FINAL ENVIRONMENTAL IMPACT REPORT

San Diego County General Plan Update
DPLU Environmental Log No. 02-ZA-001
State Clearinghouse (SCH) #2002111067

COMMENT LETTERS, AND RESPONSES TO COMMENTS ON THE DRAFT EIR

COMMUNITIES

Lead Agency:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123
Contact: Devon Muto, Chief of Advanced Planning

October 2010

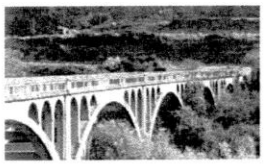
List of Commenters – Communities

Letter	Commenter
C 1	Bonsall Community Sponsor Group
C 2	Boulevard Community Planning Group
C 3	Boulevard Community Planning Group (Comments on Draft General Plan Update)
C 4	Descanso Community Planning Group
C 5	Elfin Forest / Harmony Grove Town Council
C 6	Greater Warner Springs Sponsor Group
C 7	Hidden Meadows Community Sponsor Group
C 8	Jamul Dulzura Community Planning Group
C 9	Palomar Mountain Planning Organization
C 10	Potrero Community Planning Group (August 13, 2009)
C 11	Potrero Community Planning Group (August 26, 2009)
C 12	Ramona Community Planning Group
C 13	Valle de Oro Community Planning Group
C 14	Valley Center Community Planning Group

Comment Letter C 1, Bonsall Community Sponsor Group

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



August 31, 2009

Devon Muto, Chief, Advanced Planning,
Department of Planning and Land Use

Re: Response to Draft Environmental Report (DEIR)
for the General Plan Update (GPU) County of San Diego

Devon;

C1-1. The following attachments indicate the corrections in spelling, grammar and inserts of language in some of the Goals and Policies submitted by the Bonsall Community Sponsor Group.

After reviewing all of the documents provided via CD and hard copy for this process some additional observations were made by the Bonsall Community Sponsor Group. As you are more than aware of the primary purpose of CEQA regarding impacts a project will have on the environment, how much of an impact may occur, and what can be done to reduce those impacts. CEQA also establishes a duty for public agencies to avoid or minimize environmental damage, with an emphasis on prevention. We have found several Goals and Policies that do not support an emphasis on prevention.

As this DEIR provides the information needed for the staff, Planning Commission and Board of Supervisors to deny approval or require substantial changes to any project it does not protect the Bonsall community's interest in its current form. The proposed impacts to Bonsall must be reduced to fullest extent possible, and example mitigation measures should be included in this DEIR. As we have proposed additional options for considerations we are sure that other Planning and Sponsor Groups have done the same with concerns of the proposed physical changes in our environment including traffic, noise availability of sewer, water, and other utilities, air quality, fire and police protection.

As staff's conclusion regarding a potential significant impact may not be the same as for the community that is being impacted. Adequate information regarding proposed mitigation measures for any impact should be addressed in great detail in this DEIR.

We appreciate your time, staff's time and all of the Communities in the County that have worked on these documents and look forward reviewing our recommendations with you and staff for inclusion in the final document.

We support the associated population numbers and the density of the Environmentally Sensitive Map to be included in our comments.

http://www.bcsg.org

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle

C1-1. cont.

Please feel free to contact the Chair with any questions you may have regarding this submission.

Sincerely,

Margarette Morgan, Chair
Bonsall Community Sponsor Group

http://www.bcsg.org

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

Areas of Difference – Chapter 4 and Appendix L Comments

C1-2.	The following comments relate to both Chapter 4 of the EIR and Appendix L Discussing the Areas of Difference	After reviewing the constraints of the property owners for a change in their density the BCSG has created this matrix for quick summary of why we support the Environmentally Superior Map for these requested density changes. The Chapter on Vision and Guiding Principles of the General Plan EIR states in Guiding Principle 4 that the plan promotes environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance plus Guiding Principle 8 to preserve agriculture as an integral component of the region's economy, character, and open space network. As these two Guiding Principles are also part of our Community Plan we feel we are requesting the appropriate map for both the Community and the County's General Plan. If however the Environmentally Superior Map is not selected we would appreciate a separate review of these properties based on the Guiding Principles of environmental and agriculture loss.
	Property of Description	
C1-3.	BO 1 Stacco(5) Steep slopes, wetlands, and critical biological	Property was sold to CALTRANS for Highway 76 mitigation.
C1-4.	BO 2 No name assume part of BO 1 Steep slopes, critical biological	Property was sold to CALTRANS for Highway 76 mitigation.
C1-5.	BO 3 Kawano Property/Board Motion for Traffic Modeling	This property owner is starting process to annex into City of Vista. Prime Ag Land Biologically sensitive habitat and contributes trips to poor level of service.
C1-6.	BO 3 Palisades	Steep slopes, sensitive habitat and has Potential to contribute to the sensitive habitat and contribute to the regional preserve system.
C1-7.	BO 4 No name. Information is incorrect	Steep slopes, wetlands and biological

