

COMMENTS

RESPONSES

Ehsan, Beth

From: Scott Sutherland <scsuds@roadrunner.com>
Sent: Monday, June 15, 2015 12:58 PM
To: Sibbet, David; Ehsan, Beth; Loy, Maggie A; Blackson, Kristin; Wardlaw, Mark
Cc: Fitzpatrick, Lisa; Cox, Greg; Jacob, Dianne; Roberts, Dave; Ron-Roberts; Horn, Bill; bruce.bettyliska@gmail.com; douglas.dill@att.net; efhgtc@gmail.com
Subject: Additional Comment Regarding Draft Environmental Impact Report for the Valiano Specific Plan

Dear County Planning and Development Services Staff:

CU-1 Please add the additional comment below to my comments regarding the draft Environmental Impact Report for the Valiano Specific Plan.

Thank you,

Scott Sutherland

Additional Comment Regarding Valiano Project Public Review Draft Environmental Impact Report, Subchapter 2.9 Hazards and Hazardous Materials

Please add the following comment to the end of the text under the subject of "Other impacts associated with keeping horses and market animals in the neighborhoods should also be addressed and mitigated":

The DEIR omits hazards and other impacts associated with keeping of a broad range and potentially large number of different "market" animals in the neighborhoods as will be allowed by right under the L and S designators. The following is an estimate of the types and quantities of animals allowed to be kept by right for each designator:

Based on the County Animal Schedule and input from County staff, Valiano homeowners would be entitled by right to keep any or all of the following animals limited only by County noise, nuisance, health, humane treatment and other regulations:

- CU-2
- L Designated Properties, Neighborhoods 3 and 5
 - 5 horses, up to 3 of which may be boarded
 - 25 small animals including poultry
 - 2 large non-horse animals such as bovine animals, sheep, goats, swine, ostriches, emus, llamas and alpacas
 - 2 bee hives
 - 25 specialty animals such as fish, furbearing animals, wild or undomesticated animals, amphibians, insects and birds
 - Unlimited racing pigeons
 - S Designated Properties, Neighborhoods 1, 2, and 4
 - 1 grazing horses, bovine animal or sheep
 - 2 bee hives
 - 25 specialty animals such as fish, furbearing animals, wild or undomesticated animals, amphibians, insects and birds

CU-1 Introductory comment noted.

CU-2 The information cited in the comment is consistent with the Zoning Ordinance. The Valiano HOA would have agreements in place with private homeowners with large and specialty animals for proper handling with regards to vectors, safety, noise, odors and pollution. Failure to abide by those agreements would result in revocation of the homeowner's ability to keep their animals on site. Any issues arising from the keeping of large or specialty animals could be reported by neighbors to the HOA, County Animal Services, and/or Code Compliance for resolution.

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CU-2
cont.

Impacts caused by keeping of these animals will include vectors, safety, noise, odors and pollution. With the wide variety of animals involved, which may result in a similarly wide variety of different impacts, possibly amplified because of the animal diversity and concentration, a thorough professional analysis of all of these impacts and impact interactions will be required to determine which of the impacts are significant and identify mitigations for those that are. Because there will definitely be impacts, and most likely many significant ones, absent an analysis, which the DEIR failed to provide, the DEIR should be redrafted and recirculated to account for this issue and allow for public comment on the corrected analysis.