

COMMENTS	RESPONSES
<p style="text-align: center;">Comment Letter No. PCI4</p> <p>From: Marilyn Kozlow</p> <p>Sent: Saturday, May 19, 2018 1:51 PM</p> <p>To: Smith, Ashley</p> <p>Subject: Harmony Grove Village South Draft Environmental Impact Report</p> <hr/> <p>Date: May 20, 2018</p> <p>TO: Ashley Smith, Planning Commission</p> <p>FROM: Marilyn Johnson-Kozlow, Resident</p> <p>RE: Harmony Grove Village South</p> <p>Dear Members of the Planning Commission,</p> <p>My name is Marilyn and I am a permanent resident of Harmony Grove Spiritualist Association (HGSA). I have had my home in HGSA for six years. Prior to that I lived for 20 years in San Marcos. I am a native of San Diego. I sold my house in San Marcos to enjoy the rural nature of Harmony Grove. My house is surrounded by wildlife, dark nights, undeveloped hills, and quiet. In my pending retirement I believe I have a right to enjoy the peace of the valley. I also deserve to live in a safe environment.</p> <p>I experienced the Cocos Fire of May 2014. My house at Harmony Grove was one of two out of 30 that was not destroyed in the Cocos Fire. The fire came right up to my house, destroyed my lawn furniture and the gutters on my house. Then I believe the wind changed direction. I was lucky.</p> <p>We are surrounded by wild fire country. The Cocos Fire burned so hot that there was nothing left of the HGSA historic properties. Nothing. We are still working to rebuild. It was not safe for the firemen to come onto the property. Propane tanks were exploding along Country Club. There was no exit for fire fighters.</p> <p>HGSA residents had MINUTES to leave. Brave board members saved the records that helped us to maintain our association. I was one of the board members who worked to rebuild our association following the fire. Our community is 122 years old this year. It serves the needs of our members and the greater spiritual community.</p> <p>As a full-time resident of Harmony Grove, I am at the tail end of Country Club Drive, next to the Escondido Creek. There is no exit to the west—that is the creek. There is no exit to the south—that is the undeveloped area toward Del Dios. There is no exit to the east—that is Escondido, which is not reachable until we get to the Country Club-Harmony Grove intersection. The only exit is north, which is through the proposed development. From there we go through Eden Valley, toward Escondido, or toward Elfin Forest. All roads from Country Club Drive and Harmony Grove Road are small, windy roads that are easily blocked.</p> <p>On the dead-end side of the proposed development live hundreds of individuals in more than 60 homes. The proposed development will add 453 units – so will that add 1,000 individuals? The idea of individuals exiting on Country Club Drive in a wildfire is something I cannot picture. Can you imagine, with so many people, horses, and other animals to evacuate, that someone wouldn't perish in a wildfire?</p>	<p>Response to Comment PCI4-1</p> <p>Your comments regarding the Harmony Grove Spiritualist Association (HGSA), Cocos fire of 2014, and lack of exit routes from Country Club Drive to the west and south, are noted. They are not at variance with information about the HGSA and Cocos Fire presented in the Project EIR. Please note that the conditions described relative to flammability of historic HGSA structures and exploding propane tanks are not relevant to the Proposed Project. HGV South structures would be built to modern code requirements (plus additional standards) and propane tanks are not part of Project development. Please also see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access relative to Project improvements of roads south of Harmony Grove Road and alternative exit routes north of Escondido Creek.</p>

PCI4-1

