

September 28, 2015

Via Email

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

Comments on Notice of Preparation

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 (“HGVS” or “Project”). As a member of the Harmony Grove community, I am strongly opposed to the Project as presented in the NOP. Any Environmental Impact Report (EIR) created in relation to this Project should consider the following significant impacts that the Project, as it is currently conceived, will have on the community:

The proposed Project is not consistent with the General Plan or Community Plan. Rather, the Project flatly contradicts numerous, fundamental Plan policies and violates the Community Plan’s central purpose: to maintain the community’s rural character.

The Project would violate the General Plan’s restrictions on expanding existing rural villages. The county should not let the developer change the meaning of “contiguous.”. HGVS is not contiguous but rather several hundred feet from the Village Limit Line. Additionally, the Community Plan explicitly states that this limit line defines the boundaries of the village and prohibits urban-style growth outside of this limit line.

The Community Plan requires that new development utilize on-site septic systems, which helps maintain the large-lot, rural atmosphere. Rather HGVS will utilize an on-site sewage treatment plan to build 453 homes, completely overwhelming the existing large lot residences and all but destroying the rural nature of Harmony Grove.

The Harmony Grove Village envisioned that there would be a transition to the surrounding rural and semi-rural lands. See Harmony Grove Specific Plan at 21 (“As a general rule, homes and lots will be smaller near the core and grow progressively larger the more distant they are from the core area. At the perimeter . . . some individual lots will exceed two acres in size”), 22 (map showing that only equestrian/limited residential, and park/recreation/open space uses are allowed in the portion of the specific plan area to the south of the village limit line). Instead of restricting

dense development to village cores and reducing density at the edge of villages, the Project would place dense development at the edge of HGV as well as at the edge of the HGVS Project.

The density of the Project is highly inconsistent with the character of our community. Just a four square acres of HGVS contiguous with the eastern boundary of my 4 acres at 2966 Cordrey Dr would contain approximately 50 residences. There are currently, south of the intersection at Harmony Grove Rd. and Country Club Drive, less than 40 total residences, mostly on large lots.

The Project fails to comply with County fire standards that require two egress routes. The Residents of Harmony Grove have been evacuated no less than five times in the last 15 years, including for two fires which destroyed homes in Harmony Grove. In 1997, the Del Dios fire, burned 1,072 acres and destroyed two homes. In 2014 The Cocos fire, blackened nearly 2,000 acres, destroyed more than 20 structures in Harmony Grove, including much of the Harmony Grove Spiritualist community (located approximately 0.25 miles from the proposed HGVS site). So it is safe to say the question is not if, but when, a future major wild fire will hit Harmony Grove. When that fire comes it is probable that one egress will not be adequate to evacuate the residents leading to a loss of life.

The current plan proposes the construction of a storm drain in the southwest portion of the Project. It appears that this storm drain would alter the existing drainage patterns in the area, by draining water from HGVS on to my property at 2966 Cordrey Drive. The EIR should evaluate the impact that this will have not only on my property, but on the properties to the west of us. Among the impacts that should be considered are the clear danger of flooding, erosion, damage to plants and other landscaping, drainage of pollutants from HGVS onto our property and any other impacts that may result from the storm drain. Obviously this will require an evaluation of the amount and quality of water that will be drained onto our parcel. Currently all water that runs through our seasonal creek is filtered by the natural plants and terrain that exist. Water which runs off of the cement, roofs, and asphalt may contain significantly more pollutants.

The Project proposes the creation of a massive slope next to my property line. This would significantly impact the view from our property. Additionally, this slope would increase the risk of mudslides and/or landslides onto our property, which may result in property damage. Fire also tends to travel faster up a slope, with steeper slopes often resulting in faster moving fires. Therefore, the proposed slope will increase the risk of fire damage to the surrounding area,

Thank you for taking the time to consider my concerns. If you have any questions about this letter, please feel free to contact me by telephone at (760) 747 3782 or by email at jdummer@surfaceoptics.com.

Sincerely,

Jonathan D. Dummer
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Escondido, CA 92029