From:	Jim McKim
To:	Eichar, Peter
Cc:	angeliquehamel@hotmail.com
Subject:	comments on NOP for Harmony Grove Village South
Date:	Monday, September 28, 2015 3:58:21 PM

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. The following are my concerns related to the proposed project:

Public Safety - The project proposal does not include adequate egress for the number of residences. The area is on a single access road (Country Club Drive) over Escondido Creek (which is prone to flooding) and is an urban-wildland interface area with relatively high fire danger. Country Club Drive barely supports the current residential load in times of emergency, as demonstrated in the recent Cocos Fire.

Zoning - Harmony Grove Village was approved by the BoS, putting 600-plus homes in an otherwise rural area but with the understanding by the existing community that that was "it" and that the density on the project would taper toward the perimeter. The area of the proposed project was slated for 25 residences in the General Plan before a last-minute "alternate" plan was approved by the BoS that increased the zoning seven-fold to 174. Adding any more than that, as proposed, is totally contrary to the original General Plan proposal and greatly exceeds even the alternate plan and violates the tapered density of Harmony Grove Village.

Community Character - The proposed project is not at all consistent with the rural character of Harmony Grove, where lots have historically ranged from half-acre to 10 acres and residents keep large animals, raise gardens and fruit trees, and enjoy the peace and quiet. High-density, multi-family tract homes will destroy the character and aesthetics of the area and negatively impact the quality of life of the current residents.

Biological - The Harmony Grove area is part of the rapidly-diminishing coastal sage scrub habitat and important open space for native species, including but not limited to deer, bobcat, mountain lion, racoon, coyote, roadrunner, hawks, owls, snakes, and many other plants and animals. The proposed project would cause irreversible and significant impact on the biodiversity and ecosystem of the area.

Traffic - The corridors into and out of the area (Harmony Grove Road & Country Club Drive) were not designed to support, and aren't capable of supporting, the volume of traffic that would be created by the proposed project. We have not yet begun to see the effect of the Harmony Grove Village project and these roads can already be

busy at times. Harmony Grove Road is a narrow, winding county road with no shoulders that is popular with bicyclists who live elsewhere and people using the road as a shortcut to and from work. It is the only east-west road through the area. Adding more users is a recipe for traffic nightmares, accidents and injuries.

Water Runoff - The amount of hardscape created by the roads and roofs of the proposed project would generate significant runoff during storms. The drainage to the south as shown on the plan will not handle that much runoff. Properties along Cordrey Drive and Cordrey Lane will be impacted by both storm runoff and by the "urban drool" created from irrigation, fertilizers and pesticides up-slope. Harmony Grove Creek is already at full capacity during storms due to all the development upstream in the Escondido valley; adding more in the Harmony Grove area will compound the problem.

Sincerely,

James McKim
2864 Cordrey Drive
Escondido, CA 92029