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-7. cont.	as there are no open space parks in area.	resources. Part of this area is currently used by National Quarries.
C1-8.	BO 5 No name. Comments are the same as BO4	This property does not contain Merriam Mountains project. Critical Biological Resources and Steep Slopes
C1-9.	BO 6 Hagafarin	Property has steep slopes, wetlands, critical biological resources and agricultural resources. Area is also contiguous to I-15 and would be a major impact to the view shed of the I-15 corridor.
C1-10.	BO 7 Tran	Unique farmland steep slopes
C1-11.	BO 8 No name	This property is contiguous to BO7 and has the same constraints which are steep slopes Floodplain, critical biological and agricultural lands.
C1-12.	BO 9 Dowd	This property is designated unique farmland and is in the agricultural district.
C1-13.	BO 10 No name	This property is designated unique farmland and is in the agricultural district.
C1-14.	BO 11 No name – Stated that is was not a specific referral.	This property is has portions of it as unique farmland and in the agricultural district just like AODs BO9 and BO 10.
C1-15.	BO 12 No name	Critical biological resource area. Not part of Village Core. Rainbow Water District has informed us that they do not have EDU's for high density building within their boundary. Staff had meeting with BCSG and agreed that the restrictions regarding water are of great importance. BCSG supports the land use as 1 du per 2 acres as infrastructure resources are limited. BCSG does support an alternate use of a Boutique Hotel that was requested by the owners of the race track if EDU's are available.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

Land Use Element

C1-16.	Page 3.25 Goals and Policies	LU 5.4 Add that promote infill and redevelopment of uses " must comply with Zoning and Community Plan".
C1-17.	Page 3.26 Conservation-Oriented Project Design	LU 6.3 Without limitation, would have the potential to significantly impact the "character" of the Bonsall Community. The Bonsall Community Sponsor Group (hereafter BCSF) has endeavored, in their Community Plan (hereafter BCP), to define and limit the lot size reductions available during the subdivision process through Planned Development or Lot Averaging (hereafter "Clustering"). The BCSG did not recommend any limits on subdivisions processed under a Specific Plan. The BCSG is in unanimous agreement that the unlimited application of clustering, within the Bonsall Community, can have a significant impact on Community Character and Land use texture. Limits on clustering have not been implemented in the BCP to the satisfaction of the BCSG. The findings of the EIR (Item 2) assume the community support of the BCP by the BCSG. It is the viewpoint of the BCSG that the finding of the EIR – Land Use – Item 2 (specifically Less than significant-conflicts with Land Use Plans, Policies and Regulations) cannot be made when some of the key policies (i.e. the Community Plan) have not been fully developed.
C1-18.	Page 3.27 Goals and Policies	LU – 7.2 This policy does not make sense Allow for reductions in lot size for compatible development. Development is not compatible with Agricultural.
C1-19.	Page 3.32 Goals and Policies	LU – 10.1 This policy can not be implemented in Bonsall as development are not being integrated into neighborhoods that have pathways/streets trails or open space networks. We don't want spot implementation of this policy. Development is taking Agricultural lands

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-19. cont.		that are rural and not associated with any of the proposed connectivity other than roads. The majority of roads in Bonsall are private how will the County create access when none exists?

Mobility Element

C1-20.	Page 24 5.3: Table ME Road designation: Twin Oaks Valley Road Segment Limits Classification Par Valley Dr. to Huckleberry Ln 2 Ln Rural Collector ADT 12,000 LOS E mitigated classification 4 Ln Collector	This road was never listed on the Bonsall CE Road network which was based on the 2006 Board Hearing. Par Valley Dr. has one house and twin Oaks Valley Road has a property owner that has gated the road over his land as the County does not have access as it is a private road on his land. The projection of 12,000 ADT on this road is impossible.
C1-21.	Page 94 6.3 Table ME Road designation: Same as above.	The same information as above. This item should not appear on this table.
C1-22.	A public road in Bonsall is missing from all of the tables.	Dentro De Lomas needs to appear on at least one table as this public road as it was established at a 2006 BOS hearing and does appear in the CE Road segment. This road was approved to enhance connectivity in the community.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

