

COMMENTS	RESPONSES
<p style="text-align: right;">Comment Letter PCI2</p> <p>From: Annette Cavender Sent: Monday, May 21, 2018 11:36 AM To: Smith, Ashley Subject: Harmony Grove Village South</p> <hr/> <p>Date: May 21, 2018 TO: Ashley Smith, Planning and Development Services FROM: Rev. Annette Cavender, President, Harmony Grove Spiritualist Association RE: Harmony Grove Village South</p> <p>Dear Ms. Smith,</p> <p>I am writing to ask your support in not approving the Harmony Grove Village South project currently under consideration by the Planning Commission.</p> <p>As a member of Harmony Grove Spiritualist Association (HGSA) and a Board member since the 2014 Cocos fire (serving as President since September 2015), I have experienced first-hand the devastation of fire to our community--not just HGSA but the surrounding areas of Eden Valley, Harmony Grove, Elfin Forest, and beyond.</p> <p>Here at HGSA, we suffered the brunt of losses from the Cocos fire. Our church was burned to the ground, along with a number of association buildings and close to 30 resident homes. In a matter of minutes, the majority of our buildings were lost--the fire entered and swept through our property that fast. The majority of our residents were suddenly homeless, and only two were fortunate to find their homes still standing. Not only were our residents displaced, but our congregation and membership were scattered as well, no longer able to gather in worship and community as we have for the entire 122-year existence of our beloved association.</p> <p>It has been four years since the Cocos fire, and we still have not been able to rebuild what was lost--as promised by the County--because of an overwhelming amount of red tape, engineering studies, environmental reports, etc. We are doing our part to honor and abide by state and county laws and codes and to do everything that is required of us so that our community may recover, so that our former residents may rebuild their homes, and so that our membership and congregation will once again have a church in which to worship.</p> <p>While our community and way of life were substantially altered by the</p> <div style="position: absolute; left: 440px; top: 450px; border-left: 1px solid black; border-right: 1px solid black; padding: 0 5px;"> <p>PCI2-1</p> <p>PCI2-2</p> <p>PCI2-3</p> </div>	<p>Response to Comment PCI2-1 The comment does not raise specific issues regarding substantive environmental analysis within the EIR. Opposition to the Project is noted, is part of the administrative record, and will be before decision makers during consideration of the Project.</p> <p>Response to Comment PCI2-2 These comments address impacts to the historic Harmony Grove Spiritualist Association (HGSA) property and structures resulting from the 2014 Cocos fire. They do not specifically address the HGV South Project EIR, nor are they inconsistent with information presented in the EIR. As such, they do not comprise comments requesting response, and do not require additional response.</p> <p>Response to Comment PCI2-3 The County disagrees that the Project would destroy the valley, or that prior promises were made that would restrict property owners from proposing use of their property. Regardless, the 2011 General Plan provides a land use designation on site for 0.5-acre lots, which would allow for approximately 220 residential units without consideration of environmental factors, or approximately 174 units with steep slopes considered. The Project would propose approximately the same number of residential structures. Please also see discussion in Subchapter 2.1, <i>Aesthetics</i>, as well as the Global Responses to Project Consistency with General Plan Policy LU-1.4, and General Plan/Community Plan Amendments CEQA Impact Analysis.</p>

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<p style="text-align: center;">Comment Letter PCI2</p> <p>destruction of fire, we are so fortunate not to have suffered a loss of human or animal life in 2014. Now, however, we are facing a potentially more devastating threat, with the Harmony Grove Village South project looming. This threat goes so far beyond our passionate desire to keep our area rural (and we do recall the promises made many years ago, that the County would not allow developers to destroy our beautiful valley, when the original Harmony Grove Village project was approved).</p> <p>Our HGSA community sits at the end of the dead-end Country Club Drive. The only exit for us in emergencies is back down Country Club Drive and across Escondido Creek to reach Harmony Grove Road. There are currently a small number of homes (perhaps 60) on our side of Harmony Grove Road and the creek, with probably fewer than 100 residents. This makes emergency evacuation manageable so that lives may be saved.</p> <p>Approving the HGVS proposal to add 453 units and upwards of 1000 <i>more</i> residents, with no other way out than Country Club Drive to Harmony Grove Road, will <i>substantially threaten lives</i>. We must also acknowledge that, since 2014, the original Harmony Grove Village project has brought hundreds more residents to our valley (with more to come), which will substantially add to the difficulty of evacuating safely.</p> <p>Wildfires are an unfortunate part of life in San Diego County, as we all know. It is not a small threat. At HGSA, we have experienced fire evacuations numerous times over the years, and we are fortunate that, even when the fires came very close to our community, they did not enter our grounds...until May 2014. Approving a project that will bring 453 units and potentially 1000 more residents to our dead-end country road, with only one way out, threatens all of us, not just those of us inhabiting the HGSA community at the very end of that dead-end road.</p> <p>HGSA was founded in 1896 with a mission to provide spiritual guidance, comfort, hope, and community for generations to come. We are the only spiritualist camp left in San Diego, and one of only a handful still in existence across the United States. On June 2, we will celebrate our 122nd anniversary with the same joy and passion that has sustained us through the past century and a quarter, even though we have already lost so much and stand to lose so much more if HGVS is approved.</p> <p>I respectfully ask that the Planning Commission abide by the General Plan of San Diego County. I ask that you not approve the Harmony Grove Village South development--for the safety of us all.</p> <p>Sincerely,</p> <p>Rev. Annette Cavender President, Harmony Grove Spiritualist Association</p>	<p>Response to Comment PCI2-4</p> <p>The County disagrees that the Project would “substantially threaten lives” or that Harmony Grove Village (HGV) has substantially added to the difficulty of evacuation. HGV improved segments of Country Club Drive, provided a new road to the east (Harmony Grove Village Parkway) and built a bridge over Escondido Creek, providing an improved route east and out of the valley. The structures of HGV also have been built to far more modern standards than the HGSA, and could provide a temporary refuge of last resort in event of fire blocking evacuation. Specific to HGV South, and Project design elements and improvements that would address fire safety in the Project area, please see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access.</p> <p>The last paragraph of this comment focuses on the GHSA mission and 122nd anniversary. These comments are not on the Project environmental analyses and do not require response. No detail is provided as to the statement that the HGSA stands “to lose so much more if HGVS is approved.” As such, please refer to Responses to Comments PCI2-3 and PCI2-4 of this letter.</p> <p>Response to Comment PCI2-5</p> <p>Comments noted. Opposition to the Project is noted, is part of the administrative record, and will be before decision makers during consideration of the Project. Please refer to Response to Comment PCI2-4 of this letter.</p>