

COMMENTS

RESPONSES

From: mickeykc@juno.com
Sent: Tuesday, January 31, 2017 7:05 AM
To: Sibbet, David; Chan, Michelle; Wardlaw, Mark; Fitzpatrick, Lisa
Cc: Jacob, Dianne; kristen.gaspar@sdcounty.ca.gov; Cox, Greg; Ron-Roberts; Horn, Bill
Subject: valiano spec plan PDS SP-13-0012, GPA-13-001,REZ-13-001, TM-5575 etc log No PDS 2013-ER-13-08-022

To whom it may concern,

R-BO-L-1 I ask that you could please include my comments on the Valiano project with the rest since of the comments.

R-BO-L-2 I am opposed to the Valiano project because, as a former member of the San Dieguito Planning Group (late 80s and early 90s), I have seen too many projects come through that do not follow the community plans. Why have community plans if they are not to be followed? This project, along with Harmony Grove Village, and the other projects that are proposed for this area, completely change the character of the community. I am also particularly concerned with the traffic. The EIR does not deal with, and in fact, in my opinion, ignores the traffic that will absolutely come down Harmony Grove Road and Elfin Forest Road. When the roads around you are gridlocked, you will choose the road that is least congested. If the future residents from this community attempted to get to I-5, I can guarantee you that they would take Harmony Grove Rd and Elfin Forest Road. They would not drive down I-15 nor would they drive west on 78 to I-5. Harmony Grove Road and Elfin Forest Rd are narrow lights collectors with no room for passing...which is not permitted anyway with the double yellow lines. The road has many blind curves. My husband witnessed a head on car accident by someone trying to pass in this area. Bicycles ride this stretch of road all the time as well. There is no shoulder for them to ride on and there is no sidewalk. There is a steep hill on one side and a creek on the other. The EIR doesn't address this, and these roads will not be safe with the amount of traffic added on from this and future developments.

R-BO-L-4 I request that you deny this project, as proposed, for the safety of the surrounding communities and to enforce the community plan for our area.

Thank you.

Mary Cross
 7150 Circa de Media
 Elfin Forest, Ca 92029

760-744-2034

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

R-BO-L-2 Comment noted. Please see Topical Response: General Plan Amendment and Subarea Boundary Line Adjustment CEQA Analysis for discussion of goal compliance and plan updates. As discussed in the Draft EIR, the EFHG Subarea of the SDCP covers the planning areas of Elfin Forest and Harmony Grove, which total approximately 6,793 acres in size located within the larger SDCP. Please note that traffic was not an issue addressed in the Recirculated Draft EIR. Please see Response R-A-1.

Please see Responses R-D-3 and R-K-1 for the need to update applicable land use plans, and the County's authority to do so.

Modification of an additional 48 acres of the area north of Harmony Grove Village would not result in change to the community character of the entire community plan area. Please also see the discussion of community character in EIR Subchapter 2.1, Aesthetics for analysis of community character consistency, as well as the topical response noted above. Please also see Response R-E-20 for a discussion on consistency with community character.

R-BO-L-3 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BO-L-4 Your opposition to the Project is noted.