Housing Element

C1-23.		These comments are not meant to be a minute examination of all of the figures and expostulations found in the documents. Rather it is meant to relate our concerns over what we consider the involved overriding big issues are. These issues are enumerated in brief form and not in any order of the Housing Element document	
C1-24.		Population Increase	According to the documentation in the Regional Housing Needs Allocation many new residences will be needed in the coming years in the unincorporated area of the County. It is proposed that this increase will be placed west of the CWA line because that's where the best existing infrastructure is. We would refute this. We find that road infrastructure is sadly lacking in many areas. We also are much concerned about where the adequate supply of water for future residences is going to come from. Since our area of the County has been considered an agriculture area with significant farm land will new development reduce this usage? How will the General Plan (GP) be able to implement Guiding Principle 3 with the loss of agriculture in Bonsall. The mention of a 54% increase in the population in the GP document of Bonsall is not feasible as the local water district is out of EDU and all new homes will be outside of the sewer and the designated village area. Without creating leap frog development and requiring Rainbow Water District to increase the cost of new lines and charging the new homeowner additional cost that will prohibit most from being able to purchase the home. As our community is primarily on septic systems the need for large lots to accommodate leach fields is imperative. Average life span of a leach field is 30 years.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-25.	Affordable Housing	The phrase "affordable housing" is an oxymoron. Much discussion in the referenced documents is devoted to providing affordable housing for all those folks that need to be housed. Such housing must be sensitive to their respective economic standings. The Country is now in an extreme economic peril t hat started because the government was providing affordable housing via creative mortgage terms. If the national economy survives how is the so called affordable housing going to be implemented?
C1-26.	Rural, Semi-Rural	What do the terms Rural and Semi-Rural mean on the ground? As the definitions of these terms in the General Plan are vague. Much is made of the fact that housing density increases must be made in such a way that the rural or semi-rural characteristics of the effected communities west of the CWA are to be preserved as referenced in (GP) Guiding Principle 8. Bonsall would loose all of its agriculture to a 54% increase in its population. Development will change our Semi-Rural community into an Orange County residential roof top stop in-between two Highways 76 and I-15. We will loose all of our valuable farm land to development as we are in the targeted location west of the CWA in a very special agriculture growing micro-climate.
C1-27.	Schemes to Increase Density	Clustering or as the new politically correct term is Conservation Subdivision is noted as a developers tool to increase the future density of housing. In Bonsall we have never been enamored with clustering with good reason from past projects that changed our community plan in a very negative way. While considering the issue of clustering/conservation subdivision staff rejected our request to include minimum lot size in the Bonsall Community Plan. This is not a beneficial tool for the Community Plan.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

Conservation and Open Space Element Comments

	Conservation and Open Space Element Comments	
C1-28.	**Page 5-2: Second paragraph**	This new paragraph uses the word "essentially unimproved" to describe open space. Agriculture can be considered" improved" but is still considered open space. Suggest removing or changing these words.
C1-29.	**Page 2 - Last paragraph: Open Space/Conservation**	There is no reference to protecting the wildlife corridors and MSCP areas from excessive noise in this paragraph. Shouldn't there be something here to protect that land use?
C1-30.	**Page 5-5: Fourth paragraph under Habitats and Species**	Add the types of resources to the first sentence: Protecting the region's **biological and natural** resources requires…
C1-31.	**Page 5-7: Last paragraph under Goal and Policies**	Goal COS-1.2 Minimize Impacts: This is a good sentence for placement in the noise element.
C1-32.	**Page 5-8: Goals COS 1.6 and COS 1.7**	Switch these two goals – Cos-1.5 and COS-1.7 are related to funding. Keep them together for consistency.
C1-33.	**Page 5-8: Last Paragraph Policy COS-2.1**	Add the words "inside and" outside of preserves: Protect and enhance natural wildlife habitat **inside and** outside of preserves…
C1-34.	**Page 5-11: Third paragraph**	Make a new paragraph for the sentence that starts with "The Metropolitan Waste District (MWD) sets… Suggest adding an introductory sentence to this paragraph that provides a brief description f what MWD does: **The Metropolitan Water District of Southern California (MED) imports water from the Colorado River and northern California. This water is distributed to ## water purveyors in San Diego County.** MWD sets the targets…
C1-35.	**Page 5-13: First paragraph COS-4.3**	The last sentence calls out two specific problems related to stormwater infiltration. Can there be a clarifier in here that states there could be other problems besides the two listed? This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures**, moisture damage to building slabs, or other problems.**
C1-36.	**Page 5-13: Policy COS-5.4 Invasive Species**	Add "**Discourage sales of invasive plants.**"

