

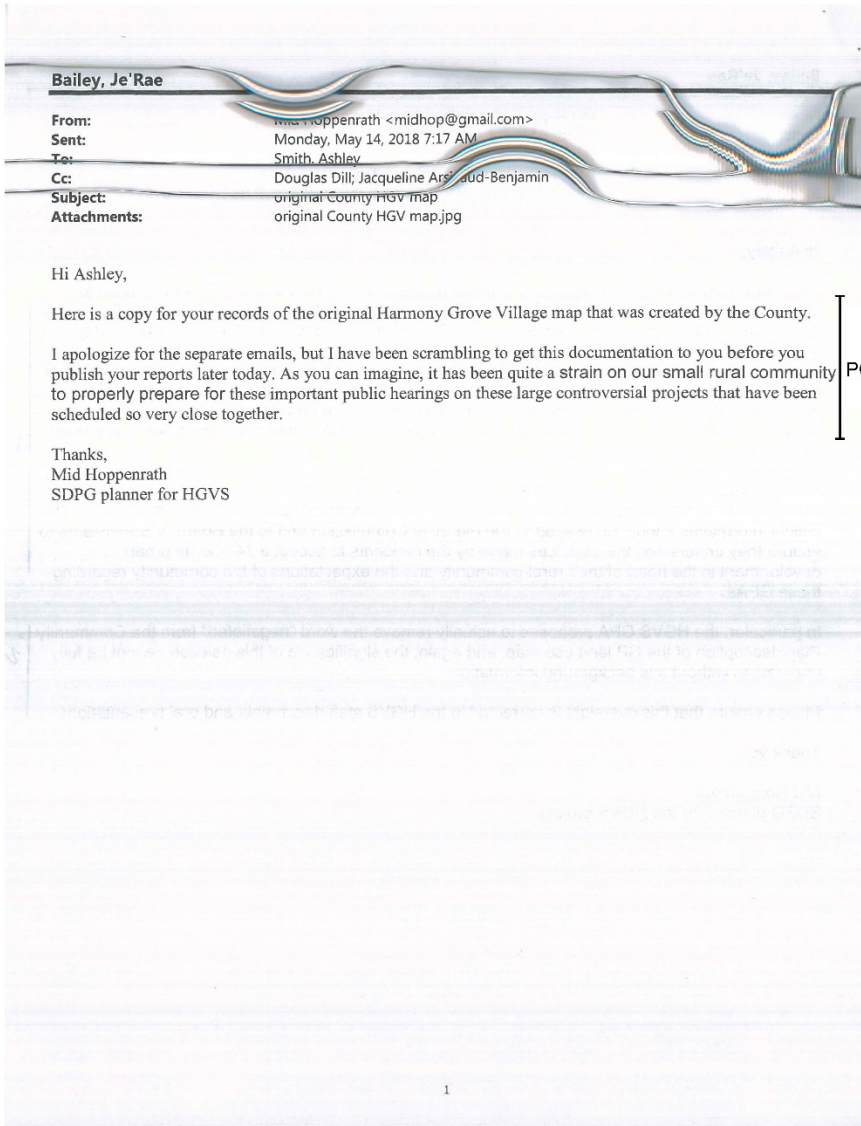
COMMENTS	RESPONSES
<p style="text-align: center;"><b>Comment Letter No. PC03</b></p> <p><b>From:</b> <a href="#">Mid Hoppenrath</a></p> <p><b>Sent:</b> Monday, May 14, 2018 6:47 AM</p> <p><b>To:</b> Smith, Ashley</p> <p><b>Cc:</b> <a href="#">Douglas Dill</a>; <a href="#">Jacqueline Arsivaud-Benjamin</a></p> <p><b>Subject:</b> critically important information that should be in staff report for HGVS</p> <hr/> <p>Hi Ashley,</p> <p>I was surprised that the staff report and the oral presentation at the Valiano PC hearing failed to mention the unique leadership position of the County in the development of the Harmony Grove area. The County, not the developer, held three visioning workshops for our residents and the County, not the developer, created the first land use map featuring the Village. The rural-urban balance ratio in housing was calculated by the County. The community never asked for a reduction in the number of homes originally proposed for the Village because we were told that was the number needed to make the commercial area successful, but that our rural lifestyle would be protected by maintaining the urban-rural balance as shown in the GP land use map. This is documented in the County-approved HG Community Plan.</p> <p style="text-align: right;">PC03-1</p> <p>Many residents (including me) accepted a down-zone on their acreage, with a resultant loss of property value, to be compliant with the Community Development Map proposed by the County. This critical information should be relayed to the Planning Commission and to the Board of Supervisors to ensure they understand the sacrifices made by the residents to accept a 747-home urban development in the heart of their rural community and the expectations of the community regarding these GPAs.</p> <p style="text-align: right;">PC03-2</p> <p>In particular, the HGVS GPA proposes to actually remove the word "negotiated" from the Community Plan description of the GP land use map, and again, the significance of this deletion cannot be fully understood without this background information.</p> <p>Please ensure that this oversight is corrected in the HGVS staff documents and oral presentations.</p>	<p><b>Response to Comment PC03-1</b></p> <p>These comments address discussions held prior to adoption of the current General Plan, and community understanding of discussions at that time. These historical discussions provide context related to community perception of County planning actions, but are not relevant to environmental analysis in the EIR, which addresses the General Plan as adopted and the proposed General Plan Amendment. No response is warranted.</p> <p><b>Response to Comment PC03-2</b></p> <p>This comment addresses proposed text revisions to the Elfin Forest Harmony Grove Community Plan portion of the San Dieguito Community Plan. The County disagrees that the word "negotiated" should remain in the Community Plan. Please see the Global Responses to General Plan/Community Plan Amendments CEQA Impact Analysis, in particular, Section 8.3.2.3, "General Plan Related Issues" under the heading "Negotiated Boundary Line" regarding the inability of the County to surrender legislative authority.</p>

