

COMMENTS	RESPONSES
<p style="text-align: right;">Comment Letter I34</p> <p>From: Hilaria Kay To: Irace, Michelle Subject: Fwd: Harmony Grove Village South Project EIR, LOG NO. PDS2015-ER-15-08-006, SCH NO. 2015081071 Date: Friday, April 21, 2017 3:11:45 PM</p> <hr/> <p>To: Ashley.Smith2@sdcounty.ca.gov, Michelle.Irace@sdcounty.ca.gov</p> <p>PROJECT NUMBERS: PDS2015-GPA-15-002, PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-5560, PDS2015-MUP-15-008, PDSXXXX-HLP-XXX.</p> <p>Planning and Development Services,</p> <p>I am writing today on behalf of myself, and my family, about the proposed EIR related to the Harmony Grove Village South project. We moved here in 2009 from Carlsbad, due to the rural atmosphere. We moved here for the quiet, dark night skies, privacy and to be in and around nature.</p> <p>I am about a half mile around the corner from the Harmony Grove Village and I cannot express how much that project has negatively affected our lives and experience here. It has created noise, lights, way more traffic and completely changed Harmony Grove for the worst, in more ways than I can mention here.</p> <p>The reason for my letter today is to express my grave concern about the proposed Harmony Grove Village South project here in Harmony Grove. I have read through the EIR. Adding another 453 dwellings to this small valley would severely impact the aesthetics, air quality, traffic, light pollution and noise. Not to mention the true environmental impact to the flora and fauna of the area. There are animals (and plants) here that are highly sensitive that would be further negatively affected by this project. Everything in the report would have a very significant impact on this community. Vector control, historical land uses, wildfire hazards and water have been mentioned and all of these cause us deep concern.</p> <p>After the Coco's fire, a few years ago, we all saw firsthand what this area is like in a natural disaster. It was very difficult for people to get out using Harmony Grove Road or Elfin Forest Road. The size and topography of this southern end of the valley simply cannot accommodate anymore high density developments. The roads are not adequate to be able to safely protect our homes or our lives, as it is. Harmony Grove Village South will only compound the problems during the next wildfire/disaster.</p> <p>For us (my family here at 9237 Harmony Grove Road) the Harmony Grove Village South project will double the negative effects we are already suffering with from the HGV project. The traffic is already going to more than double and we fear that if this project is approved we may lose our homes due to having to widen the road. We are right on Harmony Grove Road and see this as a reality. We already have almost non-stop traffic day and night which again is only going to be worse once HGV fills up all those homes. With HGV South the traffic will increase even more. The issue of wildlife and open space is one of our largest concerns. All of the animals will be losing even more space/habitat and some may die off altogether. When we moved here we frequently had deer and coyotes and now it is rare, HGV South will make this even worse. The dark sky policy is another issue that has been ruined by HGV, and again HGV South will worsen this. Water quality in wells and in the Escondido creek are another concern. Just recently a sewage spill from HGV caused our wells to be contaminated, again HGV South will only make things worse.</p>	<p>Response to Comment I34-1</p> <p>The County acknowledges the comment and opposition to the Project. The Project does propose a General Plan Amendment (GPA) that would result in an increase in density in the area. This comment does not raise specific issues regarding the content of the EIR, but it is noted that these issues are discussed in Subchapters 2.1, <i>Aesthetics</i>; 2.6, <i>Air Quality</i>; 2.2, <i>Transportation/Traffic</i>; and 2.5, <i>Noise</i>; respectively. 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> <p>Response to Comment I34-2</p> <p>Please see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access.</p> <p>Response to Comment I34-3</p> <p>Relative to traffic, existing roadway capacity was analyzed in detail in the Project <i>Traffic Impact Analysis</i> completed by Linscott, Law & Greenspan (2017), and summarized in Subchapter 2.2, <i>Transportation/Traffic</i>, of the EIR. As stated in the conclusion of this chapter:</p> <p style="text-align: center;"><i>In conclusion, all direct and cumulative impacts within County of San Diego jurisdiction would be mitigated to below a level of significance through implementation of the specified mitigation measures.</i></p> <p style="text-align: center;"><i>The Proposed Project would add direct and cumulative traffic to the segment of Country Club Drive from Auto Park Way to Hill Valley Drive in the City of Escondido, resulting in direct and cumulative impacts (TR-1a and 1b). Project effects would be mitigated through the widening of Country Club Drive to provide a paved width of 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. Improvements would include connecting the existing sidewalk along the northern side of this roadway section with a 5-foot sidewalk complete with a 6-inch curb and gutter and providing a 4-foot decomposed granite pathway along the</i></p>