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-37.	**Page 5-14: First paragraph**	This paragraph cites different agencies that provide statistical information. For clarity and reference to the reader, can the years that these statistics represent be listed in the narrative? Then when someone is reading this document 15 years from now, it is clear what year these statistics are from. Two of the footer reference dates but one footer does not.
C1-38.	**Page 5-14: Third paragraph**	New sentence in this paragraph beginning with "in addition, …– change "and" to "but".
C1-39.	**Page 5-14: Third paragraph**	And are there still extractive uses being approved in riverbeds?
C1-40.	**Page 5-15: First paragraph which is last sentence of third paragraph under Context**	Add to the end of the sentence: …County's agricultural industry "**and the local economy"**.
C1-41.	**Page 5-16: Gray box under COS-6.4**	Do agricultural areas serve as habitat for "all" sensitive species? Should this say "some" sensitive species?
C1-42.	**Page 5-16: COS-6.5**	In regards to the added words "protect watersheds" - Should this say "protect water resources" instead? I don't think that implementing BMPs will protect the entire watershed.
C1-43.	**Page 5-38: COS 17.1**	The last sentence in this policy references AB 939 and the 50 percent diversion rate. This diversion rate will be increasing during the implementation period of this GP. This new percentage should be referenced here.
C1-44.	**Page 5-38: COS-17.5**	Can this sentence be more specific to state something like this: Require that all new land development projects include space for recycling containers within individual residences and trash enclosures and disposal areas.
C1-45.	**Page 5-39: COS-19.3 Gray water use in new development**	In order to bring in the gray water use can this goal be added: Encourage plumbing design of new development projects to incorporate the reuse of graywater where feasible.
C1-46.	**Page 5-40: Parks and Recreation section**	MSCP: this acronym is not spelled out at the beginning of this section. Spell out MSCP and provide a brief description here of what the MSCP is. Also reference another document that has more detailed information about the MSCP program.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-47.	**Page 5-41: Last sentence**	Change from: "Preserves vary in size…" to "Preserves vary in *acreage*"…
C1-48.	**Page 5-41: Last paragraph, 5th sentence**	Change to: These fees may also be used to provide "recreational services" in regional parks…
C1-49.	**Page 5-43: COS-23.1 Public Access**	The beginning of this sentence mentions allowing public access to cultural resources. There are some cultural resources (archeological resources) that the public is not allowed to access such as Indian burial grounds, etc. Strongly recommend removing "cultural resources" from the public access goal. Or, make a statement such as public access to cultural resources (where allowed)…

	Noise Element Comments	
C1-50.	**Page 8-3: End of first paragraph under "Relationship to Other General Plan Elements"**	Mention adverse affect to biological resources as on Page 5-4 of Conservation and Open Space Element – last sentence under COS 1.2
C1-51.	**Page 8-4: Last two paragraphs under Nontransportation Noise Sources**	Switch the last two paragraphs; the fifth (last) paragraph relates more to the third paragraph.
C1-52.	**Page 8-4: Noise-sensitive Land uses**	Conservation and Open space land uses are not listed as a Primary noise-sensitive land use. Consider adding to this list to ensure that these areas are protected as well.
C1-53.	**Page 8-13: Goal N-4.8**	The new last sentence is not clear. Not sure what this means. Please re-write for clarity. Should it be "Promote community programs for **assessing** existing grade crossings by working with rail operators"?

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

Safety Element

C1-54.	Grammar/Spelling correction	Page 7-3 spelling error in the middle of the 3rd sentence from the bottom
C1-55.	Grammar/Spelling correction	Page 7-4 third sentence from the top, middle of the page.
C1-56.	Grammar/Spelling correction	Page 7-5 S-2.5 second line middle of sentence should read "are" not area.
C1-57.	Page 7-20 S-9.2 Development in Floodplains	Statement should contain the banning of Development in Floodplains that are providing drinking water to down stream users. One third of the San Luis Rey River is drinking water for the City of Oceanside and should not have up stream development in the flood plain or the fringe so as to avoid engineered channels, that would change the water course and possible use. As the County of San Diego has invested millions of dollars purchasing land along the San Luis Rey River for a River Park development in the Floodplain is not acceptable for one other reason Rainbow water does not have any EDU's available and housing would need to be on septic which is not the best idea near a river plus on that provides drinking water to a city.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

