

September 28, 2015

San Diego County Planning & Development Services

Attn: Peter Eichar

5510 Overland Avenue, Suite 310,

San Diego, CA 92123

RE: Response to NOP for EIR for the Harmony Grove Village South Project – PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS-REZ-15-003, PDS2015-TM-5600; PDS2015-MUP-15-00

Thank you for the opportunity to comment on the Notice of Preparation of an Environmental Impact Report for the Harmony Grove Village South Project.

We moved to Harmony Grove a few years ago because we fell in love with the rural community. The fact that we have wildlife in our large backyards (most of us have much more than 2 acres), beautiful rolling hills and mountains, pastures, dark skies, no cookie cutter homes, large lots, local farmers and equestrian enthusiasts, friendly neighbors, and a Community Plan that is supposed to keep GPA's and developments out of character from taking over the area. All of these things make Harmony Grove a unique and wonderful place to live and raise a family. We didn't move here to usher in high density developments with HOA's and all the things they bring in that threaten our way of life, and our health and safety.

We are deeply troubled and concerned that the applicants' project will impact our Valley in many significant and irreversible ways, and we object to this project for the following reasons, including but not limited to:

- Biological impacts-Because the property is a major wildlife corridor for species between the area and the Del Dios Highlands Preserve, Elfin Forest Reserve, and the Escondido Creek which connects the Valley to the East and West, we are concerned that this project will not only force these species to either relocate or perish, but we are concerned that the populations of remaining individuals will be greatly impacted. The urban /wildland interface will increase impacts by human contact, roadkill, predation by domestic pets, poisons/pesticides/herbicides used commercially and unmanaged impacts by residents using the surrounding open spaces inappropriately. We know there are several Listed Species in the impact area, and many California Species of Concern and protected species that live here year around. The grasslands are a unique feature that will be lost and no longer supporting foraging for many avian, reptilian, and mammalian species. These impacts should be fully studied in the DEIR. IN addition impacts to the watershed should

include pollution that will inevitably impact local resources all the way to the San Elijo Lagoon where it enters the ocean.

- Fire is a very real and imminent danger to current residents and proposed future residents. The Coco's Fire in 2014 burned the land just west of the project site, in some areas less than 30 feet away from the project site. The proposed project only suggests one egress which would ask for a variance to the County Fire Code for dead end roads. Our property was burned during the Coco's Fire, and we know firsthand how important it is to be able to evacuate safely. Should this project be approved, we could very well be trapped on Country Club Drive behind hundreds if not thousands of people trying to get out of the area. Who will be liable for potential fatalities for this decision to approve a high density project that has no infrastructure to support the growing population of Harmony Grove? Our community has a number of horses and livestock that need to be moved by trailers. This should be analyzed in the DEIR
- Traffic will be greatly increased with 453 units, which will likely add close to 1000 more vehicles on a dead end road that already had problems evacuating during the Coco's Fire. In addition the amount of GHG from added vehicles in the Valley should be considered.
- Inconsistency with the Harmony Grove Community Plan should be fully studied. This project is out of character, and includes a WTF that is not consistent with the community plan.
- Air Quality will be greatly impacted because there is no public transportation in place in the valley, and the area is not realistically a pedestrian community close to amenities. Residents must drive into the City of Escondido or San Marcos to access most of their needs, and this of course does not include commuting to places of work.
- This project claims to be adjacent to the Village of Harmony Grove, when in fact it is not adjacent. The HGV project was carefully planned to have a Village Limit Line and a Community Development Model in place to prevent such claims of "Village Expansion" and leapfrog development surrounding HGV. The original density of the applicants' project site was 25 DU as part of a compromise to keep the high density of HGV at the Core and to feather out to larger equestrian lots. This project applicant is trying to overstep years of thoughtful planning between the community and County, which risks destroying that relationship and goodwill between the community stakeholders and County Planning and Decision makers. A project that honored the original density would avoid most if not all of these significant impacts that cannot be fully mitigated, and be consistent with what stakeholders have already agreed to.

Sincerely,

Angelique and Gus Hartman
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Harmony Grove, CA 92029