

COMMENTS

RESPONSES

**Ehsan, Beth**

**From:** William Masuen <wmasuen@sbcglobal.net>  
**Sent:** Monday, June 15, 2015 10:46 AM  
**To:** Ehsan, Beth  
**Cc:** Sibbet, David; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark; Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net; efhgtc@gmail.com  
**Subject:** Valiano EIR

Dear Ms Ehsan:

Thank you for taking the time to review our many concerns regarding the Valiano EIR.

My name is Marilyn Masuen and I have lived at 1460 Romance Rd in Eden Valley for the past 20 years

BL-1

Fuel Modification Zone - I strongly object to this designation being placed on my property. Neighborhood 1 is at my back fence line. If the developer needs land for a fire clearance it should start at the property line and go south into Neighborhood 1. Not only does this seem like an illegal taking of all the property along Romance Road this greatly decreases the value of the homes due to loss of use of the full acreage.

BL-2

Density - The total project is not in compliance with the General Plan 2020. Neighborhood 1 has the highest density of homes in the entire project. Right now these homes are planned as closely grouped pod homes. This area of the project is the wrong place for these homes. The existing properties Neighborhood 1 backs onto all have livestock (horses & llamas). Since the developer wants the least amount of space between our homes and his pod homes, (thus taking our land for fuel modification) for the comfort of all concerned, new homeowners and present, the pod homes with small to no yards should be moved away from existing properties with livestock. Homes with horse lots would be a better placement in this area. The high density neighborhood could be placed west along the hills or in the middle of the project as in Harmony Grove Village.

Marilyn Masuen

BL-1 See Response I-49 regarding off-site fuel modification zones. The Project has changed since the circulation of the DEIR and there would not be any easement or designation required for off-site properties.

BL-2 The lots located next your residence would not be directly adjacent, as there would be an approximate 60-foot buffer between the end of the lot and the edge of your property. In addition, there would be a 15-foot setback from the edge of the lots to the residential units. Also see Response N-2b regarding the increased impacts that would result from placing higher density further west on the hillside.