

COMMENTS

RESPONSES

From: allsaid@cox.net
Sent: Sunday, January 29, 2017 1:29 PM
To: Sibbet, David; Chan, Michelle; Wardlaw, Mark; Fitzpatrick, Lisa; reg.cox@sdcounty.ca.gov; Jacob, Dianne; Gaspar, Kristin; Ron-Roberts; Horn, Bill; douglas.dill@att.net; efhgct@gmail.com
Subject: 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,

We would like to comment on the re-circulated EIR for the Valiano Specific Plan.

R-AZ-1 [Our family are thirty-year residents of Eden Valley. Our working horse facility is directly adjacent to the proposed Valiano-Harmony Grove property. We are not anti-development. We have worked with developers for the past twenty-plus years, attended many meetings, and were part of the process to craft the development of Harmony Grove Village in order for the valley to remain rural or be developed in such a way as to respect current zoning and the rural nature of this one-hundred-twenty-year-old community.

R-AZ-2 [The Harmony Grove property is part of a community plan designed many years ago by the Elfin Forest-Harmony Grove Town Council and recognized by the County as a means of protecting the rural character of our shared community. By carving out this section and disregarding this community plan, the developer disrespects the character and way of life maintained by many residents like ourselves. We rely on the rural nature of this valley to protect our way of life and our horse facility. If any developer is allowed to carve out a community plan, it sets a dangerous precedent for the entire County, not just our own personal community.

R-AZ-3 [Integral Communities could develop at present large acre ranch-style homes to the current zoning, respecting the current rural valley characteristics without opposition from valley residents. The current proposal and the recently re-circulated EIR for Valiano, if approved, would tear our community apart and specifically create isolated islands of communities in Harmony Grove and Eden Valley, disconnected from the rest of the community. The fact that the developer is suggesting changing our community boundaries in order to avoid having to work with us shows a complete lack of good faith and an unwillingness to make any compromises what-so-ever.

R-AZ-4 [As concerned residents, we oppose this project as proposed and hope that as elected public officials, you will reject this proposal and protect our rights as taxpayers, property owners, and citizens of the County.

Respectfully,

Albert Said
Wendy Said
Christopher Said

1517 Country Club Dr.
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R-AZ-1 Introductory comment noted. Please see responses to specific comments, below.

R-AZ-2 Comments noted. Please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis and Response R-F-34 regarding precedent. 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-AZ-3 Please see Response R-AU-1 regarding potential disconnection of a community. The purpose of the proposed boundary change is not to avoid working with local residents; Project developers have held over 20 community outreach meetings to involve residents in the area surrounding their property in the development process. Please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis and Response R-E-20 regarding reasons for the proposed Community Plan Amendment.

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