Draft Implementation Plan

C1-58.	Page 1 – Long Range Land Use Planning	1.2.1 D Will the BCSG and the community of Bonsall plan and design local fire access road networks? At what point will the local fire agencies participate in this process to integrate the plan.
C1-59.	Page 3 – General Implementing Ordinances and Guidelines	1.1.1A Zoning Ordinance - How can the Implementation Plan and the General Plan go forward with out the Zoning Ordinance in place?
C1-60.	Page 3 – Park & Recreation	2.2.1 A Community Park and Rec. Needs - With the current request of property owners to increase density along the boundary between communities how will greenbelts be maintained?
C1-61.	Page 4 – Park Planning and Development	Community design Guidelines – Community Design Guidelines have not be updated to comply with the General Plan or any other document that the County is producing for public review at this time.
C1-62.	Page 4 – Programs, Operations, and Maintenance	2.2.3C Improvement and Service Districts - Lighting is discouraged in Bonsall due to the dark skies policy and our closeness to Mt. Palomar.
C1-63.	Page 7 - Infrastructure	2.4.1D What is the General Plan Amendment Guidelines and Subdivision Ordinance doing in this area without and defining words for their inclusion.
C1-64.	Page 8 – Wastewater Facilities	2.4.3B What are the proposed regulatory requirements restricting the location of small wastewater treatment facilities? Why was this in the Implementation Plan.
C1-65.	Page 8 – Wastewater Facilities	2.4.3D How will this change the current methods?
C1-66.	Page 8 – Telecommunication Facilities	2.4.4A Telecommunication Facility Permitting – What submission requirements are preferred for cell towers?
C1-67.	Page 8- Telecommunication Facilities	2.4.4B Telecommunication Facility Siting and Design will the County establish a guideline for each community.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-68.	Page 10 - Housing	3.1.1C Zoning Ordinance Consistency with RHNA- In the zoning ordinance will the Bonsall Sponsor Group be able to lay out the B Designator and implement a special area for all agricultural in the Community?
C1-69.	Page 11 - Housing	3.1.2G – Multi-Family Housing on Lower Density Designated Lands – We have designated the parcel next to River Village that is listed as a 7.3 dwelling density. The Bonsall Sponsor Group has requested this parcel be zoned as a future assisted living facility and have asked both staff and Supervisor Horn for help in the zoning of this facility. As traffic and site conditions caused the last developer not to be able to complete the residential project that was submitted to the County. A builder is available and has submitted a drawing to the Bonsall Sponsor Group for consideration. We are waiting for staff to OK this request in zoning. This project would also be able to have a better chance for EDU's from Rainbow Water as each of the three buildings would only need one.
C1-70.	Page 11 – Maximum Development Yield in Villages	3.1.3A – 80 Percent Gross Density – This item was unanimously voted down at the Steering Committee meetings and some how it appears in the Implementation Plan. The Bonsall Sponsor Group is in opposition of its inclusion in this process.
C1-71.	Page 11 – Efficient Development Patterns	3.1.4A – Decouple Minimum Lot Size from Density. This item was not submitted for review of the Steering Committee. The Bonsall Sponsor Group submitted language regarding minimum lot size to be included in our Community Plan and was denied its inclusion by staff. We are on septic and require a minimum lot size.
C1-72.	Page 11 – Maximum Planned Yield	3.1.4 B – Maximum Planned Yield. This item was also not submitted for review of the Steering Committee. The Bonsall Sponsor Group opposes the language as it does not provide preserving agriculture or working with the Community Plan.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-73.	Page 11 – Design Guidelines in Semi-Rural and Rural Lands	3.1.4.C – Design Guidelines in Semi-Rural and Rural Lands – This item was not Committee. The Bonsall Sponsor Group opposes this item to be included in the General Plan and inclusion in the Implementation Plan. It is in direct opposition to our Community Plan. We are a community of estate lots with steep slopes, agricultural and environmental lands and do not support the establishment of compact development patterns and smaller lots. One of the major issues is no more EDU's for any development compact or not.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-74.	Page 12 – Second Unit and Accessory Apartments	3.1.5 C Encouraging Second and Accessory Units – Do to lack of EDU's by Rainbow Water we can't support the encouragement of second or accessory units. This however seems to be at odds with the prior zoning action if you are Clustering or creating a Conservation Subdivision how can you add a second unit or accessory unit without land? Again we use septic systems and support agricultural not vacant unusable open space unless it is an environmental conservation deeded to a conservancy that has manager. Our community wants all open space created by subdivisions to be used in agricultural.
C1-75.	Page 12 – Mobil and Manufacture Homes	3.1.6 A Mobile/Manufactured Homes Any change to make this type of building to be a by-right use in our community is not acceptable. Again not water….The cost of land in Bonsall and our lot sizes and the community plan do not support this change.
C1-76.	Page 12 – Mobile Home Park Lots	3.1.6 B Mobile Home Park Lots Bonsall Sponsor Group does not support the revision of the Zoning Ordinance that will permit legally creating mobile homes parks to be subdivided into individual mobile home park lots even if the lots do not conform to the minimum lot size requirement per Zoning Ordinance. This does not conform with Community plans.
C1-77.	Page 16 – Expedited Processing	3.4.7. F Infill Development. What are the guidelines to on CEQA for infill development.
C1-78.	Page 16 – Expedited Processing	Streamline Regulations. What are the revised regulations to building industry representatives? Why not to everyone is the County showing that they do not provide an equal system for all? Why special treatment for one segment and not all?
C1-79.	Page 17 – Implementation Progress Monitoring	3.5.4 G. Review of Design Guidelines. As this item is stated a Housing Coordinator with review design guidelines when will the Planning/Sponsor Groups update their community design guidelines prior to the Housing Coordinator? Our Design Guidelines have not been updated for over 20 years and we have asked staff when we will be able to make changes.
C1-80.	Page 18 – Regional Transportation	4.1.2 A Compact Commercial Centers The Bonsall Community Plan has established our own policies and design guidelines to meet our community needs.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-81.	Page 20 - Roads	4.2.1. C Local Public Road Network DPW has already received our information.
C1-82.	Page 21- Emergency Access	4.2.2 A. Fire Access Roads. When does the local Fire Department/District participate as roads need to be to code and approved by local agencies.
C1-83.	Page 21 – Conformance with Standards	4.2.4.E. Fire Protection Plans – Fire Protection Plans should be required for "all" development projects not "when necessary".
C1-84.	Page 22 – Impacts of Inadequate Capacity	4.3.1.B What is the meaning of this?
C1-85.	Page 26 – Protecting Resources from Development	5.1.2 D Conservation Subdivision – The Steering Committee and the Bonsall Sponsor Group are unanimously opposed to Conservation Subdivisions our Community is based on Estate lots and agricultural not high density or houses jammed into one corner of a subdivision. As we are in an extreme and high fire risk area with steep slopes and environmental issues, ridgelines and floodplains jamming homes in one area with only one road into a subdivision does not support evacuation needs in our community.
C1-86.	Page 27 – Conservation of Water Resources	5.2.2 A – Landscaping ordinance far over reaches the Counties purview and takes on water districts jobs.
C1-87.	Page 28 – Hillside Development	5.2.3. F – Hillside Development this revision does not include the required planning relating to fire in this section.
C1-88.	Page 30 – Mineral Resources	5.4.2.C – Permitting Surface Mining Operations this should remain a major permit process always requiring an EIR.
C1-89.	Page 35 – Visual Resources	5.9.1.G Ridgeline Preservation add FIRE in the review
C1-90.	Page 36 – Visual Character	5.9.2.B Design Review - What process is being undertaken to change a Communities Design Review Guidelines and Special Area Designators.

