

COMMENTS	RESPONSES
<p style="text-align: right;">Comment Letter I10</p> <p>From: Mary Kubota [mailto:marykwiebel@gmail.com] Sent: Tuesday, June 20, 2017 8:39 AM To: Smith, Ashley Subject: Eden Valley</p> <p>Ms. Ashley Smith Land Use & Environmental Planner Planning & Development Services 5510 Overland Avenue, Suite 310 San Diego, CA 92123</p> <p>E-Mail: Ashley.Smith2@sdcounty.ca.gov</p> <p>Re: Harmony Grove Village South Draft Environmental Impact Report (PDS2015-GPA-15-002; PDS2015-SP-15-002; PDS2015-TM-5600; PDS2015-REZ-15-003; PDS2015-MUP-15-008; PDS2015-ER-15-08-006.)</p> <p>Dear Ms. Smith:</p> <p>T thank you for the opportunity to provide comments on the Harmony Grove Village South proposal being put forth by the Kovach Group and RCS Partners. I am a resident of the united rural communities of Eden Valley, Harmony Grove and Elfin Forest in unincorporated San Diego County, one of the last contiguous stretch of rural land and open space in the County within 15 minutes of the coast and with thousands of acres of open space. We are one of the oldest rural communities in the County, going back to the late 1800s with the establishment of the Harmony Grove Spiritualist Association. I've lived in Eden Valley for 8 years and Escondido for 40 years. I moved to this part of San Diego/Escondido due to its rural nature. It reminds me of the Escondido I grew up in and hope to continue to raise my family in this environment.</p> <p>FIRE EVACUATION ISSUES: I'm very concerned about this project because it risks my safety and destroys the community character of this wonderful little valley I live in. The fire evacuation issue is of utmost concern and the fact the Fire Protection Plan waives the crucial secondary access requirement is a very big deal for us. According to the DEIR, the project will help fund a shortfall that the County created when it approved the first development, HGV. We lived through Coco's Fire and evacuation was very compromised even without any new developments. We had many horse trailers clogging the roads, fire trucks, blocked traffic on both ends of our valley and it took a long time to evacuate. Harmony Grove Village had not been built yet. With HGV fully built out AND your misleadingly named HGV South, there will be another 1200 dwellings in the area which could bring 2400 more vehicles (all trying to get out). But what will NOT change are the roads in and out of our community and the proposed project. A two lane road is the only way in and out of this valley. And the County, in its infinite wisdom, has granted a variance to the secondary exit requirement. Even the DEIR's own fire studies show that Country Club is the ONLY safe way out during a fire. 1400 feet of road they propose improving prior to crossing the Escondido Creek is worthless when it comes to evacuation because what good is a wide road if it is only wider for 1400 feet. It bottlenecks right back to 2 lanes for the remainder of the several miles that it takes to get out of the fire trap we live in. Please re-analyze the fire risk, and require, at the very least, a secondary exit like all communities in Very High Fire Severity Zones. And please don't tell me that their un-official Shelter in Place "philosophy" will lessen traffic or reduce the fire risk. It will protect the existing residents, but we will be even more at risk. And studies show most people evacuate in the shelter-in-place communities anyways. Even though their houses might not all burn, our older houses will. Except now, we won't be able to get out due to the additional vehicular traffic. Please explain how our personal safety will not be many times worse if this project goes through.</p>	<p>Response to Comment I10-1 The County acknowledges these introductory comments; however, they do not raise an issue concerning the environmental analysis or adequacy of the EIR. Please see the responses below to specific comments.</p> <p>Response to Comment I10-2 Although community character is mentioned, this comment focuses on fire evacuation. For that reason, the remainder of this response focuses on fire evacuation and secondary access. Please see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access.</p> <p>Response to Comment I10-3 Please see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access.</p>

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	<p><i>Harmony Grove Road/Enterprise Street in Escondido. The County intersection is located within the portion of Harmony Grove Road that is classified as a TIF-eligible facility. Therefore, the Project's TIF payment mitigates the shared intersection, which would improve operations on adjacent legs, both TIF and Non-TIF eligible. As such, cumulative improvements from TR-10 would apply to this impact, and implementation of mitigation measure TR-10 would be expected to reduce this cumulative impact to less than significant.</i></p> <p>Of all the other analyzed County intersections and roadways, the only remaining LOS F impact would be a related impact at the intersection of Harmony Grove Road and Kauana Loa Drive (where Existing plus Project plus Cumulative traffic would reduce LOS from D to F). As described above, the intersection would be improved to acceptable LOS via the TIF payment.</p> <p>Response to Comment I10-6</p> <p>The County acknowledges the opposition to the Project. This comment does not raise specific issues regarding substantive environmental analysis within the EIR. The comment will be included as part of the administrative record and made available to the decision makers prior to a final decision on the Proposed Project.</p>