

COMMENTS

RESPONSES

Comment Letter No. PCI3

Marlie Long

From: Kathryn Kolb <kathryne7@me.com>
Sent: Tuesday, May 22, 2018 10:25 AM
Subject: SUBJECT: 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.)

Monday, May 21, 2018

Dear Ashley Smith,

My wife and I live at 20125 Colina Encantada Way, Elfin Forest. We built our home in 2012. In building our home we respected and complied with all zoning and building codes. I do not understand why developers who have no interest in the community, other than to make money are allowed to deviate from the master plan, codes and zoning!

PCI3-1

I would ask that you hold them to the same standards as everyone else.

We have a modest home, 2300 square feet on 2 1/2 acres. We paid over \$9,000 for road improvements alone, because the county deemed that my wife and myself would have a \$9,000 impact on the roads. Yet the developers of the Harmony Grove Village paid less than \$900 per household! Why are developers given special preferential treatment?

PCI3-2

Is the Planning commission supposed to represent the public interest or the interests of the developers? Why are the Planning commission and the Board of Supervisors, who are elected officials and who are supposed to represent the public interest, trying to bundle and pass developments quickly before the voters have the choice to vote on developments? It appears that the Planning Commission and Board of Supervisors are trying to railroad these developments through because they know that the voters do not want them. Otherwise they would let the voters decide. Why won't the Planning commission and Board of Supervisors let the voters decide?

PCI3-3

During the fire of 2013 "Cocos" fire, my wife and I tried to evacuate to the west but were in a two hour delay traffic jam so we tried to evacuate to the east but again were caught in a two hour traffic jam. We returned to our home to shelter in place. Had we stayed in line in Harmony Grove we would have been right in the path of the fire where it crossed Harmony Grove Rd.

Response to Comment PCI3-1

Comments noted. They do not pertain to adequacy of the environmental analysis presented in the EIR and do not require response.

Response to Comment PCI3-2

The comment does not raise specific issues regarding substantive environmental analysis within the EIR. The County has responsibility as a land use planning agency to move forward in as expeditious a manner as possible with lawful applications filed by property owners. The goal is not to pass developments "quickly" before voters can vote on projects. Voting on projects is not part of the ordinary project approval process under CEQA, although it can occur if sufficient signatures are gathered to require a referendum. That is not the case here. Regardless, the County cannot defer its obligation to act as a land use planning agency in accordance with state law to see if such a vote may occur.

Response to Comment PCI3-3

The attempted evacuation experience during the Cocos fire is noted. This evacuation process occurred prior to roadway improvements being completed by Harmony Grove Village (including improving segments of Country Club Drive, providing a new road to the east [Harmony Grove Village Parkway] and building a bridge over Escondido Creek, providing an improved route east and out of the valley). Regardless, it is noted that every fire event and evacuation effort is different. The County disagrees that risk "increases drastically" with additional development. In fact, development of communities requiring more recent fire codes compliance, as well as increased irrigated and low-flammability vegetation next to wildfire areas may lower risk. Please see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access for information related to Project analyses on these topics.

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<p style="text-align: center;"><b>Comment Letter No. PCI3</b></p> <p>With more development, the risk of life increases drastically. I don't care what the studies say the reality is that when, (NOT IF) the next fire comes and there is loss of life as happened last year in Northern California when fire over took people trying to evacuate. Will you take responsibility for approving this development? Will you personally be liable? Will you be able to sleep at night knowing you approved this development when a whole community told you the hard facts of trying to evacuate? The fact is this area will burn again and again. If you approve this development then clearly you don't have the best interest of the people at heart, and are willing to sacrifice peoples' lives for money.</p> <p>Farron and Kay Kolb</p> <p style="text-align: center;">2</p>	<p style="text-align: center;">PCI3-3</p>