

COMMENTS

RESPONSES

From: Allen Meredith <alleninsd@gmail.com> on behalf of Allen Meredith <Allen@AllenMeredith.com>
Sent: Monday, January 30, 2017 9:34 AM
To: Chan, Michelle
Subject: Valiano Re-Circulated EIR

Dear Ms. Chan,

R-AM-1 My family currently lives in Eden Valley, has been living in Eden Valley for nearly 4 years, and we feel the need to comment on the re-circulated EIR for the Valiano Specific Plan. I will try to keep this brief as I know you are very busy.

R-AM-2 Recently we as a community worked with and compromised with the Harmony Grove Village development as our way of accepting our fair share of density in San Diego County as part of the **General Plan**, a General Plan that was revised and updated just 5½ years ago. Perhaps working with Harmony Grove Village was a mistake on the part of our community as Harmony Grove Village has opened the door for other projects such as Valiano, even though Harmony Grove is currently not selling as they expected. It's just not affordable housing.

R-AM-3 The General Plan should last 20 to 30 years, it was designed to do that. That's why it took 13 years, it cost you and me and (the public). Everyone in the county had to pitch in to pay \$18 million to get a balanced General Plan (KPBS article quote from Patsy Fritz, Mar 21, 2016).

R-AM-4 The citizens on San Diego County, in part, have spoken by way of defeating Measure B which would have signaled a shift in how large housing projects in the region's backcountry are pursued in the future. The people currently residing in rural communities throughout San Diego County have invested their savings, endure their daily commute to and from work, and work tirelessly on their properties that do adhere to the General Plan guidelines, because they want a rural lifestyle for their families.

R-AM-5 In conclusion, I feel, and I believe the many voters who defeated Measure B feel, that if an investor wants to develop a new community in rural San Diego County, the development must adhere to the current General Plan, as it has been written, with no exceptions. Any new proposed development in rural area San Diego County that does not meet the General Plan just doesn't fit.

Thank you for your time and consideration.

With gratitude,

Allen Meredith, CDPE, ePro

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

R-AM-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-AM-3 The commenter expresses the expected lifespan of the General Plan. Please see Response R-K-1 regarding normal general plan lifespan and the general plan process in California.

R-AM-4 The comment refers to the rejection of Measure B. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-AM-5 The comment states that development should adhere to the General Plan. Please note that with the exception of specific density of the semi-rural land use category, the Proposed Project complies with all goals and policies of the 2011 General Plan.

COMMENTS

RESPONSES

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