

COMMENTS	RESPONSES
<p style="text-align: right;">Comment Letter I4</p> <hr/> <p>From: Bill Porter [mailto:billporter8964@att.net] Sent: Saturday, June 17, 2017 3:33 PM To: Smith, Ashley; Aghassi, Sarah Cc: Horn, Bill; dianne.jacob@sdcounty.ca.gov; Ron-Roberts 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)</p> <p>Dear Ms. Smith,</p> <p>The Porter family appreciates the opportunity to provide comments on the Harmony Grove Village South proposal being put forth by the Kovach Group and RCS Partners. The Porter's have been residents of Eden Valley for over thirty years. We have experienced a very peaceful environment living in Eden Valley.</p> <p>The below quotes are from Friends of Eden Valley 6/15/15</p> <p>"General Plan Update: In the 2000s, the County staff and many members of our community collaborated on the General Plan Update and it was decided that our community should take our share of density to accommodate the growth that San Diego County would need over the next 20 years. A Community Development Model was implemented where our share of this density would form part of a denser village and then the density would feather outwards away from the village limit line, in order to protect the rural nature and the values of our community. The community agreed with this compromise."</p> <p>The communities of Eden Valley/Harmony Grove/Elfin Forest accepted the development of Harmony Grove Village with approximately 742 homes being built or occupied which was the collaboration of our community to accommodate growth.</p> <p>The County is now reviewing two EIRs, Valiano and the Harmony Grove Village South projects. The Porter family has been against these two projects and have expressed our thoughts on the Valiano project to the County in our e-mail dated 5/15/15 and now with our concerns with Harmony Grove Village South Draft EIR.</p> <p>What really concerns us is these developers are not really concerned with the following issues:</p> <p>Transportation Safety</p> <p>Our ingress and egress from Milpas Drive onto Country Club Drive today has become more difficult due to the increase in traffic from and to the Harmony Grove Village development which is not fully sold out and we can't imagine if both Valiano and Harmony Grove Village South Projects are approved with a total of 700 homes plus Harmony Grove Villages 742 homes it will be total grid lock for us to enter or leave Milpas Drive onto a two lane Country Club Drive!</p>	<p>Response to Comment I4-1</p> <p>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 I4-2</p> <p>The County acknowledges the comments. The comments do not address the environmental analysis or adequacy of the EIR and no response is required.</p> <p>Response to Comment I4-3</p> <p>No changes to the existing access configuration allowing for full-turn movements to/from Milpas Road onto Country Club Drive are proposed by the Project. Based on a review of the Valiano EIR, that project analysis of vehicles entering/exiting Valiano access roads of Eden Valley Lane and Mount Whitney Road with the additional cumulative traffic that included the proposed Harmony Grove Village South (HGV South) traffic volumes, forecast acceptable Level of Service (LOS) C or better conditions. The Country Club Drive/Milpas Drive intersection would similarly operate at an acceptable LOS with proposed project and cumulative project traffic. No revisions to the FEIR are warranted as a result of this response.</p>

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<p style="text-align: right;">Comment Letter I4</p> <p>Fire Safety</p> <p>We have experienced four major fires in the thirty years we have lived in Eden Valley. We were ordered to evacuate twice. The 2014 fire caused extremely hectic driving conditions on Country Club Drive during this period when Eden Valley and the surrounding area was required to evacuate with only a northbound exit and we can't imagine what it will be like when Harmony Grove Village's 742 residents are asked to evacuate.</p> <p>It is unimaginable what road conditions would be like if Valiano and Harmony Grove Village South Projects are recommended by the County Planning Department and approved by the Board of Supervisors.</p> <p>We have serious reservations if Cal Fire has enough assets available at this time to support the Harmony Grove Village on site during this up coming fire season.</p> <p>We highly concur with the various inputs that have been submitted to the county, for example, San Dieguito Planning Group document to Mark Slovick dated 6/5/17.</p> <p>The Porter family is against the Harmony Grove Village South project as well as the Valiano project for the major reasons as stated above. We close with the County Supervisors statement, which was made when they approved the Harmony Grove Village, there would be no further development north of Mt. Whitney Road and we hope they will reject Harmony Grove Village South for all the reasons that have been stated by the community groups and the residences of Eden Valley/Harmony Grove/Elfin Forest..</p> <p>William A & Merlyn Porter 2964 Milpas Drive Escondido, CA 92029</p> <div style="position: absolute; right: 0; top: 0; text-align: center;"> I4-4 I4-5 I4-6 I4-7 </div>	<p>Response to Comment I4-4 Please see the Global Responses to Fire Hazard Impact Analysis and Adequacy of Emergency Evacuation and Access.</p> <p>Response to Comment I4-5 As discussed in Section 3.1.8, <i>Public Services</i>, Subsection 3.1.8.1 of the EIR, the Project will be served by the Rancho Santa Fe Fire Protection District (RSFFPD). The Project site is located within a State Responsibility Area (SRA). As also discussed in the EIR, generally in San Diego County each agency is responsible for structural fire protection and the California Department of Forestry and Fire Protection (CAL FIRE) typically provides wildland fire protection within their area of responsibility. In the Project area, fire agencies cooperate on a statewide master mutual aid agreement for wildland fires. No revisions to the FEIR are warranted as a result of this response.</p> <p>Response to Comment I4-6 The County acknowledges the comment. The comments do not address the environmental analysis or adequacy of the EIR and no response is required.</p> <p>Response to Comment I4-7 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>