

COMMENTS

RESPONSES

**From:** Sibbet, David [David.Sibbet@sdcounty.ca.gov]  
**Sent:** Tuesday, February 14, 2017 7:43 AM  
**To:** Chan, Michelle  
**Subject:** Fwd: Public Opposition Comment - Valiano Specific Plan E.I.R. - PDS 2013-SP-0012, PDS 2014 MUP, 14-019

Sent from my iPhone

Begin forwarded message:

From: Patricia Borchmann <patriciaborchmann@gmail.com<mailto:patriciaborchmann@gmail.com>>  
Date: February 14, 2017 at 4:00:18 AM PST  
To: <Mark.Wardlaw@sdcounty.ca.gov<mailto:Mark.Wardlaw@sdcounty.ca.gov>>, <david.sibbet@sdcounty.ca.gov<mailto:david.sibbet@sdcounty.ca.gov>>, <lisa.fitzpatrick@sdcounty.ca.gov<mailto:lisa.fitzpatrick@sdcounty.ca.gov>>  
Cc: <douglas.dill@sandieguitoplanninggroup.gov<mailto:douglas.dill@sandieguitoplanninggroup.gov>>, "christinenava@hotmail.com<mailto:christinenava@hotmail.com>", <christinenava@hotmail.com<mailto:christinenava@hotmail.com>>, <bluevalleyskies@yahoo.com<mailto:bluevalleyskies@yahoo.com>>  
Subject: Public Opposition Comment - Valiano Specific Plan E.I.R. - PDS 2013-SP-0012, PDS 2014 MUP, 14-019

As a long-time resident of Escondido, it is important that County of San Diego (Lead Agency) accepts public comments and credible concerns from residents and other stakeholders living outside boundaries of Elfin Forest, Eden Valley, Harmony Grove, who also oppose the proposed Valiano Specific Plan, based on comments, criticisms and evidence already identified by Elfin Forest Council, San Dieguito Community Planning Group, Harmony Grove Community Planning Group and others. Opponents to the proposed Valiano Specific Plan strongly value and support the rural community identity, local community values, development standards and restrictions identified in the adopted Community Plans which apply to these areas, and were defined to protect rights of citizens in these communities to assert their authority.

Besides a relatively small number of residents and property owners in these rural neighborhoods, there are many additional residents and neighbors living in Escondido, San Marcos, and other adjacent County neighborhoods who also strongly value uniqueness, historic significance, and natural vitality these rural pockets contribute to San Diego's north county 'quality of life', real estate value, privacy, and we specifically value how the existing low density profile creates a community identity as an invaluable contrast, and forms an asset that distinguishes itself from neighboring

'planned communities' that are much more dense, congested and urbanized. CEQA and existing land use regulations require County of San Diego carefully weigh and balance all public comments and land use concerns expressed by all SD stakeholders who still deserve to see those community values, restrictions and property rights under existing County General Plan designations applied and retained. Most existing homeowners in San Diego county already applied the preferred land use choice during 2016 general election, when Measure B (Lilac Hills Ranch) was resoundingly rejected by SD voters, so this majority constituency is not one to be ignored, or marginalized.

R-BP-L-1 Introductory comments noted. Please see specific responses below. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BP-L-1

COMMENTS

RESPONSES

R-BP-L-2

I agree with many comments by others, who are critics who legitimately oppose Integral's proposed Specific Plan, which proposed exclusion of approximately 50 acres (Neighborhood 5) from EFHG Planning Subarea, both because of impact on local community, and precedent setting nature of a development-initiated change in community boundary definition. Many critics see this proposed exclusion from Elfin Forest HG as an obvious evasion method to bypass more stringent existing restrictions contained in Elfin Forest's HG plan, and instead apply less restrictive standards found in San Dieguito Planning Group's Community Plan. Many expect this proposed departure from current land use authority could become a developer's favorite tool to bypass existing General Plan limits on land use, density, and development patterns, and may become the 'new normal' for land use permit processing in San Diego, favoring streamlined regulations proposed by Building Industry Association (BIA). This premise statement by Building Industry Association (BIA) has already been disproved by legal challenge on San Diego's "Affordable Housing" provisions, and applicable Housing Element sections. Therefore, the draft EIR requires substantial revision to remove biased, and unproven justification statements. Instead, revised EIR should reflect BIA's ongoing failure to prove it's case that deregulating land use is a necessity to meet state mandates for affordable housing.

R-BP-L-3

I agree with comments by others, and critics who assert the draft EIR for Valiano Specific Plan will require substantial revision, recirculation, and future release for separate public review and comment. The current Valiano Specific Plan is an insult to the public, and proposes multiple unacceptable departures from existing General Plan standards that are not supported by evidence in public record, or supported in justification by more than 'mere assurances' by applicant.

Thank you for thoughtful consideration.

1141 Carrotwood Glen  
Escondido, CA 92026

760 580 7046<tel:(760)%20580-7046>

I

R-BP-L-2 Please refer to Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis regarding removal of Neighborhood 5 from the EFHG Subarea Plan.

R-BP-L-3 The comment expresses the opinions of the commenter, but is not at variance with the environmental document.