

COMMENTS

RESPONSES

From: Bill Porter <billporter8964@att.net>
Sent: Monday, January 30, 2017 4:06 PM
To: Sibbet, David; Chan, Michelle; Wardlaw, Mark
Cc: Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Ron; Horn, Bill; douglas.dill@att.net; effgtc@gmail.com
Subject: Valiano Specific Plan: PDS2013-SP,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:

R-AW-1 My wife and I have been residents in Eden Valley for over 30 years having built our home to enjoy the rural lifestyle which included raising and riding our horses and back then, the extreme quiet days and dark nights. Yes, we have seen changes in the last 30 years, of a tall hospital built directly across from our home which has taken the darkened nights to another level now. We have seen the density change with the development of Harmony Grove Village and the addition of 742 new dwellings, which we opposed but accepted because the developers at least worked with the Elfin Forest-Harmony Grove TownCouncil/CountyPlanning recommendations. The County Supervisors, when they approved the above development, stated there would be no further development north of Mt. Whitney Rd.

R-AW-2 We have opposed the Valiano Project from day one as expressed in previous letters to the Planning & Development Services and have stated previously we have no issues with any developer if they build to the existing General Plan. The Eden Valley site is subject to the General Plan Semi-Rural Regional Category, Semi-Rural 1 (SR-1) and Semi-Rural 2 (SR-2) Land Use Designation which was approved years ago by the Board of Supervisors.

R-AW-3 Our main concern is SAFETY. Our ingress or egress from Milpas Drive onto Country Club Drive today has become more difficult due to the increase in traffic from the Harmony Grove Village development and that community is not even 50% filled! Country Club Drive is to remain a two lane road, which we disagree. Valiano's Project public review draft EIR indicate a ADT of 10,050, LOS of F. which means to us if Valiano's project is approved the build up of traffic on Country Club Drive would be unbearable for all concerned trying to ingress or egress onto Country Club Drive!

R-AW-4 It appears to us the developers have no concerns about traffic issues nor the paramount concern of fires. The majority of Valiano's project area burned in the 2014 Cocos Fire and we have noticed one fire engine at the CDF site for Harmony Grove Village. The Porter's have experienced being asked to evacuate the area twice and did evacuate during the 2014 fire. Just trying to leave the area was a total disaster. It was no comparison to what happen in San Elijo area during the evacuation.

R-AW-5 The Porter family is disgusted with Integral Communities (Valiano) in their last revised PDS trying to make it easier to change the rules of our long existing community boundaries.

R-AW-6 The Porter's hope the County Planning & Development along with the County Supervisor's will take into consideration the San Dieguito Planning Group's overwhelming vote against Integral Communities (Valiano) newly recirculated EIR.

Regards,
 William A. Porter
 Merlyn Porter

R-AW-1 Introductory comment noted.

R-AW-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-AW-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-AW-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-AW-5 The Project is not trying to make it easier to change the rules relative to community plan boundaries. Please see Topical Response: General Plan Amendment, Subarea Boundary Line Adjustment and Community Character CEQA Analysis regarding compliance with the EFHGCP Subarea goals and policies.

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