

COMMENTS	RESPONSES
<p style="text-align: center;">Comment Letter RI1</p> <p>April 5, 2018</p> <p>Karen Binns 2637 Deer Springs Place San Marcos, CA 92069</p> <p>Planning and Development Services 5510 Overland Ave., Suite 310 San Diego, CA 92123</p> <p>RE: Recirculation of Harmony Grove Village South, PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003, PDS2015-TM-6600, PDS2015-MUP-15-008, PDSXXX-HLP-XXX, Log No. PDS2015-ER-15-08-006, SCH NO. 2015081071.</p> <p>Dear Ashley,</p> <p>I am writing regarding the Harmony Grove Village South recirculated DEIR project.</p> <p>I know that we hear there is a housing shortage yet the other Harmony Grove homes are NOT selling. They have reduced the prices about \$100,000.00 across the board.</p> <p>Will these homes even sell? Harmony Grove has grading the land and now the homes are not selling.</p> <p>Not sure what the price range will be for these homes, but \$700,000.00 is not affordable housing. Then you add on Mello Roos or Community District fees and the prices skyrocket.</p> <p>Where is the water coming from for this project? I know that Rincon MWD is the supplier. Is there enough water or will the current homeowners in that district need to conserve so that there is appropriate water for this new development?</p> <p>My other concern is that this is in a <u>very high fire hazard zone</u>. Will there be a firehouse on site? Is there an evacuate plan? Are the access roads in and out of the project of sufficient size and width to accompany all the fleeing residents as well as to accommodate the entering fire fighters, etc. With all the fires in Northern California this year, it is only a matter of time before this area is next.</p> <p>All we hear is that we need housing, housing, housing. Build to the approved 2011 General Plan and you will have PLENTY of housing. These proposed homes are not even homes that people will be able to afford. It is not "affordable housing".</p> <p>The traffic on the I-15 freeway as well as the Route 78 freeway is always backed up during rush hour. Sometimes they are just backed up for no reason. There are just too many people using these roads. Adding all these homes to an already flawed highway system is inappropriate.</p> <p>Sincerely, Karen Binns</p>	<p>Response to Comment RI1-1 The County acknowledges these introductory comments; however, they do not raise an issue concerning the analysis or adequacy of the RDEIR pursuant to CEQA Guidelines Section 15088.5(c). For a full description of the scope of recirculation for this EIR, please see the Recirculation Readers Guide, dated February 22, 2018.</p> <p>Response to Comment RI1-2 This comment relates to an issue outside the scope of recirculation pursuant to CEQA Guidelines Section 15088.5(c). For a full description of the scope of recirculation for this EIR, please see the Recirculation Readers Guide, dated February 22, 2018. While the comment does not address an issue in this RDEIR, the FEIR analyzes potential Project-related water supply impacts. This analysis is detailed in the Potable Water Supply Analysis (Appendix P) and Subchapter 3.1.11, <i>Utilities and Service Systems</i>, of the FEIR.</p> <p>Response to Comment RI1-3 This comment relates to an issue outside the scope of recirculation pursuant to CEQA Guidelines Section 15088.5(c). For a full description of the scope of recirculation for this EIR, please see the Recirculation Readers Guide, dated February 22, 2018. While the comment does not address an issue in this RDEIR, fire hazards and why they are less than significant are detailed within the Project Fire Protection Plan and summarized in the FEIR in Table 1-2, <i>Project Design Features</i>, and in Section 3.1.3, <i>Hazards and Hazardous Materials</i>, as well as in Chapter 7, <i>List of Mitigation Measures and Project Design Features</i>. This topic is also addressed in global responses in the Sections 8.3.3, <i>Fire Hazards Impact Analysis</i>, and 8.3.4, <i>Adequacy of Emergency Evacuation and Access</i> in Chapter 8 of the FEIR.</p> <p>Response to Comment RI1-4 This comment relates to an issue outside the scope of recirculation pursuant to CEQA Guidelines Section 15088.5(c). For a full description of the scope of recirculation for this EIR, please see the Recirculation Readers Guide, dated February 22, 2018. While the comment does not address an issue in this RDEIR, housing is addressed in the FEIR Global Response in Subchapter 8.3.1, <i>Project Consistency with General Plan Policy LU-1.4</i>.</p>

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	<p>Response to Comment RI1-5</p> <p>This comment relates to an issue outside the scope of recirculation pursuant to CEQA Guidelines Section 15088.5(c). For a full description of the scope of recirculation for this EIR, please see the Recirculation Readers Guide, dated February 22, 2018. While the comment does not address an issue in this RDEIR, the FEIR analyzes potential Project-related traffic impacts (including State Route 78) and sets forth mitigation measures for significant impacts as necessary. This analysis is detailed in the Traffic Impact Analysis (Appendix D) and Subchapter 2.2, <i>Transportation/Traffic</i>, of the FEIR.</p>