

COMMENTS

RESPONSES

January 30, 2017

To: County Planning and Development Services (PDS) Staff:

- Dave Sibbets: [David.Sibbet@sdcounty.ca.gov](mailto:David.Sibbet@sdcounty.ca.gov)
- Michelle Chan (assigned planner): [michelle.chan@sdcounty.ca.gov](mailto:michelle.chan@sdcounty.ca.gov)
- Mark Wardlaw (Director of PDS): [Mark.Wardlaw@sdcounty.ca.gov](mailto:Mark.Wardlaw@sdcounty.ca.gov)

Reference: 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.

To Whom It May Concern,

Please accept this letter as a response to the proposal by the developer, Integral Communities, to divide the community of Harmony Grove to better fit their proposed plan for the Valiano development. As a 15-year homeowner in a house we built in Harmony Grove, I am against dividing up our community. I am offended that the developer claims we are not a community. My husband grew up out here. Our neighborhood still is made up of families he grew up with. We are more of a community than the developer designed subdivisions that Integral Communities builds because we help each other out and have the common desire to live in a rural community. Cookie cutter homes and strip malls are not what makes a community. People helping each other and sharing common experiences make a community. The neighbors of Harmony Grove help each other during times of flood, fire, and day to day living. We live out here because we enjoy the rural lifestyle and support the Elfin Forest/Harmony Grove Community Plan. The plan was developed, and I believe accepted by the County Board of Supervisors, as being consistent with the County General Plan. This plan allows for planned, managed growth in the county of San Diego which does not include high density development in Harmony Grove. Please keep Harmony Grove as historically designated and planned for in the General Plan. Do not divide us to allow for higher density housing.

Sincerely,

Debra J. O'Neill  
 2966 Cordrey Drive,  
 Escondido, CA 92029

cc: County Planning Commission:

- [Lisa.Fitzpatrick@sdcounty.ca.gov](mailto:Lisa.Fitzpatrick@sdcounty.ca.gov)

cc: Board of Supervisors:

- [greg.cox@sdcounty.ca.gov](mailto:greg.cox@sdcounty.ca.gov),
- [dianne.jacob@sdcounty.ca.gov](mailto:dianne.jacob@sdcounty.ca.gov),
- [kristin.gaspar@sdcounty.ca.gov](mailto:kristin.gaspar@sdcounty.ca.gov)
- [ron-roberts@sdcounty.ca.gov](mailto:ron-roberts@sdcounty.ca.gov)
- [bill.horn@sdcounty.ca.gov](mailto:bill.horn@sdcounty.ca.gov)

cc: San Dieguito Planning Group

- Doug Dill: [douglas.dill@att.net](mailto:douglas.dill@att.net)

cc: Town Council: [efhgtc@gmail.com](mailto:efhgtc@gmail.com)

R-AU-1

R-AU-1

Please see Response R-K-1 regarding the lack of community quote. Please also note that the Proposed Project would neither divide Harmony Grove, nor would it implement high density development. The Project is generally located at the western extent of Eden Valley where County jurisdiction meets the City of San Marcos. The residential uses proposed are semi-rural in nature (SR-0.5), which is the same general land use designation (SR) as other properties in Eden Valley, and less dense than the village densities located in Harmony Grove Village, which it abuts to the south. No division of community is anticipated. To the contrary, it is anticipated that the improved roads and trails provided by the Project, as well as the agricultural set aside, and park facility open to the neighborhood, could facilitate community interaction. Please see Response R-K-1 regarding general plan amendments.