

COMMENTS

RESPONSES

Reference - VALIANO SPECIFIC PLAN: PDS2013-SP-13-0012, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019, LOG NO. PDS2013-ER-13-08-002

Date: January 25, 2017

To: Planning & Development Services
5510 Overland Avenue - Suite 310
San Diego, CA 92123
Attention: Michelle Chan

From: Wayne and Janice Veres
606 Coronado Hills Dr.
San Marcos, CA 92078
Parcel – 222-200-34-00
wayne.veres@gmail.com

Subject: Reference - VALIANO SPECIFIC PLAN: PDS2013-SP-13-0012, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2013-STP-13-003, PDS2014-MUP-14-019, LOG NO. PDS2013-ER-13-08-002

R-BK-1 My wife and I received your letter titled "NOTICE OF AVAILABILITY OF THE RECIRCULATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR VALIANO SPECIFIC PLAN" dated December 8, 2016. Thank you for the opportunity to add our comments.

R-BK-2 We have reviewed the Draft Revised EIR in its entirety located at the website http://www.sandiegocounty.gov/content/sdc/pds/Current_Protects/valiano.html. We have for review a printed hardcopy of the Vesting Tentative Map labeled "SDC PDS 05-15-14 SP13-001, GPA13-001, STP13-003, TM5575 REZ13-001, ER13-08-002" hereafter referred to as "Vesting Tentative Map". We attended the San Dieguito Planning Group Meeting on Thursday evening January 12, 2017. We consider ourselves very familiar with the Valiano plan.

R-BK-3 **We are opposed to the Valiano Specific Plan.**

We live in the neighboring San Marcos community of Coronado Hills. Our property located at 606 Coronado Hills Drive borders the proposed Valiano plan and therefore gives us a unique and important perspective on the impact of Valiano.

R-BK-4 We purchased our 2.57 acre lot in 1983 in an area of Coronado Hills which at that time was quite isolated. We built our home in 1986 and we have occupied it ever since as our primary residence. The view directly in front of our house is of Eden Valley and Harmony Grove. Our shared east border is with the valley and for more than 30 years the property east of our border was a thriving avocado grove. We had many choices which lot to purchase in 1983 but chose our location because of the tranquility and peacefulness of valley view. Building a home in Coronado Hills with its steep hillsides was difficult and expensive but we chose to do so because of the view below, the large 2 acre lot requirements and the special culture a rural area brings to the quality of life. We always knew that someday the avocado grove might change but we had a reasonable expectation that the zoning to keep the properties in front of us would always stay large 1 to 2 acre rural size and thus in harmony with the similar 2 acre minimum of our Coronado Hills community. The Valiano plan to place over 380 dwellings in an area zoned for approximately 118 homes is simply not acceptable and is incongruent with our estate community culture.

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

R-BK-2 Comment noted.

R-BK-3 Your opposition to the Project is noted.

R-BK-4 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

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R-BK-5 Valiano – A community out of place
 To understand how the Valiano plan is a plight on the community please consider the distant view from our perspective (see picture attached below). That is, how community densities flow to the west starting from dense Escondido to rural Eden Valley/Harmony Grove to the steep mountain estate area of Coronado Hills. Looking east from our view we see in the far distance the city of Escondido with its high urban density. From there, a bit closer to us we see on the hill the new hospital where the urban density drops dramatically. Coming even closer we view the peaceful rural communities of Eden Valley and Harmony Grove. Finally our view comes to our property line of Coronado Hills, a San Marcos estate community of 2 acre and greater lots sizes on a rugged hillside. Placing Valiano between Eden Valley/Harmony Grove and Coronado Hills is not compatible with long established low density community plans and forever ruins two communities of similar rural density. The “urban cluster” and “lot averaging” terminology being used by Valiano is not relevant and is not a substitute for the current rural community in which we chose to live. We do not accept the notion that home sites with green zones are equivalent to the current rural zoning of the area. The Valiano plan is simply not acceptable and should be considered an unreasonable disruptive alteration of long established rural community plans.

R-BK-6 EIR Comments
 We believe the Valiano plan should ultimately be rejected. As this is a time for review of the EIR we have specific concerns the EIR does not adequately address.

- R-BK-7
- 1) Disruption of our view and sight-lines which will negatively impact our property value and our quality of life.
 - 2) Blasting, excavation and construction which results in damage to our property.

R-BK-8 Please find below additional detail for each area of our concern. We make specific requests in each area. Please know we do not authorize any charge, bill and/or invoice to fulfill these requests and we will not accept any charge, bill and/or invoice to fulfill these requests now or in the future from any party.

R-BK-9 Disruption of our view and sight-lines which will negatively impact our property value and our quality of life.

R-BK-9 We have lived in our home since May 1987. We were the first home to build on this portion of Coronado Hills Drive and selected this location because of the unique tranquility and views offered by this property location. We felt assured and had a reasonable expectation that the property located in our sight line just below our house would remain rural as intended by county planners and the community plan of the area. That said, as we are one of the closet homes to this new development proposal, we see no section in the revised draft which addresses how our sightlines, our views, our quality of life and how our property value will be impacted. **We request the following:**

- R-BK-10
- Quality of life impact analysis – no section of your report including section 7.2.1 adequately addresses immediate adjacent residents’ (Coronado Hills residents) concerns regarding this topic.

R-BK-5 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-6 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-7 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-8 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-9 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-10 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

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R-BK-10 cont. Urban clustering with green zones is not an acceptable substitute for the current rural zoning. We believe the Valiano plan will have a negative impact on our quality of life.

