

COMMENTS

RESPONSES

To Whom It May Concern:

R-P-1 I am a longtime resident of Elfin Forest 92029 and I 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 portion of the REIR that will affect my family at 7030 Elfin Oaks Rd and my community of Elfin Forest. According to the document, it states in multiple places that:

~ "There is a lack of established neighborhoods, as well as public services. As such, there is no existing community on site to divide"

R-P-2 Along with Traffic and Fire Safety and the many issues I have with the application, this is one of the most egregious to me personally. The community of Harmony Grove has existed for over 120 years. I lived here for 9 years. I know all my neighbors around HG and Eden Valley. We 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 Parade which I watch from my driveway and the picnic which my kids ride their bikes to and our very own "keeping it Rural" 5k 10k Trail Run which my husband kids and dogs run in. If you haven't been to Harmony Grove or Eden Valley, you must really come down and look at it yourself to see that we are a vibrant, thriving community.

R-P-3 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.

We cannot allow others to rewrite our DILIGENTLY created boundaries simply to avoid having to follow the same rules that we all have to follow.

R-P-4 The impact of Harmony Grove Village has been an obvious increase of fast traffic going in between places that make my 5 acre farm loud from rushing cars for a good period of the day it also makes turning off of private roads to a rushing 80MPH highway very dangerous for me and my soon to be driving teens. It feels like frogger game and many people pass on the 2 lane road. My animals are impacted by the noise as all my animals are prey animals and react to noise. This traffic is seen by the SEH school as well where there are many houses and during school traffic emergency rescue vehicles would get stuck. There are limited ways out of my community and during the last fire evacuation the neighboring communities were gridlocked and I could not drive out with my horse trailer with any ease. This is a high fire risk area as it is hard to get property insurance. Adding density and changing a community plan which affords for space and infrastructure to protect its inhabitants is a bad idea and a recipe for death for many residents of Elfin Forest, Harmony Grove and Eden Valley in the next catastrophic fire event which will be a matter of when not if it will occur.

R-P-5

R-P-6 I oppose the project as currently presented and hope that as elected officials you will do the right thing and protect our right as property owners, taxpayers and citizens of San Diego County.

Respectfully,

Susanne Desai  
Elfin Oaks Farm  
7030 Elfin Oaks Rd  
Elfin Forest, CA 92029

R-P-1 This is a repeat of comment R-M-1. See Response R-M-1.

R-P-2 The comment refers to a statement in the EIR regarding the existence of a neighborhood or community within the Project site and indicates other issues of the commenter's concern. 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. It is not possible to respond to your traffic and fire safety concerns because no specifics are stated and these are not issues addressed in the Recirculated Draft EIR, please see Response RA-1. Please note, however, that these topics are addressed in EIR Subchapters 2.8, *Transportation/Traffic*, and 2.9, *Hazards and Hazardous Materials*.

R-P-3 Please see Responses R-O-3 and R-F-63 regarding "erasure" of the Eden Valley community, and Response R-K-2 regarding developer outreach to the community. The amendment to the EFHGCP subarea northern boundary is not proposed to avoid having to follow rules; please see Response R-D-3.

R-P-4 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-P-5 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-P-6 Comment noted.