Comment Letter C 1, Bonsall Community Sponsor Group (cont.)

Bonsall Community Planning Area information provided by the County and SANDAG
CORRECTIONS ARE REQUESTED IF THIS IS BEING USED AS A REFERENCE PURPOSE FOR THE BUILD OUT OF BONSALL

C1-91.	Historic Sites	The Little Old Bonsall School House is of historic value and was on the County's list for a few years.
C1-92.	All of the Land Use 2007 SANDAG information is incorrect.	The area is not listed in correct miles. Single Family Detached is incorrect Single Family Multiple-Units incorrect Multi-Family Residential incorrect Other Group Quarters Facility incorrect Resort – incorrect Public Storage – incorrect- none Extractive Industry – incorrect Junkyard/Dump/Landfill – incorrect Airstrip – incorrect model airstrip one Freeway – freeway in miles is incorrect Communications and Utilities incorrect Park and Ride Lot - correct Road right of way –incorrect Other Transportation – incorrect Neighborhood Shopping Center – incorrect Arterial Commercial – incorrect Service station – correct Other Retail Trade and Strip – correct Office (Low-Rise) – correct Religious Facility – incorrect Fire/Police Station – 2 acres Other Health Care – incorrect Junior High School or Middle School – incorrect Elementary School – incorrect Racetrack – incorrect Golf Course – incorrect – two and more acreage Golf Course Clubhouse – incorrect (two) Other Recreation – Low –What is 43 acres? Open Space Park or Preserve – incorrect Landscape Open Space – Where? Residential Recreation – correct Orchard or vineyard - incorrect Intensive Agriculture – incorrect Field Crops – incorrect Vacant and Undeveloped Land – incorrect Residential Under Constriction - incorrect

Responses to Letter C 1, Bonsall Community Sponsor Group

C1-1 The County appreciates and acknowledges the comments in this letter and understands that the Sponsor Group supports the land use densities of the Environmentally Superior Map alternative. This information will be considered by the Board of Supervisors prior to approval of the project.

C1-2 The County appreciates and acknowledges the comments in this letter and understands that the Sponsor Group supports the land use densities of the Environmentally Superior Map. This information will be considered by the Board of Supervisors prior to approval of the project. A separate review of the properties is not needed since Appendix L provides evaluations of the referral properties based on Guiding Principles.

C1-3 The County appreciates this updated information regarding the ownership of parcels evaluated in BO1 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The County is coordinating with CALTRANS regarding the appropriate land use designation for these properties. Since ownership information was not included in the DEIR for this Area of Difference, no changes to the text were necessary.

C1-4 The County appreciates this updated information regarding the ownership of parcels evaluated in BO2 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The County has confirmed that the westernmost parcels in this area are owned by the State of California and is coordinating with CALTRANS regarding the appropriate land use designation for these properties. Since ownership information was not included in the DEIR for this Area of Difference, no changes to the document were necessary.

C1-5 The County appreciates and acknowledges this information regarding Section BO3 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The information in this comment will be in the Final EIR for review and consideration by the County Board of Supervisors prior to making a decision on the project. Since this information is not at variance with the existing content of the DEIR, no changes to the document were necessary.

C1-6 The County appreciates this comment. Although the comment is labeled as BO3, the name Palisades and the discussion appears to be related to BO4 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The information in this comment will be in the Final EIR for review and consideration by the County Board of Supervisors prior to making a decision on the project. Since this information is not at variance with the existing content of the DEIR, no changes to the document were necessary.

C1-7 The County appreciates and acknowledges this comment. Although the comment is labeled as BO4, the discussion appears to be related to BO5 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). Pursuant to this comment, the County has changed the Context section of BO5 by replacing "open space" with "public lands owned by the City of Oceanside and the San Diego Water Authority."