R-BK-11 - Within the Valiano plan there appears to be a walking trail which will be on our property line border. The EIR does not mention what type of physical element will be added to the plan, such as a sufficiently tall fence, to keep unwanted people from coming unto our property.

R-BK-12 - Sheet 8 of the "Vesting Tentative Map" shows a dotted line indicated as "Fuel Management Zone 2". This line crosses over onto the Northeast corner of our property line. Please know we grant no access and no easement on to our property to maintain this management zone. Additionally, we will not assume obligation to maintain the requirements of this zone and we will not allow others on to our property to maintain the requirements of this zone. We request you immediately remove from your designs and plans any designations, drawings, requirements etc. which cross our property line. The cost to remove these plan elements and any redesign shall be borne solely by the Valiano developer.

Blasting, Excavation and construction which results in damage to our property.

R-BK-13 We know from the Draft Revised EIR and plans located http://www.sandiegocounty.gov/content/sdc/pds/Current_Protocols/valiano.html and from the blasting plan located at <http://www.sandiegocounty.gov/content/dam/sdc/pds/regulatory/docs/VALIANO/FDEIR/PDS2013-SP-13-001-DEIR-Chap1.0-Project-Description-pt6.pdf> that there will significant grading and blasting to prepare this development. We feel the descriptions of these grading and blasting actions described in any chapter, including Chapter 7, of the Draft Revised EIR are inadequate to address our concerns. Specifically, as we are one of the closest homes to this development and we are an adjacent property located less than 600 feet from blasting and excavation we request additional detail how our concerns will be addressed in the following areas:

- R-BK-14 - No section including Chapter 7, section M-N-9 adequately address how structures nearby will be safeguarded by the effects of blasting. **We request the following be addressed immediately** –
 - R-BK-15 o Descriptions of how comprehensive surveys of our house and all property elements including driveways, flatwork and underground conditions be taken to create a baseline of existing conditions. An explanation of how these surveys will be performed by mutually agreed upon licensed inspectors must be added. We require assurance that the cost of the surveys will be borne solely by the Valiano developer. Additionally, the EIR must address the scope of analysis of the surveys, dates of the survey work correlated to blasting and grading and what expected final results will be included in survey reports. Descriptions of how final results of surveys will be formalized and accepted by all parties must be noted.
 - R-BK-16 o Section M-N-9 or any section for that matter does not adequately specify what constitutes damage to nearby property as a result of blasting and/or excavation. We request and require more detail of the standards which will be applied to determine nearby property damage. We reserve the right to modify the standards if not specific to our quality level.
 - R-BK-17 o No section of the EIR mentions surveys before and after each blast. We request language be added to the EIR of how surveys of our property will be taken before and after each blasting event to determine if there are damages to any portion of our property. Description of how the results of these surveys will be formally shared with us must be specified. It must be indicated that the cost of these before and after surveys will be borne solely by the Valiano developer.

R-BK-11 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-12 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

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R-BK-15 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-16 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

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R-BK-18 - No section of the EIR report adequately addresses financial responsibility to repair neighboring property damages due to blasting, excavation or construction. We have a reasonable expectation that the Valiano developer will be accountable and responsible for any damage to our property due to blasting, excavation and/or construction. We request additional detail be added to the report to clearly define accountability and financially responsible by Valiano should there be damage to our property as a result of blasting and/or excavation.

R-BK-19 - No section of the EIR adequately addresses possible unseen damage to our property and must be addressed , i.e. underground infrastructure such as leach lines, irrigation water supply lines, electrical. Any cost associated to repair broken underground infrastructure on our property must be borne solely by the Valiano developer.

R-BK-20 - Section 7.2.5 discusses biological monitoring. The EIR should specify and require biological and air monitors for our property for both inside our residence and outside our residence for the duration of the project. Language should be added to the EIR which specifies how monitoring of results will be collected and reported regularly - especially after each blast. The EIR should address what actions will be taken if biological levels and/or air quality standards fall outside of safe state standards. The EIR should also address what actions Valiano will take to suspend project activity until mitigation procedures are implemented to stop actions causing unsafe conditions. The EIR should describe how Valiano is solely responsible for the cost to install and monitor the results of the biological and air monitors and the cost of any mitigation solutions. Access to install monitoring equipment and permission to collect results from monitoring equipment located on our property must be agreed upon by Valiano and us before installation of equipment. We reserve the right to have all monitoring equipment removed from our property for any reason. The cost to remove monitoring equipment from our property shall be borne solely by Valiano development.

R-BK-21 Finally, should our property be negatively impacted by excess construction/blasting and/or excavation dust, we have a reasonable expectation that Valiano developers will be financially responsible for cleaning/repairing our impacted property.

Conclusion

R-BK-22 We felt assured and had a reasonable expectation that the property located in our sight line just below our house would remain rural as intended by county planners and the community plans of the area. The Valiano plan to place over 380 dwellings in an area zone for approximately 118 homes is simply not acceptable and is incongruent with our estate community culture. We believe the Valiano plan will have a negative impact on our quality of life. We are opposed to the Valiano plan and we request the county authorities reject the proposal.

Sincerely,

Wayne and Janice Veres
606 Coronado Hills Dr.
San Marcos, CA 92078
Parcel – 222-200-34-00
wayne.veres@gmail.com

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R-BK-20 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-21 The comment is not related to the topics that were the subject of the recirculation and Revised Draft EIR. Please refer to response to comment R-A-1 regarding relevance to the changes in the Recirculated Draft EIR.

R-BK-22 Your opposition to the Project is noted.

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Our view east from 606 Coronado Hills Dr. San Marcos

R-BK-23 Photo received and included as part of the record.

R-BK-23