

September 20, 2015

Peter Eichar
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Reference: Harmony Grove Village South PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, Environmental Log No. PDS2015-ER-15-08-006

Dear Mr. Eichar,

Thank you for the opportunity to respond to the Notice of Preparation referenced above, and for your presence and answering questions at the Community NOP Scoping Meeting on Wednesday, September 16, 2015 at the Elfin Forest Fire Station. Please include this letter as one community member's opposition to the project. I oppose the project as proposed for several reasons.

- 1) First, the lack of access for fire fighters and for evacuation of my neighborhood on Cordrey Drive as well as the proposed development. There is only one access to our area through Country Club Road and adding a high density development such as Harmony Grove Village South would make evacuating in a fire almost impossible in a timely manner. During the Coco's Fire in San Marcos in May of 2014 people were stuck in traffic trying to leave their planned development in San Elijo Hills (Figueroa, T. (June 7, 2014). *Coco's Fire Traffic Jams to be Reviewed*. Retrieved from <http://www.sandiegouniontribune.com>). Luckily the fire did not reach them. This traffic jam happened despite the fact that the community normally has three roads to exit the development.
- 2) The proposed density is much higher than what was agreed upon by our community and the county when the Harmony Grove Village development was proposed and the community did not fight against the development because we were told, by county personnel, the county was going to keep the existing areas rural. The density was going to stay across Harmony Grove Road in The Harmony Grove Village and lots would increase in size as the growth moved outward to more closely match existing properties. At that time this parcel under discussion was zoned for approximately 25 homes. This would allow the character of the area to remain the same with rolling hills and valleys rather than steep slopes and hilltops cut for high density housing.
- 3) The map of the proposed development appears to show a reconfiguring of water drainage which would exit the development into a seasonal creek which is on my property. This would increase the water run off to a point that our little creek would be radically changed and our plant life would not survive. The drainage would include the water that would run off the houses, lawns and asphalt of the development bringing fertilizers, trash, and other pollutants from the development across and onto my property.
- 4) The development proposal shows the hilltops being cut off and the valleys being filled so that there will be very large and steep slopes right up against my property line. This would severely impact the view from my property and would likely cause significant run off of sediment onto my property. According to the county people who presented this at the FOP, the developer is asking for a waiver to be allowed to have such steep slopes. I fail to see why the developer should be allowed a waiver as this is a wildfire area and when a fire comes through, the slopes will be denuded of vegetation. The next stage would be mudslides during the rainy season. Our neighborhood should not be forced to deal with the mudslides caused by development that could easily have been prevented by following building codes.

Thank you for taking the time to consider my concerns. If you have any questions about this letter, please feel free to contact me by e-mail at doneill@catlover.com.

Sincerely,

Debbie O'Neill
2966 Cordrey Drive
Escondido, CA 92029