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-8 The County appreciates this comment regarding BO4 and BO5 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). It appears that the information in this comment is not at variance with the existing content of the DEIR; therefore, no revisions were made to the DEIR.

C1-9 The County appreciates this comment regarding BO6 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The information in this comment will be in the Final EIR for review and consideration by the County Board of Supervisors prior to making a decision on the project. Since this information is not at variance with the existing content of the DEIR, no changes to the document were necessary.

C1-10 The County appreciates this comment regarding BO7 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The comment is not at variance with the existing content of the DEIR.

C1-11 The County appreciates this comment regarding BO8 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The comment is not at variance with the existing content of the DEIR.

C1-12 The County appreciates this comment regarding BO9 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The comment is not at variance with the existing content of the DEIR.

C1-13 The County appreciates this comment regarding BO10 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The comment is not at variance with the existing content of the DEIR.

C1-14 The County appreciates this comment regarding BO11 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). The comment is not at variance with the existing content of the DEIR.

C1-15 The County appreciates this comment regarding BO12 of the Project Alternatives Areas of Difference Report (Appendix L of the DEIR). In addition, the County acknowledges the recommendation to designate this property Semi-Rural 2. The information in this comment will be in the Final EIR for review and consideration by the County Board of Supervisors prior to making a decision on the project.

C1-16 The County appreciates your comments but does not feel it necessary to add, "must comply with the Zoning and Community Plan" as this is the legal requirement for approval of projects.

C1-17 The County does not agree with this comment. Policy LU-6.3 includes the provision that conservation-oriented project design also achieve compatibility with community character. In addition, the referenced section of the DEIR (Section 2.9.3.2 related to Conflicts with Land Use Plans, Policies, and Regulations) does not apply to potential conflicts with community plans, as suggested by this comment. Community plans

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

are a component of the project itself. The County has reviewed all internal documents within the General Plan Update and has not identified such a conflict.

C1-18 The County does not agree with this comment. The County finds that development is sometimes compatible with agricultural uses, as reflected in Policy LU-7.2. Therefore, no changes were made to the documents in response to this comment.

C1-19 Policy LU-10.1 applies to Semi-Rural areas. The County does not agree that this is infeasible or that it would affect rural agricultural lands. Moreover, the policy is broadly applied to neighborhoods and would be applied on a larger community scale. As such, it would not result in “spot implementation.”

C1-20 The County does not agree that Twin Oaks Valley Road does not belong on the Circulation Element network. Twin Oaks Valley Road (SC 1170) was included on the road network presented to the Board in August 2006. Under the existing Circulation Element (CE), Twin Oaks Valley Road is classified as a Rural Light Collector. Table 5.3 of DEIR Appendix G identifies road segments with deficient level of service (LOS). The projection of 12,000 average daily trips on the road is based on the assumption that the Existing General Plan land use map and CE road network are fully built-out.

C1-21 As with the comment above, the County does not agree that Twin Oaks Valley Road does not belong on the CE network. This road was included in the network presented to the Board in August 2006 (refer to the CE road network attachment submitted with the comment letter).

C1-22 The County concurs with this comment and has added Dentor de Lomas Road to the table accompanying Figure M-A-2 in the Mobility Element Appendix.

C1-23 The County appreciates and acknowledges this comment. It is understood that the subsequent comments focus on the overriding issues.

C1-24 The County acknowledges this comment but does not agree that the current approach for planning in the unincorporated should be changed so as to avoid development west of the County Water Authority boundary. Issues regarding adequate roads, water supply, wastewater treatment, and other services and infrastructure have been analyzed in the draft Environmental Impact Report.

C1-25 The County acknowledges this comment, including the concerns expressed on the ability to provide affordable housing in the unincorporated County. The constraints to providing affordable housing are more fully explained in the Policy Framework section of the Housing Element.

C1-26 The terms "Rural" and Semi-Rural" are defined in the Semi-Rural/Rural Lands section of the Land Use Element. The character of development for a community is largely based on the densities indicated on its land use map. The General Plan Update land use maps for Bonsall reflect that nearly all of the community would

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

retain Semi-Rural and Rural densities that range from Semi-Rural-2 through Rural Lands 40.

C1-27 The County acknowledges this comment regarding clustering and conservation subdivisions. The County has worked closely with community planning groups to ensure that community character concerns are addressed during conservation subdivision design. It should also be noted that the opinions expressed in this comment will be in the final documents for review and consideration by the County Board of Supervisors prior to making a decision on the project.

C1-28 The County appreciates the comment but does not agree. The meaning of "unimproved" is reinforced by the context and is a term used in other County planning regulations.

C1-29 The County appreciates this comment. The protection of nature preserves from excessive noise levels is addressed in Table N-1 of the Noise Element.

C1-30 The County appreciates this comment but does not agree that the change is necessary.

