

COMMENTS	RESPONSES
<p style="text-align: center;">Comment Letter No. PC15</p> <p>Marlie Long</p> <hr/> <p>From: GARY KOZLOW <studiokoz@cox.net> Sent: Tuesday, May 22, 2018 10:55 AM To: Smith, Ashley Subject: Harmony Grove Village South Draft Environmental Impact Report</p> <hr/> <p>Date: May 22, 2018</p> <p>TO: Ashley Smith, Planning Commission</p> <p>FROM: Gary Kozlow, Resident</p> <p>RE: Harmony Grove Village South</p> <p>Dear Members of the Planning Commission,</p> <p>My name is Gary Kozlow and I reside on the grounds of the Harmony Grove Spiritualist Association. I have lived near Escondido Creek since 1959 and I believe I have voted in every election since I turned eighteen in 1970. With it's year-round flowing creek and undeveloped mountains, this area is uniquely beautiful and critical as wildlife habitat and as a refreshing refuge for humans. If there is any place worth holding the line as regards the San Diego County General Plan, this is it. The credibility of the General Plan would be seriously undermined if it were to be amended here to appease yet another large developer.</p> <p>Regarding the Harmony Grove Village South proposal specifically, there are at least two serious problems:</p> <ul style="list-style-type: none"> • Size; too many units, people, and cars. While I generally support high density housing on redeveloped land, this is not the place for an urban scaled development. The south side of Harmony Grove Road is still rural and that in itself is a huge benefit for the whole North County area. Any development should be compatible, in size and design, with the rural nature of the area. • Access; the fire dangers here are well known and there's only one way in and out. There's not much that can be done about that. A large development where this one is planned would create a bottleneck during an emergency that would strand all the people living on Cordrey and the end of Country Club. This can only be a liability for the Planning Commission going forward. <p>Sincerely,</p> <p>Gary Kozlow, Harmony Grove Spiritualist Association Resident</p> <p style="text-align: center;">1</p>	<p>Response to Comment PC15-1</p> <p>The introductory comments to this communication provide information about the commenter and his appreciation for the area. They do not pertain to adequacy of the environmental analysis presented in the EIR and do not require response.</p> <p>Response to Comment PC15-2</p> <p>Comments noted. The immediate Project area has some rural components (large lots east of the Project, and permanent dedicated open space to the south in the Del Dios Highlands Preserve [DDHP]), but has a number of homes immediately abutting the Project's western border south of the westerly turn in Country Club Drive (i.e., the homes along Cordrey Drive), and is just south of Harmony Grove Road (the street that edges the Harmony Grove Village residential uses and water reclamation facility). An extension of the village to the south, with set aside of additional open space abutting the DDHP, is considered compatible with the existing area character. It would be different from the existing undeveloped character of the site, but would provide additional village-scaled uses in the portion of the valley contiguous to HGV. Please also see discussion of consistency in the Global Responses to Project Consistency with General Plan Policy LU-1.4, particularly Section 8.3.1.9, "Consistent with Community Character."</p> <p>Response to Comment PC15-3</p> <p>The potential for fire and need to evacuation are fully discussed in the Project's Fire Protection Plan (FPP) and EIR. The HGV South Project is not expected to create a bottleneck for existing residents from Cordrey Drive to the southwestern extent of Country Club Drive. This is because the Project would improve Country Club Drive to three lanes from just northeast of Cordrey Drive to Harmony Grove Road, including installing a bridge over Escondido Creek. Those Project elements would be expected to ease emergency evacuation, as well as emergency vehicle access and egress from the area. Please also see the Global Responses to Fire Hazards Impact Analysis and Adequacy of Emergency Evacuation and Access relative to Project improvements of Country Club Drive south of Harmony Grove Road.</p>