



Project No. 09524-06-05A

November 25, 2014

BY E-MAIL ONLY

Ms. Melissa Krause
Integral Communities
2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024

Subject: **RESPONSE LETTER
 COUNTY OF SAN DIEGO COMMENTS
 VALIANO PROJECT
 ESCONDIDO, CALIFORNIA**

Dear Ms. Krause:

We have prepared this *Response Letter* to respond to the County of San Diego (County) Item 16 Number 23 in the Planning and Development Services Planning and CEQA Comments for the Valiano project. The County has requested the following: *“Please provide an addendum (one page?) addressing the change in project description (addition of the northern agricultural/open space parcel) and updating any appropriate sections of the accepted Phase I ESA and the summary and conclusions. Staff does not anticipate a need for soil testing in the northernmost parcel since no grading or change of use is proposed there.”*

We previously submitted the following two reports for the Valiano project:

- *Phase I and Limited Phase II Environmental Site Assessment, Valiano, Escondido, California, dated July 2, 2013 (Project No. 09524-06-04); and,*
- *Phase I Environmental Site Assessment, Valiano 29.42-Acres, 1095 La Moree Road, San Marcos, California, dated March 31, 2014 (Project No. 09524-06-05).*

It is our understanding that these reports have already been reviewed and approved by the County. We further understand that the proposed changes to the Valiano project include the addition of 30 acres of agricultural land on the northern portion of the site, and to redevelop the 234 acres with 326 residences. The approximate 30 acres added to the north are planned to stay as open space or for agricultural use.

Based on the proposed modifications to the Valiano project, the findings in the above-referenced documents continue to be applicable and no changes to the conclusions and recommendations are necessary. We concur that additional assessment is not warranted on the additional acreage to the north since no change of use is proposed.

SDC PDS RCVD 12-12-14

SP13-001

GPA13-001

Please contact the undersigned with any comments or questions.

Sincerely,

GEOCON INCORPORATED

A handwritten signature in black ink, appearing to read 'BGE', with a long horizontal stroke extending to the right.

Benjamin G. Eastman
Senior Geologist

BGE:bge

(E-mail) Addressee