

COMMENTS

RESPONSES

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June 15, 2015

Beth Ehsan  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

**RE: Proposed Valiano Development Project/Eden Valley**

Dear Ms. Ehsan,

A year ago, we communicated our concerns to the County regarding Standard Pacific’s proposed major grading permit application for the Harmony Grove project, which as you know is just adjacent to the proposed Valiano project. We are leaving reference to the Harmony Grove project and its developer, Standard Pacific in this letter because the concerns remain the same.

**Quality of Life:** Residents of Coronado Hills and Eden Valley have chosen to live in this unique area for the natural beauty of the surroundings, the peace and quiet, the tranquility, the clean air and dark night skies, the amazing wildlife including mountain lions, deer, an endless number of species of birds including the golden eagle and many more species of animals. **With this development, especially if the zoning is allowed to be changed to a higher density, all of these beautiful things inherent to this very unique place will be threatened.**

Some time ago, Standard Pacific drained the small lake located in the NW part of this project in Phase 2 that had served as a watering hole and home for the wildlife and birds, etc., for at least the last 25-30 years and possibly longer. **With this one action, an entire ecosystem was wiped out!** How was this allowed to happen? It appears that both the County and the developer have failed to do their homework! As we understand, there might be similar ponds in the proposed Valiano development.

In addition, this small lake served as a natural catch basin for the winter rains as they drained off the mountain and our property...has this issue even been looked at or considered? Where is the rain water coming out of the two drain channels from our property going to go?

**Safety of the residents:** The Cocos fire disaster/emergency in our community illustrated one of the many negative, even life threatening effects of increased population in this confined area. Even with the improvements of Twin Oaks Valley Road (a 6 lane highway) there was so much gridlock immediately after the Cocos fire broke out that we could not even access our neighborhood (Coronado Hills which has only one entrance/exit via Coronado Hills Drive) in order to reach an ill family member. Fortunately, the fire took several more hours to travel down the back side of the mountain to our home and eventually we were able to get our family member evacuated.

AA-1 This is a repeat of comment Z-1. Please see responses to specific comments in responses Z-2 through Z-7.

AA-2 This is a repeat of comment Z-2. See Response Z-2, which addresses each of these issues.

AA-3 This is a repeat of comment Z-3. See Response Z-3.

AA-4 This is a repeat of comment Z-4. See Response Z-4.

AA-5 This is a repeat of comment Z-5. See Topical Response: Fire/Evacuations and Z-5.

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AA-5  
cont.

Even with improvements to the roads leading in and out of Eden Valley and Harmony Grove, the gridlock, panic and danger experienced during the Cocos fire will no doubt be repeated in this small valley when another disaster strikes and the safety of all who reside in this area will be put at great risk...we've experienced it firsthand and it is not a subject to take lightly! Even with improvements, this area cannot handle the increased population and traffic that this development would bring, in short, it will be an absolute disaster for this quiet rural area and put all of the residents at risk!

AA-6

**Security of Farming Operation:** We have lived on Seeforever Drive in Coronado Hills for 25 years now and two of our parcels (one approx. 4 acres, one 5 acres) run directly adjacent to the proposed Valiano development. In fact it appears they are proposing approximately 7 lots that will run right up against our one of our parcels. This is unacceptable and an upzone in the density of homes should not be allowed! The people that have come to live in Coronado Hills and the surrounding areas have come and invested in multi-acre properties and to avoid having the density of homes that is being proposed here.

The EIR states that the Valiano project is trying to stay consistent with the adjacent Harmony Grove project. We believe this to be an incorrect statement as the lot sizes proposed in the Harmony Grove project at the very northern end towards Coronado Hills (and adjacent to one of our parcels) as we understand are to be anywhere from one to four acres, a far cry from Valiano's proposed SR 0.5 designation that will run adjacent to our eastern property lines.

AA-7

We also have a commercial agricultural operation (avocado grove) and are extremely concerned about the loss of security, privacy, etc., that this project will create for us. How does the developer propose to safeguard our property from the multitude of homes that they are proposing??

Thank you for your prompt attention to these critical matters.

Sincerely,

Elizabeth Bemanian

AA-6 This is a repeat of comment Z-6. See Response Z-6.

AA-7 This is a repeat of comment Z-7. See Response Z-7.