Response to Comment I15-1
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.

Response to Comment I15-2
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.

Response to Comment I15-3
Please see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access.

Response to Comment I15-4
The comment requests review of a recent fire and evacuation in Portugal. A comparison between Portugal and Harmony Grove Village South is not valid because the factors and conditions related to each location are different or unknown. For example, the wildfire in Portugal had different roadway conditions, evacuation process, emergency management oversight, wildland fuels, number of persons and vehicles, distance to safe areas, and options for temporarily refuge on-site. The Portugal wildfire was burning in eucalyptus and pine forest, which would produce a much more aggressive fire than the coastal sage scrub and grasslands around the Project site and larger Harmony Grove Valley. Many other fire protection features built into the Project and measures routinely enacted by emergency personnel in San Diego County are not available and were not employed in the Portugal fire. Therefore, neither the Fire Protection Plan (FPP) or EIR was revised to include this information.
### COMMENTS

**Comment Letter I15**

Once a decade that have caused property damage and even fatalities.

**WATER QUALITY:** There is a proposal in this development to "potentially" build a plane for HGV South. This seems fairly transparent in that the project has many times that they would like to be into the existing HGV project at which time, if approved years ago, was agreed that no future developments would tie into it. During the last rains the BCV plant failed so tragically that there was raw sewage and toilet paper flowing in great volume down Harmony Grove Road. The current plant in the City of Encinitas was leaking so much raw sewage for decades that it made San Elijo Lagoon in Encinitas the #2 polluter of CA coastal for MANY years. That means our ocean water quality was worse than the author in LA or Long Beach because of a failing plant in Encinitas! Now another plant is proposed for a ~450 home development and it's effluents treated or not would enter the creek near the already mis-functioning and poorly managed HGV plant? Not acceptable in any way.

**COMMUNITY CHARACTER:** I think it is important to note that placing 450 multi-family units and condos in a rural community, abutting 1000s of acres of recreational and conservation open space is completely out of character. No matter what form-related names you want to give these condos (townhouse?) placing a city block's worth of density into an historic, unique rural community that is the last of its kind anywhere in Southern California goes against everything the General Plan of San Diego, our community plans and really, common decency calls for. The traffic alone generated by this project will destroy our way of life since we all live on a narrow two lane country road. 4500 average daily trips takes it from Level A to Level F according to the DDR. This and the many other impacts will forever change the nature of this community.

Please do not approve this project. Our lives depend on it and our way of life too.

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### RESPONSES

**Response to Comment I15-5**

The Project’s water reclamation facility is described in Chapter 1.0, Project Description, of the EIR. The water reclamation facility is subject to Waste Discharge Requirement (WDR) permits by the Regional Water Quality Control Board (RWQCB) similar to the WDR requirements for the existing Harmony Grove Village water reclamation plant. Water reclamation facilities are subject to monitoring and reporting program requirements which are intended to ensure the reliability of the operation and maintenance of these facilities and to protect the water quality of receiving waters. It is noted that certain significant storm events may occasionally exceed the capacity of water treatment facilities resulting in occasional overflows of effluent into receiving waters. These occasions are extremely rare, particularly in San Diego County. Project-related water quality was evaluated in FEIR Section 3.1.4, Hydrology/Water Quality, and all issues were identified as less than significant based on technical data provided in EIR technical appendices M-1, the CEQA Preliminary Hydrology/Drainage Study, M-4, the Hydraulic (Floodplain) Analyses for HGV South, and N, the Priority Development Project Storm Water Quality Management Plan.

**Response to Comment I15-6**

It is acknowledged that the Project exceeds the number of lots (approximately 220) allowed for the site under the 2011 General Plan land use designations. Even with this increased density, the Project is considered consistent with community character. Please see the Global Response to Project Consistency with General Plan Policy LU-1.4.

**Response to Comment I15-7**

The County acknowledges this comment and its opposition to the Project. This comment does not raise specific issues regarding the substantive environmental analysis conducted 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. No additional response is required.