From:	Kathryn Kolb
To:	Eichar, Peter
Cc:	Elfin Forest Harmony Grove Town Council
Subject:	Harmony Grove South project
Date:	Sunday, September 27, 2015 9:23:41 PM

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Attention: Peter Eichar

County of San Diego

Planning & Development Services

5510 Overland Avenue, Suite 110

San Diego, California 92123

Re: 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

Dear Mr. Eichar:

Thank you for the opportunity to comment on the Notice Of Preparation for the EIR of the Harmony Grove Village South project.

Currently my wife and I are residents of Elfin Forest and are concerned how this project will affect us, our quality of life, safety, and the local wildlife. I'm very familiar with this piece of property. When I was in high school (graduated in 1976), my friends and I would come to Elfin Forest to enjoy the outdoors and nature. When my son was in high school, I also brought him to Harmony Grove/Elfin Forest to enjoy nature and gain a better appreciation of the outdoors.

Having walked the property where the development would go over the last 30 years, I have seen numerous types of wildlife - coyotes, hawks, we've seen kangaroo rats, frogs, rabbits, squirrels, snakes of all kinds, we've even seen knat catchers. The brush and vegetation was also something we enjoyed seeing. At one time there were seasonal ponds in the area. As a cub scout leader, I brought cub scouts out to this area to work on their nature badges and observed oaks, scrub oaks, blue sage, honeysuckle, California lilacs, and numerous wild flowers.

Now a developer wishes to come in and build a development that does not fit the community plan or local zoning and plans to destroy all these things in nature that I've enjoyed over the last 30 years. I feel there's no integrity in the developer or the

county planners that they would consider such a project. I do not understand how individuals who wish to build a home and make the community better, adhere to the rules, regulations and zonings where as the developer with no motivation other than greed is able to propose and even have a project considered that does not conform to the community plan, local ordinances, fire regulations, and zoning.

Our other concerns are:

--[if !supportLists]-->• <!--[endif]-->Traffic congestion

<!--[if !supportLists]-->o <!--[endif]-->Elfin Forest Rd/Harmony Grove Road to the west of the development are extremely narrow, winding and dangerous under the best of circumstances. On any Saturday or Sunday, hundreds and hundreds of bicyclists ride back and forth on Harmony Grove and Elfin Forest Roads between San Elijo Rd and Country Club Dr. causing added danger, congestion and frustration.

<!--[if !supportLists]-->o <!--[endif]-->This year during the Cocos fire, the congestion and traffic in San Elijo Hills was snarled and at a stand still for hours. If the fire were upon us, many people would have died. From our home, just off of Elfin Forest Rd., there's only one of two ways to go to evacuate, one of which goes right by Harmony Grove Village and the new proposed development.

--[if !supportLists]-->• <!--[endif]-->I'm extremely anxious that during an emergency that our escape route will be congested and dangerous, even life threatening because of development in Harmony Grove.

--[if !supportLists]-->• <!--[endif]-->On any given day, Elfin Forest/Harmony Grove Roads become congested and a bottleneck. The developers justify their development by saying that the access is going to be to the east. Yet, EF/HG is one of the few east/west alternative routes. You're either using Highway 78, Elfin Forest Road, or Del Dios Highway to get from Escondido to the west.

--[if !supportLists]-->• <!--[endif]-->We believe there needs to be a study on how the future developments are affecting local surface roads.

--[if !supportLists]-->• <!--[endif]-->Our children are grown but our neighbor's grade school aged children have to travel all the way to Miller school in Escondido more than 7 miles from here. How do developers justify building homes for young families when the school for children is so far away?

We believe this project to be not well thought out, not well planned, does not belong to the community or fit the community plan, and that greed is the sole motivator for the developer to propose such a project. It is our hope and our prayer that our local planners and county officials will only approve a project that fits the community plan that so many people have worked hard on for so many years and will conform to local building codes and not harm our environment or wildlife.

Regards,

Farron & Kay Kolb

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