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	<p><i>south side of this segment with a 6-inch asphalt berm. With the additional 12 feet added to the paved width, the roadway capacity of this Local Collector would increase to 15,000 ADT.</i></p> <p><i>The Proposed Project would result in cumulative impacts to two City of Escondido signalized intersections: Auto Park Way/Country Club Drive (TR-8) and Valley Parkway/Citracado Parkway (TR-9). For Auto Park Way/Country Club Drive, the impact would be mitigated through restriping the eastbound approach at this intersection to provide one left-turn lane, one shared left-turn/through lane, and one right-turn lane with a signal timing modification to change the east/west approach to “split” phasing. Implementation of the noted improvements to the noted segment of Country Club Drive would also mitigate the cumulative impact at this intersection in the City of Escondido to less than significant. The described improvements would return the forecasted LOS operations at this intersection to better than pre-Project conditions. For Valley Parkway/Citracado Parkway, payment of a fair share toward the proposed future intersection improvements would support implementation of an additional through lane in the southbound direction, and, once implemented, would mitigate this cumulative impact to below a level of significance.</i></p> <p><i>Implementation of these roadway and intersection improvements in the City of Escondido would adequately mitigate the identified impacts. Therefore, once implemented, the Proposed Project’s contribution to direct and cumulative impacts in Escondido would be reduced to a less than significant level based on the implementation of the noted improvements.</i></p> <p><i>Because the City of Escondido is a lead agency under CEQA for impacts within their jurisdiction, however, it is Escondido, and not the County, that has responsibility for approval/assurance of implementation of those</i></p>

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	<p><i>improvements. As such, the County cannot guarantee ultimate implementation or timing of City of Escondido-approved mitigation in this County EIR. Thus, although appropriate mitigation has been identified to lower all Project related impacts within the City to less than significant levels under CEQA once implemented, impacts within Escondido are identified as remaining significant and unavoidable pending City action (EIR pp. 2.2-28 to 2.2-29).</i></p> <p>Additionally, the widening of Harmony Grove Road would not result in the loss of private property, as indicated by the commenter.</p> <p>Response to Comment I34-4</p> <p>This comment is concerned with issues regarding wildlife, which have been addressed in Subchapter 2.3, <i>Biological Resources</i>, where impacts to wildlife were identified and the proposed mitigation measures would reduce all impacts to biological resources to less than significant levels (EIR pg. 2.3-63). For informational purposes, it is noted that the Harmony Grove Village (HGV) EIR stated that short-term lighting (dark skies) impacts were anticipated to be significant, but would lessen with ultimate landscaping maturity, as described in the Project’s EIR in Subchapter 2.4. The landscaping is not yet mature (trees need to exceed lighting standard heights). Additionally, regarding “dark skies,” the HGV South EIR analyzes this issue in Subchapter 2.1, <i>Aesthetics</i>, Section 2.1.2.9, <i>Conformance with Light Pollution Code</i>, which states:</p> <p><i>Considering the above analysis relative to Project lighting type, location, hours of operation and potential for spill onto adjacent properties, the Project would be in compliance with the LPC. No impact related to conformance with the LPC would occur (EIR pg. 2.1-66).</i></p> <p>Similar to HGV, HGV South also assesses increased night-lighting as part of significant temporary effects (part of Impact AE-2), which ultimately would be addressed through Project design and landscaping.</p> <p>While the comment does not raise specific issues regarding the content of the FEIR, it is noted that the EIR discusses both surface water and groundwater</p>

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	<p>quality in Section 3.1.4, <i>Hydrology/Water Quality</i>. Relative to water quality, overall introduction text says:</p> <p><i>Potential Project-related water quality impacts are associated with both short-term construction activities and long-term operation and maintenance. Project-related activities that could potentially result in direct effects to groundwater quality are limited to the percolation of Project-related surface runoff and associated pollutants (e.g., in pervious portions of the proposed storm drain system) (EIR pg. 3.1.4-21).</i></p> <p>The FEIR reviews potential Project-related water quality effects between pages 21 and 26 of the section, with discussions including (but not limited to) construction-period erosion and sedimentation, hazardous materials, and disposal of shallow groundwater during construction, as well as long-term maintenance and operations, site design and source control best management practices, etc. The overall conclusion in Section 3.1.4.5 states:</p> <p><i>Based on the discussions provided above, potential Project-specific and cumulative hydrology and water quality impacts associated with implementation of the Proposed Project would be effectively avoided or reduced below identified significance guidelines through implementation of recommendations provided in the Project Drainage Study, HMS [Hydromodification Study], Hydraulic (Floodplain) Analyses and SWQMP [Storm Water Quality Management Plan], as well as conformance with established regulatory requirements (EIR pg. 3.1.4-29).</i></p> <p>This information indicates that potential Project effects on surface waters such as Escondido Creek, as well as the noted area wells, would be less than significant as a matter of site design and mandatory regulation and ordinance compliance.</p>

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<p style="text-align: right;">Comment Letter I34</p> <p>In conclusion I would just like to express my sadness and anger about the idea of another development here in Harmony Grove when we haven't even seen the effects of Harmony Grove Village. Another project like Harmony Grove Village South will only exacerbate all of the issues we are now coming to terms with and trying to live with. I hope that you will realize that this project does not belong here and will only destroy our community further.</p> <p>Thank you for your consideration,</p> <p>Natasha Kay-Hazou (and family)</p> <p style="text-align: right;">I34-5</p>	<p>Response to Comment I34-5</p> <p>The County acknowledges the comment and opposition to the Project. This comment does not raise specific issues regarding the content of 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>