

| COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             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| <p style="text-align: right;"><b>Comment Letter I20</b></p> <p style="text-align: right;">June 20, 2017</p> <p>Ms. Ashley Smith<br/>Land Use &amp; Environmental Planner<br/>Planning &amp; Development Services<br/>5510 Overland Avenue, Suite 310<br/>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>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 development known as Citracado Estates since 1988. I moved here for the larger lot sizes that allow for space between neighbors and the absence of a HOA.</p> <p>I have witnessed fire visible from my lot or Country Club Rd three times in 29 years. The last incident was the Coco's fire which suddenly shifted towards my house with a change in the wind direction. We were prepared and evacuated immediately. I am thankful the Fire Department was already on scene to protect the exit roads and property</p> <p><b>FIRE EVACUATION ISSUES:</b> I'm very concerned about this project because it risks <u>everyone's</u> safety in 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. 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 <b>ONLY</b> safe way out during a fire. Please re-analyze the fire risk, and require, at the very least, a secondary exit like all communities in Very High Fire Severity Zones.</p> <p>They claim Shelter in Place "philosophy" will lessen traffic or reduce the fire risk. Even if the new buildings are designed for Shelter in Place, people make changes, upgrades, modifications to the properties over time. I believe that the recent fire at Grenfell Towers in London, England will be shown to be a sad example of a modification that destroyed the original design for fire safety. 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>Additionally, please look at the tragedy this last weekend in Portugal where more than 60 people died trying to evacuate a wild fire. This is what can very well happen if the project goes through. You can read about it at this link (<a href="https://www.nytimes.com/2017/06/18/world/europe/portugal-pedrogao-grande-forest-fires.html">https://www.nytimes.com/2017/06/18/world/europe/portugal-pedrogao-grande-forest-fires.html</a>) and the pictures tell the story. We hope this story does not get told in Harmony Grove where we have a serious fire once a decade that have cost property damage and even fatalities.</p> <p>Please do not approve this project. Our lives depend on it.</p> <p>Signed,</p> <p>Justine Hennessy<br/>2442 Live Oak Rd<br/>Escondido, CA 92029</p> | <p><b>Response to Comment I20-1</b><br/>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><b>Response to Comment I20-2</b><br/>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><b>Response to Comment I20-3</b><br/>Please see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access.</p> <p><b>Response to Comment I20-4</b><br/>The comment requests review of a recent fire and evacuation in Portugal. A comparison between Portugal and Harmony Grove Village South is not valid as 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 refuting 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 or EIR was revised to include this information.</p> <p><b>Response to Comment I20-5</b><br/>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.</p> |