From: Royalviewranch@aol.com
To: Eichar, Peter
Subject: Harmony Grove Village South NOP comments
Date: Saturday, September 26, 2015 8:28:28 AM

September 25, 2015

Allen F. & Karen Binns
2637 Deer Springs Place
San Marcos, CA 92069
Royalviewranch@aol.com

RE: Harmony Grove Village South
Notice of Preparation of an Environmental Report

Dear Peter,

I am writing to you today regarding the above project and what needs to be studied in the Environmental Impact Report.

What is the County thinking? Why is this area being inundated with projects? I know it is not the County's job to discourage development but they can advise developers of the problems and issues within a certain area that they wish to develop. This is the 3rd project proposed as well as the 3rd project that does not conform to the General Plan in this area. I am speaking of the new General Plan that was approved in August 2011.

North County is being inundated with non-conforming projects. Between Lilac Hills Ranch, Newland Sierra, Warner Ranch, Valiano, It just does not seem to end.

This project is fatally flawed. 453 units on 36 buildable acres. A sewage treatment plant next to the Escondido Creek, no secondary access, multi family structures that are 64 feet high (3 ½ stories)as well as no fire evacuation.

I want the County to be sure that they cover all the cumulative effects of the 3 projects. If there is any chance that this project and Harmony Grove Villages are doing construction at the same time (as I am sure they will be) then the cumulative effects of noise, air quality, traffic, etc. need to be studied further regarding the cumulative effects of these developments.

This area is in an "extremely high fire hazard zone". Why do we continue to build homes in these areas? It has been proven that building in these areas have a direct connection to these massive wildfires that the County experienced in 2003 and 2007. It is the same issue

in areas of Los Angeles County. Do we ever learn from these mistakes, or is it all about the Almighty dollar?

There should be no “on street” parking in these communities. Also, we should not be building roads to just the “minimum standard” in these “extremely high fire hazard zones” but we should be building them with enough width that the cars evacuating a wildfire can safely exit as the fire engines are entering the area.

Thank you for your time in consideration in these matters.

Sincerely,

Allen F. Binns
Karen Binns