.e., Harmony Village), resolve (i.e., the development of fire protection) over many and varied issues.

Second, the attempt by the proposed Valiano project is to change the long established boundaries of our historic community by carving the Neighborhood Five land out of the EF/HG Community Plan area so they can meet the less restrictive San Dieguito Community Plan. Compliance with the applicable community plan is a critical step for them to obtain the General Plan Amendment they need to make the 388 homes Valiano subdivision a reality. If they are allowed to remove the Neighborhood 5 parcels from the EF/HG Community Plan, they will be much closer to cashing in on the dense, congested subdivision they want to build right in Harmony Grove no matter what our community plan says. My home is directly opposite Neighborhood Five. I am well acquainted with the unique features of this particular plot

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

R-AJ-2 The comment refers to a statement in the EIR regarding the existence of a neighborhood or community within the Project site. Please see Response R-K-1 regarding the misunderstanding of the "on-site" portion of the quote, as well as R-O-2 regarding public services.

R-AJ-3 The comment is in reference to the removal of Neighborhood 5 from the EFHG Subarea. Please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis.

Please note that the farm pond resulted from damming of a streambed and is not a vernal pool. There are no vernal pools on the property (please see Subchapter 2.4, Biological Resources, of the EIR). The pond would be retained within open space (along with coast live oak woodland and herbaceous wetland vegetation) as part of the Proposed Project regardless of the boundary change and deletion of the parcel from the EFHG Subarea.

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R-AJ-3 cont. of land, including a naturally occurring vernal pool which hosts much wildlife including migrating fowl. Additionally, the large SDG&E transmission power lines dissect this proposed neighborhood for which consideration must be made as to the set backs for maintenance and safety. The current EF/HG Community Plan takes these and all other factors into consideration. Permitting this boundary to be erased and simply disregarded to allow for consistency of development is egregiously insulting to our "community" who put much thought, effort, and time into our existing plan.

R-AJ-4

R-AJ-5 Lastly, is the issue of precedence. If allowed to go forward, it would make "forum shopping" a viable option for developers unhappy with the restrictions in a given community by annexing into a more lenient jurisdiction. This would most assuredly give developers an unfair advantage in any disputed project and silence the debate.

R-AJ-6 The developer has not shown that they are willing to work in good faith with our community and has, effectively, attempted to erase our very existence in the most recently recirculated EIR. We oppose this project as proposed and hope that as elected public officials, you will reject this proposal and protect our rights as taxpayers, property owners and citizens of the County.

Respectfully,  
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cc: Dave Dibbets; Michelle Chan; Mark Wardlaw; Lisa Fitzpatrick; Greg Cox; Dianne Jacob; Kristin Gaspar; Ron Roberts; Bill Horn; Doug Dill; EF/HG Town Council

R-AJ-4 The comment references the existing SDG&E transmission lines and towers, which are depicted on Figure 3.1.2-6 of the EIR, and addressed in Section 3.1.2, Energy, of the EIR. As stated on page 1-7 of both the Draft EIR and Recirculated Draft EIR, this easement and the facilities within it would be retained under the Proposed Project. Appropriate setbacks also have been retained as part of Project design – the setback boundary has not been erased.

R-AJ-5 The comment is concerned with the removal of Neighborhood 5 from the EFHG Subarea. Please see Response R-I-7 regarding the potential of annexation into a more lenient jurisdiction, and Response R-F-34 regarding potential for Project actions to be precedent setting.

R-AJ-6 Your opposition to the Project is noted.