COMMENTS	RESPONSES
<p data-bbox="661 211 892 235">Comment Letter No. PCO3</p> <p data-bbox="220 722 325 747">Thank you,</p> <p data-bbox="220 803 535 868">Mid Hoppenrath SDPG planner for the HGVS project</p>	

COMMENTS

RESPONSES

Comment Letter No. PCO3



PCO3-3

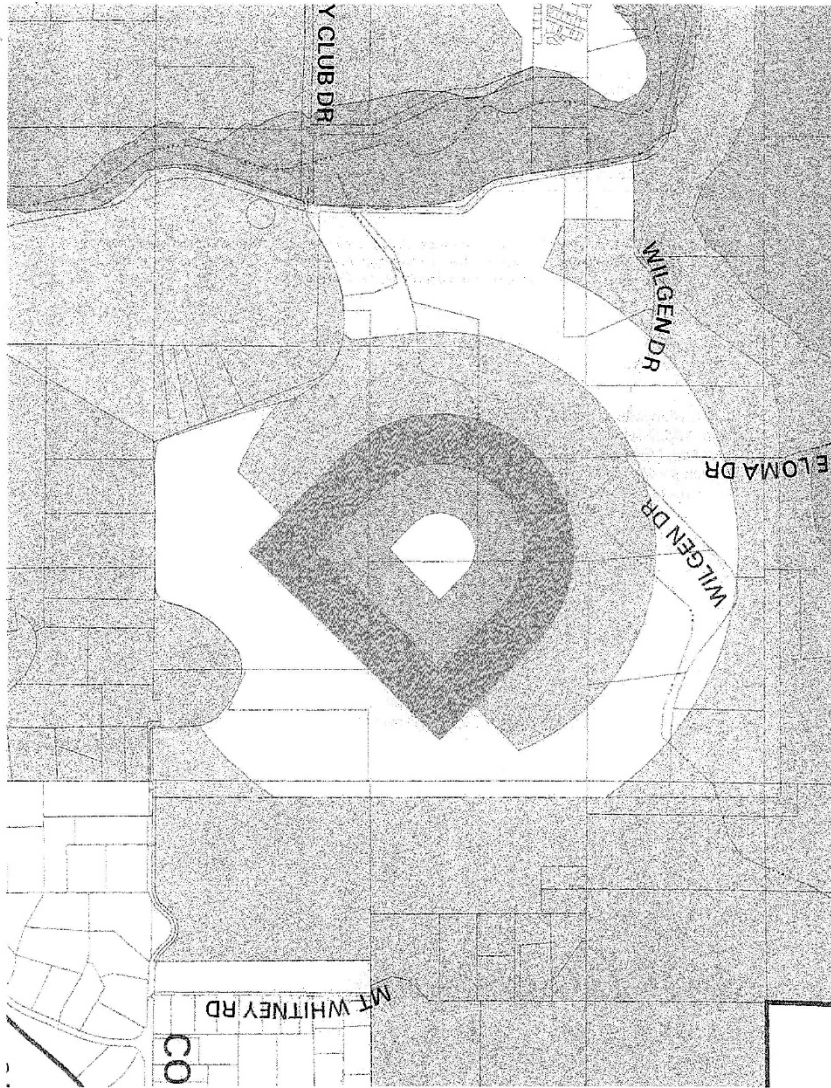
Response to Comment PCO3-3

Item 3 provides a copy of the original Harmony Grove Village (HGV) map used during early General Plan discussions. Please see Response to Comment PCO3-1 of this letter regarding historical documents.

COMMENTS

RESPONSES

Comment Letter No. PCO3



COMMENTS	RESPONSES
<p style="text-align: center;"><b>Comment Letter No. PCO3</b></p> <p><b>From:</b> <a href="#">Mid Hoppenrath</a></p> <p><b>Sent:</b> Monday, May 14, 2018 7:01 AM</p> <p><b>To:</b> Smith, Ashley</p> <p><b>Cc:</b> <a href="#">Douglas Dill</a>; <a href="#">Jacqueline Arsivaud-Benjamin</a></p> <p><b>Subject:</b> Fwd: photos from third HG visioning workshop</p> <p><b>Attachments:</b> HG visioning workshop 2.png; HG visioning workshop 3.png; Third County Visioning Workshop August 2003.docx</p> <hr/> <p>Hi Ashley,</p> <p>Here are some photos from one of the County Visioning workshops for the Harmony Grove community, along with a brief audio transcript from Dahvia Locke that shows the County's role in the creation of the Village. Please feel free to use these materials in your staff report and oral presentations. We have more video as well.