

COMMENTS

RESPONSES

Pacific Play Systems, Inc. (Owner)  
3226 Grey Hawk Court  
Carlsbad, CA 92010  
222-102-31-00 (Property on Seeforever Dr., San Marcos)  
760/855-3688

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,

Z-1 [ 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.

Z-2 [ **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.**

Z-3 [ 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 development.

Z-4 [ 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?

Z-5 [ **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.

Z-1 Introductory comment noted. Please see responses to specific comments, below.

Z-2 The EIR evaluated the potential for impacts to aesthetics, noise, air quality, dark skies, and wildlife, including birds. A representative view from Seeforever Drive is shown in EIR Figure 2.1-12b. See Response K-11c and the discussion regarding EIR Figure 2.1-12b regarding changed visual conditions from isolated residences within San Marcos, and particularly from Seeforever Drive, as well as Response K-14d. Air quality impacts are discussed in Subchapter 2.2; where impacts would be significant, mitigation or Project Design Features would be implemented that would reduce such impacts. As detailed in EIR Section 2.6, all noise impacts would be lowered to less than significant levels through design or mitigation. These design and mitigation elements would be required as Project Conditions. See Response K-109 regarding lighting and night skies.

The responses and information cited above, combined with the elevated location of the commenter's property leads to a conclusion that the view would be looking over and beyond a large part of Project development and residual (i.e., post-mitigation) effects would be less than significant considering the total view.

Your appreciation of wildlife is understood. The Project site is not considered a priority area for conservation under the draft North County MSCP. The draft NCMSCP identifies proposed PAMAs, which are intended to be the future NCMSCP preserve areas. These future preserve areas would provide a network of conserved lands to protect north county's native plants and animals, including both common species and rare species. Except for a small area in the southeast corner of the site associated with the former Harmony Grove Equestrian Facility, the

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- Z-2 cont. Project site does not include habitat areas designated as proposed PAMA in the draft NCMSCP. The lack of PAMA designation over the site underscores the site's history of agriculture use which has disturbed much of the land, as well as the site's lack of connectivity to large open space areas. Mitigation would be provided for Project impacts to biological resources pursuant to County and Resource Agencies requirements. In addition, habitat for wildlife would continue to exist on the Project site following Project development, including a 47.5-acre block of land in the northwest portion of the site, as well as smaller areas of designated biological open space. These areas could still be used by owls and other wildlife.
- Z-3 The referenced pond on the Harmony Grove Village project site to the south of Valiano was created by an unauthorized dam. The regulating agencies required removal of the dam as part of the project approval process. The Valiano Project site does currently contain a pond in the southeastern portion of the site near the location of the former Harmony Grove Equestrian Facility. The Project does not propose any impacts to this pond.
- Z-4 The Project's Drainage Study (Appendix M of the Final EIR) analyzes all on-site runoff for the 100-year storm event, as well as all off-site areas which drain through the Project site. To prevent increases in flowrates during the 100-year storm event due to the Project, detention basins are proposed throughout the Project site, including one in the southwest corner of Neighborhood 2 adjacent to Mr. Bemanian's property. These detention basins would also remove pollutants from storm water through biofiltration and prevent erosion downstream by detaining flows from small to medium sized storms.
- Z-5 The comment raises fire safety issues with evacuation. This issue is discussed in Topical Response: Fire/Evacuations. Specifically regarding Coronado Hills Drive, the Project would not share any of the same primary evacuation roads.

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Z-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!

Z-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.

Z-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,  
Ali Bemanian

Z-6

Regarding the semi-rural designation, see Response G-6. Regarding the transition of lot sizes, see Response F-3.

Z-7

As described in Subsection 2.3.2.3 of the DEIR, the Proposed Project includes a number of design considerations to address potential interface conflicts with off-site agricultural operations, such as security, trespassing and theft/vandalism. There would be a community fence along the western boundary of Neighborhood 2 and setbacks in appropriate areas (including setbacks for lots in Neighborhood 2 located near off-site agricultural uses along Seeforever Drive). These areas would provide separation from off-site uses, as well as establishing transitional uses such as landscaping and private orchards and gardens. It should also be noted that introducing new homes to a vacant piece of land tends to increase security and decrease trespassing because the new homeowners would watch over areas that are currently unguarded. In addition, if a property owner feels that additional security is needed, they can install additional fencing on their property in accordance with applicable zoning regulations.