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| **From:** | Eric Neubauer |
| **To:** | Eichar, Peter |
| **Subject:** | Re: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDS2015-ER-15-08-006, HGVS |
| **Date:** | Monday, September 28, 2015 1:31:18 PM |

Attention: Peter Eichar
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123

Re: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDS2015-ER-15-08-006, HGVS

Dear Mr. Eichar:

Thank you for the opportunity to comment on the Notice Of Preparation for the EIR of the Harmony Grove Village South project. I live on Cordrey Drive, which is at the Western boundary of the core of this proposed urban development. In addition to teaching I work as a freelance photographer here in San Diego County and have live through many events in many areas. During the last fires, I was one of the last people out of the area by the spiritualist camp as it was burning to the ground. I watched 300+ gallon propane tanks explode and go flying through the air (a large piece missed one of the firefighters by a mere 5 feet!). As I left my house and my neighborhood, the fire was 60 feet from our property line! Adding another 450+ homes to this area is a MAJOR safety concern. We will have more fires. We know that. San Diego has a history of fires that pre-dates the Conquistadores. Nothing we do will stop that. As a community and government, we must ensure the choices we make are going to keep people safe and ensure a reasonable quality of life. Using a conservative estimate of an extra 1000 cars from this proposed development using a road that is only two lanes for enough distance is a cause of concern for me and my family in times of any emergency. See attached pictures from the fire and aftermath within 1/4 mile (and less) of this proposed development area and hopefully you will understand our concern.

In addition to fire-safety, as an 'active' person who enjoys cycling and walking, the additional vehicles sharing a 2-lane road with a large number of cyclists already using it creates another safety threat. Because a developer needs certain numbers to make financial sense, doesn't give good reason to affect our safety. This is a rural area, with a rural infrastructure and roads. Putting a new and separate urban-developement in that area will result in people being hurt or killed in traffic accidents and disasters such as fires.

None of the options that have been propose for a second egress are acceptable to help with either of the above issues. There is no way to get people out of the tight valley that is Elfin Forrest and Harmony Grove. Compared to areas that have been developed over the years……like….say…..the Hollywood Hills, they have a key element that we don't. Many routes of access through fire-prone canyons and passes.

The up-zone of this community was not shared with residents and we were not properly notified at any point that is reasonable or just. ~27 homes is reasonable for this Rural area. Placing almost 500 Condo's is not.

Lastly, with the relatively recent realization of how damaging "Urban Runoff" can be, I wonder why would would put an dense Urban Development right where all of the runoff and it's dedicated sewer treatment plant will feed into a creek that dumps right into San Elijo Lagoon and the Ocean. We have worked hard over several decades to clean up this creek as it feeding into the lagoon near sea-level put San Elijo at one of the Worst-5 polluters of the California Coastline (I can't site the specific study right now…..but that's from the California Coastal Commission based on days of closure to human-water-contact).

Personal and property safety, protection of the sensitive environmental areas, and keeping a rural community rural are very important to all of us.

Thank you for your time and I look forward to your support of our concerns and you preventing an Urban Development that is trying to call itself 'rural' because it's near rural areas when it is, in fact, urban and dangerous for all residents.

**Eric Neubauer**
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