From: Molenaar, Amy
To: Eichar, Peter
Subject: Molenaar NOP Comments: HGV South
Date: Monday, September 28, 2015 1:36:55 PM

Attention Peter Eichar
County of San Diego
Planning and Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Dear Mr. Eicher:

This is in regards to PDS2015-GPA-15-002, PDS2015-SP-15-002. PDS2015-REZ-15-003, PDS2015-TM-5600, PDS2015-MUP-15-008, PDS2015-ER-15-08-006, HGVS

Thank you for the opportunity to comment on this NOP for the EIR of the Harmony Grove Village South project.

I wanted to note a few concerns that I have.

My address is 9115 Harmony Grove Road and I live "downstream" from this project. My property floods every time we get a half inch of rain and I am certain this additional development and hardscaping will further directly and negatively affect my property and property value and make it even more inaccessible, for longer periods, during the rains. The flooding also affects the streambed and is currently altering it and negatively affecting the flora and fauna that live along the banks – and this is all along the creek as the creek is already over-burdened with runoff during the rains. The flooding also negatively affects the road (9100 block of HG Road) and makes it inaccessible and impassable today if and when there is more than an inch or two of rain. More development and hardscaping along the creek will exacerbate the current problem.

Additionally, I am concerned about my well water as this additional development will certainly leach pesticides and fertilizers into the water table. Me and my family of four have no other water except for which is under the earth and I am extremely concerned about the quality of the water and how this excessive development will affect my family. There are many people in Harmony Grove and Elfin Forest who depend 100% on well water.

I am also concerned about the San Elijo Lagoon and the additional pesticides and fertilizers that will be released into the creek if additional development is allowed in this highly sensitive ecologicial area. San Elijo Lagoon is already compromised and development along the creek will further compromise the delicate ecosystem of the lagoon.

I am extremely concerned about the traffic implications of additional houses being built along Harmony Grove and Country Club road. There are a lot of accidents on our road currently and traffic goes much faster than the posted speed limits today.

I called DPW a few weeks ago to talk to them about the narrowness of Harmony Grove road in sections and regarding the fact that there is a sharp curve on HG road (9100 block where there have been several fatalities) where the cars travel faster than the speed limit and have, on many occasions, nearly hit me as I am pulling into my driveway. While I wait for the traffic to pass, I have to watch the rear view mirror to make sure no one is going to rear end me and often times I have to wait a minute or two, and fully stop traffic, while I wait for the cross traffic to slow enough so that I can pull into my driveway. Meanwhile, impatient drivers are beeping at me and sometimes attempting to pass me on the left creating an extremely dangerous situation. The DPW representative said to me that ***no one ever expected Harmony Grove Road to handle the traffic that it gets TODAY*** (prior to the full build out of HG Village and HG Village South). It is an absolute fact that our road is not built to handle this amount of traffic and it is dangerous to our residents, motorists and bikers.

The excessive traffic will also affect the wildlife corridor as the roadway is crossed all of the time by deer, coyote, bobcats, raccoons, etc. With more traffic there will be more fatalities for both humans and wildlife. Already, near the HGV South property, we have found injured animals along the road and they are unable to pass through their typical corridor because it is now blocked by fencing. Excessive traffic and more houses encased by concrete walls will have the same negative effect to the wildlife, which have already been squeezed from their broad expanse of territory by development and fires.

With more traffic and more homes there will be no escape for residents when (not if, but when) a fire comes through our valley -- and the fact that HGV South will have only one exit is extremely disturbing as these people, too, will have to pile on to Harmony Grove and Country Club roads (narrow two-laned roads) to escape. We keep motorbikes for this reason already – maybe it should be a mandate that the residents at HGV South keep motorbikes too as that will be the only way out of our valley in the case of a major fire.

Additionally, I am highly offended by the fact that, should this development be approved, there will be three wastewater treatment plants within 1000 feet of the creek (HAARF, HGV & HGV South). In the event of disaster, this puts our valley and my home at risk for excessive pollution and degradation of the creek and San Elijo Canyon which has always been known to be a rich resource of biodiversity. Additionally, the development of these treatment facility sites along the road is an eyesore.

One thing everyone may also consider is the fact that this HGVS will just simply not fit in with the philosophy of our neighborhood (or our Community Plan) Our communities' philosophy is to "keep it rural," and we know why people move here because we have done surveys: people move here because they like the open spaces and hillsides and recreational possibilities and the potential to keep large animals.

If you review Harmony Grove Village, you will note that its sales are much lower than expected. This is because HG Village does not reflect the "brand promise" of our neighborhood. HG Village delivers only in theory the "brand promise" of big open spaces and a rural feel, but the reality is: People are not buying it (literally) because those homes are not what people who love this area want. People

do not want to live in “city” housing in this rural area – they want big open spaces; they want acreage and green hills and broad expanses and if the County continues to allow “city” development in this area, the developers will continue to develop communities that sell slowly and poorly – further hurting our community and risking transition to apartment and condominium housing to support the developers’ investments. The County needs to align development to the approved General Plan and consider our Community Plan as that is what aligns to the best interest of the developers, the county and the community – this is how we win.

The development of HGV South, *which is contiguous to Del Dios Highlands Preserve*, will destroy the ecosystem and negatively affect the biological diversity of our area -- Del Dios Highlands Preserve is chock full of endangered and threatened species of animal and plants. The development of this space with multifamily housing will overburden the land, our community parks, our creek and our trails, our agriculture and more.

Thank you,

Amy Molenaar
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