</p> <p>Thank you,</p> <p>Mid Hoppenrath SDPG planner for HGVS</p> <p>----- Forwarded message -----  From: <b>Mid Hoppenrath</b> &lt;<a href="mailto:midhop@gmail.com">midhop@gmail.com</a>&gt;  Date: Sun, May 7, 2017 at 4:31 PM  Subject: photos from third HG visioning workshop  To: Jacqueline Arsivaud-Benjamin &lt;<a href="mailto:j.arsivaud@gmail.com">j.arsivaud@gmail.com</a>&gt;</p>	<p><b>Response to Comment PC03-4</b></p> <p>These items consist of a visioning transcript excerpt in August 2003 and photographs of public attendance at one such workshop. Please see Response to Comment PCO3-1 of this letter regarding historical documents.</p>

PCO3-4

COMMENTS	RESPONSES
<p data-bbox="709 228 949 250" style="text-align: center;"><b>Comment Letter No. PCO3</b></p> <p data-bbox="226 716 590 737"><b>Third County Visioning Workshop August 2003</b></p> <p data-bbox="226 760 930 862">0.04.22 Dahvia: So a lot of the input that we received, ultimately, what we plan to do is take that information, and work it into the general plan, or the other regulatory tools that we have that will ultimately do what we talked about as a group, and the County, and the Harmony Grove Eden Valley Citizen's Group has talked about doing. And that is creating a village out here, and a village that has a look and a feel that you as a community will work with us to develop.</p> <p data-bbox="957 781 1031 802" style="text-align: center;">PCO3-4</p>	

COMMENTS

RESPONSES



COMMENTS

RESPONSES

