

COMMENTS

RESPONSES

Ehsan, Beth

From: Patrick Molenaar <pmolenaar@yahoo.com>
Sent: Monday, June 15, 2015 4:01 PM
To: Ehsan, Beth
Subject: Please save Harmony Grove From Valiano

Dear Ms. Eshan,

BT-1 First, I want to thank you and your colleagues at Planning and Development Services for all the time and work you've put into reviewing the Valiano project. It really means a great deal to our community and appreciate that you are giving it the due diligence it deserves. My name is Patrick Molenaar and my mom has lived at 2897 Cordrey Dr in Harmony Grove for over 30 years. It is located at the end of Country club next to the proposed Valiano project. I grew up there and now I live down the street at 9115 Harmony Grove Rd for nine years.

As you know, the project, as proposed, threatens to destroy the wonderful community we are part of and that has existed, undisturbed for over 125 years. It is a unique and special place in San Diego County, the last of its kind west of the 15, I'm afraid. I am taking the opportunity to provide my comments on the Draft EIR for this project in the hopes that the developer will seek to follow the vision of the General Plan and that of the Community.

The following are my major concerns with the project.

BT-2 The road can not sustain anymore traffic. There were a couple hundred cars a week at best prior to San Elijo Hills being built. Now there are over 6000 cars a day. There are many accidents weekly. There have been 3 deaths about 200 feet from my drive way in the nine years since I moved there and dozens more h out death.

I have experienced numerous cars in my lanes coming head on towards my family and had to leave the road to avoid collision.

BT-3 I have been to evacuate my mom from her home during many fires over the years. Even before San Elijo Hills. It's always been a problem getting out due to congestion.

BT-4 With Valiano and Harmony Grove Village it will be a death trap.

Please do what you can to reject this project as proposed.

Thank you,

Patrick Molenaar

RESPONSES

BT-1

Introductory comment noted. This comment indicates that the Project would threaten to destroy the community (character) and the EIR analysis does not come to the same conclusion. Your hope for the developer to follow the vision of the General Plan 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 responses to specific comments, below.

BT-2

It is unclear which roadway the commenter is referencing. Assuming the discussion is of Country Club Drive, the scenarios in the TIA (Appendix H of the Final EIR) and EIR adequately evaluate traffic conditions under near-term and long-term conditions per County Report Requirements. The Project will improve the intersection at Auto Park Way and Country Club Drive traveling west of the intersection with connected sidewalks, an additional left turn pocket on Country Club Drive, adding a right turn pocket (through restriping) on Auto Park Way traveling west onto Country Club Drive, and widening Country Club Drive to provide a paved width of 36 feet consisting of two travel lanes and a 10-foot striped center turn lane starting 220 feet southwest of Auto Park Way for a length of approximately 830 feet. The Project would also provide left-turn pockets onto Project access roads at Eden Valley Lane, Mount Whitney Road, and the two future access driveways. If the comment refers to Harmony Grove Road, refer to comment K-165 for why the Project would add a very small percentage of trips to Harmony Grove Road westbound.

BT-3

See Topical Response: Fire/Evacuations regarding wildfire evacuation.

BT-4

The comment expresses the opinions of the commenter. 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.