

COMMENTS

RESPONSES

From: [Niki Sestina](#)
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](#); [Andy Laderman](#)
Subject: VALLIANO 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
Date: Sunday, January 29, 2017 10:00:37 PM

To Whom it May Concern:

R-BD-1

I am a resident of Eden Valley and wanted to comment on the recirculated 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. In addition I wanted to weigh in on the most troubling portions of the REIR that will affect my family and my community. According to the document:

- There is a lack of established neighborhoods, as well as public services. As such, there is no existing community on site to divide
- The project area (Eden Valley and Harmony Grove) are surrounded by higher density urbanized areas

R-BD-2

Along with all the many issues I have with the application, these statements are the most villainous to me personally. Eden Valley and Harmony Grove may not look like the cookie cutter, cul de sac community the developer is trying to impose on our neighborhood, but we are an existing community of residents who choose to live here because we value the natural topography and open space. The REIR also states that the project area (Eden Valley and Harmony Grove) are surrounded by higher density urbanized areas. This is absolutely untrue! Anyone who has visited the area would know this. To the West, there is Coronado Hills, an estate community in San Marcos with lots at least 2-4 acres abutting right up to the Valiano property on the West. There are no high density parcels there. To the northwest, is an agricultural parcel (avocado groves). To the South, Harmony Grove Village parcels are all large lot parcels, which, not coincidentally, was part of the compromise with our community—a design that would decrease density as it left the village limit line. These are large equestrian lots on the north side of HGV. And of course, there are the existing Harmony Grove and Eden Valley residents, also large lots. So, this description is very misleading. There is no urban density visible or adjacent to the project. Again, this is the reason we live here. We choose to live in an area with large lots, dirt roads, no street lights and a rural feel.

The community of Harmony Grove has existed for over 120 years. I've lived in Eden Valley for nearly 4 years. I know many of my Harmony Grove and Eden Valley neighbors. Residents organized and developed a community plan some years ago which encodes the very nature of our community. We have multiple events every year including the Fourth of July Picnic and Parade and our very own "Keepin' It Rural" 5k10k Trail Run. If you haven't been to Harmony Grove or Eden Valley, you really must come down and look at it yourself to see our vibrant, thriving community.

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.

R-BD-1 Please see Response R-M-1.

R-BD-2 Please see Response R-K-1 regarding the lack of community quote, as well as R-O-2 regarding the portion of the quote addressing neighborhoods.

Relative to the higher density comment, please refer to Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis, and Subchapter 2.1 of the EIR, which contains detailed description of the abutting lots, as well as reference to the denser lots to the east of Country Club Drive and urban uses in the City of San Marcos to the north. The setting description does not end with uses within a few hundred feet of the Project boundaries, but describes the entire setting – north, west, east and south. Specific to Harmony Grove Village, although a variety of lot sizes are included, the village does contain village densities that are far denser than the semi-rural residential density described for the Project as a whole. Surrounding use types and densities are also clearly depicted on Figure 2.1-2, which is on an aerial photograph base for ease of viewer orientation. These uses are visible from the Eden Valley floor, as well as from the City of San Marcos lots described in the comment. The reference to statements that the Project is “surrounded by higher density urbanized areas” is not fully understood. Review of Subchapters 2.1, Aesthetics, and 3.1.4, Land Use, did not identify any references to urban uses other than those in the City of Escondido as seen from the Elfin Forest Recreational Reserve, or the Palomar Hospital development. As a point of clarification, please note that the agricultural parcel alluded to in the comment is actually on the Project (proposed for retention as open space), and the abutting uses to the north are in the City of San Marcos and adjacent to mobile home communities.

There is no intent to “erase” the community within which the Project is located. The suggested amendment to the Community Plan would simply incorporate the parcel within the community plan subarea that includes all the rest of Eden Valley (the San Dieguito CPA). Please see Response R-F-63 regarding continued recognition of Eden Valley, and Response R-K-2 regarding developer outreach to the community.

COMMENTS

RESPONSES

R-BD-3

The developer has not shown that they are willing to work in good faith with our community and has, effectively, attempted to erase our very existence in the most recently recirculated EIR. My family and I 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,
Nicole Sestina

R-BD-3 Your opposition to the Project is noted.