From:	Smith, Ashley
To:	Eichar, Peter
Subject:	FW: Harmony Grove Village South comments
Date:	Monday, September 28, 2015 2:38:44 PM

Ashley Smith, Land Use/ Environmental Planner
COUNTY OF SAN DIEGO | Planning & Development Services
T. 858.495.5375

Please note that my email address has changed to Ashley.Smith2@sdcounty.ca.gov and update your contact information accordingly

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From: mickeykc@juno.com [mailto:mickeykc@juno.com]
Sent: Monday, September 28, 2015 2:35 PM
To: Smith, Ashley
Subject: Harmony Grove Village South comments

Dear Ms. Gungle,

The email address I had for Mr. Eichar (environmental coordinator) apparently isn't valid. Can you forward these comments to him?

The following comments pertain to the above mentioned development and the following PDs, TM, MUP, etc.:

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

It is ridiculous that our community should be continually bombarded by these developments. Having been on the San Dieguito Planning Group for about 4 year some time ago, I reviewed many plans for our community. This has got to one of the worst. The developments that have been built out here, from San Elijo to the first Harmony Grove Village, have and will put so much traffic on our roads...more than our community can deal with. No one wants to acknowledge that traffic will substancially increase on Harmony Grove and Elfin Forest Rds. No one wants to acknowledge that the roads are narrrow, full of curves, and one way in each direction. No one wants to acknowledge that we have bike riders on these roads, that even without the developments, pose a serious problem for drivers. No one wants to address the flooding on the roads when we have rain. But yet the county still continues to allow builders to build above what the original density of the property had been approved for. Steep slopes, as you know, require smaller densities (sometimes 1 house per 8, 10 or more acres. We have problems with fires in the area, yet these developers are asking for waivers to fire codes for roads. This area is not suited for cluster developments and we do not want these hillsides leveled.

Why do we even have a community plan if the county does not require the developers to follow it? 453 single and multi family units within 229 structures on 36 acres is dangerous in the Harmony Grove area. 3.5 story multi units buildings are not in harmony with the current type of development in the area. I-15 and Hwy 78 are currently gridlock at peak traffic

hours. The land, from what I understand, is currently zoned limited agricultural and rural residential. When the developer purchased this property, he/she/it/ knew what the zoning on the property was. Therefore, they should only be able to develop as the property is zoned, as should anyone attempting to build out in our area.

This project is not at all in harmony with the majority of the original development in the area. And given the water restrictions that we are under for the state, I RESENT the fact that I am told I must cut back (which I have) on my water use, yet the county, in its infinite LACK OF WISDOM, allows waivers to huge developers so that they can build homes that we do not have the water to supply.

As far as ADTs, 453 homes, if my memory serves me, would generate 4,530 daily ADTs (10 per home). That is just for THIS development. Each commerical establishment could generate 50 ADTs, if I remember correctly. The cummulative impact of this development along with the original Harmony Grove Village and the proposed Valiano project is over the top huge in its impact to our area. If all were approved, the daily ADTs from all of these 3 developements would be over 16,000 daily ADTs. I realize that even if your department recommends denial, the Board of Supervisors could approve it. Hopefully we could recall every one of those who vote in favor of this and other projects. Please recommend denial of this project.

Thank you.

Sincerely

Mary Cross
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