From: Smith, Ashley
To: Eichar, Peter
Subject: FW: Comments to the NOP of the Harmony Grove Village South project
Date: Monday, September 28, 2015 2:18:08 PM

Looks like you may have already received this comment…

Ashley Smith, Land Use/ Environmental Planner
COUNTY OF SAN DIEGO | Planning & Development Services
T. 858.495.5375

Please note that my email address has changed to Ashley.Smith2@sdcounty.ca.gov and update your contact information accordingly

From: Frauntene McLarney [mailto:frauntene@gmail.com]
Sent: Monday, September 28, 2015 2:17 PM
To: Smith, Ashley
Subject: Fwd: Comments to the NOP of the Harmony Grove Village South project

---------- Forwarded message ----------
From: **Frauntene McLarney** <frauntene@gmail.com>
Date: Mon, Sep 28, 2015 at 2:16 PM
Subject: Comments to the NOP of the Harmony Grove Village South project
To: peter.eichar@sdcounty.ca.gov, Ashely.Gungle@sdcounty.ca.gov

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:

As a member of the vibrant and cohesive community that is Elfin Forest and Harmony Grove, I would like to voice a few concerns I have about the development proposal known as Harmony Grove South.

It is no secret that this ENTIRE area burned almost to the ground just over a year ago, and now to hear that the developer is asking for exceptions to the fire code. That area is SO TIGHT with only one exit and placing such a high density group of housing there would be a fatal mistake when the next fire occurs in this area.

I have a serious issue with the increase in density and zoning changes. This community has worked tirelessly over the past several decades to keep the rural and agricultural integrity of our community. We compromised already once when the current General Plan was approved 2011. I feel like we have suddenly been dealing with the devil when that agreement that was worked on for literally decades, is able to be put into question by developers who just want to make more money, which is exactly what this is. In addition to the increased density, they are looking at changing the Village boundaries and other established definitions what were put into place with all of this work between the county and residents of Elfin Forest and Harmony Grove/Eden Valley. It is my opinion that the General Plan, developed by the county should be the rule that developers have to operate within, not just a worthless document that can be changed at the whim of some developers who want to get richer at the cost of thousands of peoples safety and way of life.

Currently, HGV is just beginning to be built, Valiano has submitted their first draft of their EIR using very old and outdated traffic information. It is not possible to determine if our valleys infrastructure can handle additional cars and traffic of yet a third development until it is seem how the first two actually impact real traffic patterns. As a community who lives, drives and breathes these roads everyday, we have serious concerns for the traffic patterns on Harmony Grove Road, Eflin Forest Road and even San Elijo Road into San ELijo Hills. We know how the traffic actually flows and it is not how the models are predicting. Real-time traffic studies need to be conducted that are CURRENT and need to be inclusive of the traffic that HGV will create. So far, I have not seen any developer use accurate data or even up to date data when looking at traffic patterns.

Thank you for taking into consideration, my concerns as a resident and property owner.

Frauntene McLarney
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Elfin Forest CA 92029
760-579-2993