From:	Scott Sutherland
To:	Smith, Ashley; Eichar, Peter
Subject:	Comments 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 NOP
Date:	Monday, September 28, 2015 3:33:15 PM

Ashley and Peter,

Thank you for the opportunity to comment on the Harmony Grove Village South NOP. My wife and I reside in Elfin Forest and we attended the meeting you hosted on September 26th in Elfin Forest and the San Dieguito Planning Group meeting last week. We were encouraged to hear so many valuable observations and comments made by community members at both meetings regarding project impacts such as leap-frogging, high density, wildfire evacuation safety, ingress/egress inadequacy, road congestion and pollution. No doubt you will be receiving these comments in formal written form from the many committed members of this community.

I have one comment to make which I think may not be covered by others. That is, the traffic study *must* include the cumulative impacts of all area projects on Elfin Forest/Harmony Grove Road all the way to the intersection at San Elijo Road and beyond. The traffic study is required to address cumulative impacts of other nearby projects, which will include Valiano and Harmony Grove Village, and the total peak traffic flow will certainly exceed the road study threshold of 25. Please note that the Valiano traffic study modeled a peak traffic flow on the road of 23 vehicles, just two below the compulsory road study threshold of 25. Since the HGVS project envisions more dwelling units than Valiano, the peak flow traffic on Elfin Forest/Harmony Grove Road attributable to the project will be similar to, if not more than, Valiano and will certainly exceed the road study threshold. Therefore, the HGVS traffic study must address impacts for the entirety of Elfin Forest/Harmony Grove Road.

Best regards,

Scott Sutherland
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