

COMMENTS

RESPONSES

**From:** Eric Neubauer <eric.neubauer@sduhsd.net>  
**Sent:** Monday, January 30, 2017 8:58 AM  
**To:** Sibbet, David; Chan, Michelle; Wardlaw, Mark  
**Cc:** Fitzpatrick, Lisa; Gaspar, Kristin; Cox, Greg; Jacob, Dianne; Elfin Forest Harmony Grove Town Council; douglas.dill@att.net; Horn, Bill; Ron-Roberts  
**Subject:** Comments from a Eden Valley/Harmony Grove resident

To whom it may concern;

R-AQ-1 I am reaching out to you to comment on the EIR for the Valiano Specific Plan. I agree 100% with the San Dieguito Planning Group's comment letter provided and sent on 1/12/17. Valiano's plan is going to have a detrimental effect on my family, property, and safety if/when we have our next wildfire. According to the document, it states in multiple places that:

- *"There is a lack of established neighborhoods, as well as public services. As such, there is no existing community on site to divide"*

R-AQ-2 The community of Harmony Grove has existed for over 120 years. The oldest church in San Diego was right here in Harmony Grove until the 2014 Coco's fire (where I watched the fire sweep through in an instant and burn it and many families' homes to the ground). I know all my neighbors for miles in each direction. We organized and developed a community plan some years ago which encodes the very nature of our community. "Keeping it Rural" isn't just a cute tag-line. Both in our practices and our geography, we are a very rural area that happens to be close to city boundaries. In addition to our ability to come together as a community, one of the issues that has kept this area rural is the lack of developments being able to provide safe thoroughfare in event of a natural disaster. Having been one of the last people out of the very area described during the 2014 Coco's fire, I can tell you reasonable access/evacuation routes do not exist nor will they without SUBSTANTIAL capital improvements. I have attached pictures from the fire and even from a recent creek rescue where fire crews saved a man and his 11yr old son.

R-AQ-3 This proposal marks the first attempt ever by a developer to rewrite a community's boundaries and effectively erase the very existence of a community in order to avoid having to work with and compromise with the community. Projects like this should be a two-way street. The very fact that the developer is suggesting we don't exist shows that they are not interested in working with us.

We cannot allow others to rewrite our diligently created boundaries simply to avoid having to follow the same rules that we all have to follow.

R-AQ-4 I oppose the project as currently presented and hope that as elected officials you will do the right thing and protect our rights as property owners, taxpayers and citizens of San Diego County.

Respectfully,

**Eric Neubauer**  
 Automotive Technology  
 Wood Technology  
 Engineering

**Torrey Pines High School**  
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R-AQ-1 This is a repeat of comment R-M-1. See Response R-M-1.

R-AQ-2 Please see Response R-K-1 regarding the lack of community quote, as well as R-O-2. 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-AQ-3 Please see Responses R-O-3 and R-F-63 regarding "erasure" of the Eden Valley community, and Response R-K-2 regarding developer outreach to the community. The amendment to the EFHGCP subarea northern boundary is not proposed to avoid having to follow rules; please see Response R-D-3 and Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis.

R-AQ-4 Your opposition to the Project is noted.

COMMENTS

RESPONSES

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Neubauer Exhibit A



R-AQ-5a-d Photos received and included. 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.

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Neubauer Exhibit B



Neubauer Exhibit C



Neubauer Exhibit D

