

COMMENTS

RESPONSES

From: nancyef2010@gmail.com on behalf of Nancy Reed <nancy@elfinforest.net>
Sent: Monday, January 30, 2017 2:43 PM
To: Sibbet, David; Chan, Michelle; Wardlaw, Mark
Cc: Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Gaspar, Kristin; Ron-Roberts; Horn, Bill; douglas.dill@att.net; Elfin Forest Harmony Grove Town Council
Subject: Recirculated EIR for the Valiano Specific Plan

Dear Sir/Ms,
 Thank you for the accepting my comments on the recirculated EIR for the Valiano Specific Plain located in Harmony Grove and Eden Valley. I am a 17 year resident of this area and a second generation San Diego native. I have also served in planning commissions and local planning groups and various community groups. I will attempt to keep my comments short.

R-AX-1

The issue I find most amazing (jaw dropping) is Integral Communities new assertion that the communities of Eden Valley and Harmony Grove do not exist. They go on to propose that since no communities exist, a change in boundaries would be harmless. This is patently untrue and is offensive at best. Harmony Grove is 120 years old, making it one of the oldest communities in the county. Eden Valley is also well established with a very tight community of families and small farms, ranches and bussiness. The proposed changes in the community boundaries are an attempt to remove the affected land from the San Diego Planning Group, the Elfin Forest/Harmony Grove Town Council purview. I am deeply opposed to such changes.

R-AX-2

The General Plan was revised and approved after millions of dollars (our tax dollars) and thousands of hours of community input. Integral Communities is asking for a massive change in the General Plan and Community Plan which would be totally inconsistent with the existing neighborhood. This is very much like the Lilac Hills proposal that was soundly rejected in the November 2016 election. To approve such a change is ill advised as it puts the entire General Plan at risk. Why would you waste millions of tax dollars and damage the integrity of the plan?

R-AX-3

Another issue is the lack of infrastructure that Integral is proposing to build. The roads proposed are inadequate and will not provide for safe passage on normal days and during extraordinary events such as wildfires. I am sure you recall the massive traffic jams that occurred as the Cocos fire raged. I am also sure you recall the horrific traffic that prevented the people of Ramona from escaping the wildfires of 2007. And why would you approve dense development in a high risk fire area in the first place?

R-AX-4

Thank you for your time and attention to this message. I strongly urge you to deny certification of this EIR and require further revision.

Nancy Reed
 19902 Elfin Forest Lane
 Escondido, CA 92029

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

R-AX-2 There is no assertion in the EIR that the communities of Eden Valley and Harmony Grove do not exist. Please see Response R-K-1 regarding the well-understood sense of community. Please see Please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis regarding the boundary change and Project compliance with the EFHGCP Subarea goals and policies. Please also note that regardless of boundary lines, the County planning group responsible for the Project area would remain the San Dieguito Planning Group.

R-AX-3 The change requested by the Project developer is not seen as a massive change. The requested change would replace two semi-rural land use designations with another (SR-1 and SR-2 with SR-0.5). All of these categories are semi-rural in nature. The proposal is very different from the Lilac Hills Ranch proposal, which would have sited a much larger and mixed use project east of I-15 in an area that does not abut existing cities; please see Response R-AM-4.

The requested amendment would not put the 2011 General Plan at risk. The 2011 General Plan is subject to amendment as part of routine planning process. Please see Responses R-K-1 regarding the general plan process in California and Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis regarding general plan amendment.

R-AX-4 Your opposition to the Project as designed is noted.