

COMMENTS

RESPONSES

Monday, June 15, 2015

San Diego County Planning and Development Services
5510 Overland Ave., # 110
San Diego, CA 92123

RE: Valiano Project in Harmony Grove/Eden Valley

Dear Ms. Ehsan,

I'm writing to express my concern and opposition to the potential building of the Valiano Project in Harmony Grove and Eden Valley, which is adjacent to where we live in Elfin Forest.

I would first like to thank you and your colleagues for all the time and work you've put into reviewing the Valiano project. It means a great deal to our community and we all appreciate the due diligence you've given the planning for this project.

My husband and I have lived in Elfin Forest for 2 1/2 wonderful years living at 20125 Colina Encantada Way, 92029. We built here knowing the close-knit community and rural lifestyle would be a wonderful match for us. Neighbors here look out for one another and when there's a disaster in the area as with the fires of May 2014, each person looks out for their neighbor. Though we don't have horses, horses abound in this area and we love them! I saw numerous vehicles pulling horse trailers looking for anyone who needed help with their animals. More than one drove up our short road to check to see that all animals were taken care of.

As you know, the project, as proposed, threatens to destroy the rural nature of our community and instead, assists in the urban sprawl that has taken over many parts of San Diego County. It also goes against the general plan that was agreed upon by the county many years ago. I know that numerous meetings were held to undertake this vast and daunting job, but in the end all parties agree that our community should take "our share of density" to accommodate the growth that San Diego County would experience over the next 20 years. A compromise was made and agreed upon. This project violates that Community Development Model creating a much higher density.

Which leads me to the roads. Elfin Forest and Harmony Grove Roads are mostly small, two lane roads and yet already have a high density of motor vehicles on them as it's a major east-west thoroughfare. The road was not intended for the traffic load that it now carries, not to mention an immensely increased load, which the Valiano Project would add to. People die on this road on a regular basis including a motorcycle accident this past April. The year before that, a head on crash occurred and killed another. Both within a 1/2 mile of our home.

There are many more issues that I could go on about but I will stop here. Please vote against this project as it stands. Thank you for your consideration.

Regards,

Kay Kolb

BE-1 Thank you for sharing your concerns, especially about your neighbors in the fires of May 2014. The comment is hereby included as part of the record and made available to the decision makers prior to a final decision on the Proposed Project. Please see Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA Analysis and Response U-2a regarding the rural nature of Eden Valley and the northern part of Harmony Grove.

BE-2 The comment is related to the Project's inconsistency with the General Plan and need for a GPA which is fully addressed in Topical Response: General Plan Amendment and Subarea Boundary Adjustment CEQA analysis and Response AD-2 Responses I-3 and I-4 discuss the applicability of the Community Development Model to the Project.

BE-3 The comment is related to the Project's traffic on Elfin Forest and Harmony Grove Roads which is fully addressed in Response K-165. There would be a small percentage of Project traffic using Harmony Grove Road. In addition, based on the trip distribution using the SANDAG Traffic Model, the Project would add fewer than 25 peak hour trips to Elfin Forest Road which is less than significant and does not require analysis according to the County Traffic Analysis Requirements. As discussed in Subsection 2.8.2.7, the Project would not create significant traffic hazards on nearby roadways, including Harmony Grove Road.

BE-4 Your objection to the Proposed Project is noted, as stated in Response BE-1.