C1-31 The County does not agree that a policy should be included in more than one location. As such, Policy COS-1.2 was maintained only in the Conservation and Open Space Element.

C1-32 The County appreciates this comment. It is preferred that Policies COS-1.6 and COS-1.7 be kept together as they relate to a preserve system, with COS-1.7 supporting the previous policy.

C1-33 The County appreciates the comment but does not agree it necessary to revise the policy to include inside preserves since this is already addressed in Policy COS-1.1.

C1-34 In the Conservation and Open Space Element, under Water Resources, the new paragraph has been added, along with the recommended text as follows:

"<u>The Metropolitan Water District of Southern California imports water from the Colorado River and Northern California. This water is distributed to water purveyors in San Diego County</u>."

C1-35 The County appreciates the comments and has revised Policy COS-4.3 to add the following recommended text:

"<u>or other problems</u>."

C1-36 The County appreciates the comments but does not agree that "discouraging sale of invasive plants" is within the purview of the County's General Plan.

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-37 The County appreciates the comments, but does not feel it is necessary to add dates within the paragraph as the dates are provided in the footnotes. In addition, a date has been added to the last footnote as recommended.

C1-38 The County appreciates the comment and has replaced "and" with "but" in the Conservation and Open Space Element, under Agricultural Resources (third paragraph), as recommended.

C1-39 The commenter is referencing a general statement in the Conservation and Open Space Element that is not intended to address where aggregate extraction will be permitted.

C1-40 The County appreciates this comment, but does not agree that it is necessary to add "and the local economy" to the referenced sentence in the Conservation and Open Space Element.

C1-41 The County appreciates this comment, but does not agree that it is necessary to add "some" to the referenced sentence provided with Policy COS-6.4.

C1-42 The County appreciates this comment, but does not agree it is necessary to replace "watersheds" with "water resources" in Policy COS-6.5.

C1-43 The County appreciates the comment, and concurs that proposed legislation would increase recycling rates to 75 percent. The County continues to monitor the status of the legislation. The last sentence of the policy has been revised pursuant to this comment as follows:

"Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with ~~the California *Integrated Waste Management Act* (AB 939) that requires each local jurisdiction in the state to divert at least 50 percent of its solid waste from being placed into landfills~~ State law."

C1-44 It appears that the comment was referring to policy COS-17.6, rather than Policy COS-17.5. The County appreciates the comment but does not agree that the added specificity is appropriate for the General Plan.

C1-45 The County appreciates this comment regarding sustainable water supply and gray water use in the Conservation and Open Space Element. However, the County finds that the policy should be more general and that the recommended specificity should be addressed within implementing ordinances rather than as a General Plan goal.

C1-46 The County appreciates the comment and has replaced "MSCP" with the more applicable term "inter-connected preserve system" and referenced Goal COS-1.

C1-47 The County appreciates the comment, but does not agree that the word "size" should be changed to "acreage."

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-48 The County agrees with this comment. The referenced sentence in the Conservation and Open Space Element has been revised to state "recreational services" as recommended.

C1-49 The County agrees with this comment. Policy COS-23.1 has been revised and "(where allowed)" has been added after "cultural," as recommended.

C1-50 The County agrees with this comment. Under Open Space/Conservation of the "Relationship to the Other General Plan Elements" section of the Noise Element, the text has been changed as follows:

"Excessive noise can adversely affect biological resources, along with the enjoyment...." and "...noise levels are considered in the planning of habitat conservation areas and new ..."

C1-51 The County agrees with this comment. The order of the last two paragraphs under "Nontransportation Noise Sources" in the Noise Element has been changed as recommended.

C1-52 The County appreciates the comment and the concern. However, the County does not agree that additional land uses should be categorized as noise-sensitive land uses.

C1-53 The County reviewed the text for Noise Element Policy N-4.8 and added the word “at-” between “existing” and “grade” to reflect the intent to address noise issues where rail lines cross roadways at-grade.

C1-54 The County is unable to determine where the error occurs based on the comment provided. The referenced section of the Safety Element has been spell-checked and no errors have been identified.

C1-55 The County made the following revision in the Safety Element based on this comment:

“The plan addresses short and long-term restoration plans for communities impacted by disaster, including issues ~~like~~such as: debris removal, coordination of financial assistance and housing, economic recovery, and measures to reduce or eliminate the effects of future incidents.”

C1-56 The County agrees with this comment. Policy S-2.5 has been revised to change "area" to "are.”

C1-57 The County appreciates the comment, but does not agree that it is necessary to change the language in Policy S-9.2. The more specific language recommended by this comment is more appropriate within a community plan and/or implementing ordinance.

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-58 The County appreciates this comment. Additional road planning is included under two Implementation Plan measures, which will both involve coordination with community planning and sponsor groups. These include 4.2.1.C Local Public Road Networks and 4.2.4.A Community Emergency Evacuation Routes.

C1-59 Concurrent with the General Plan and Implementation Plan being presented to the County Supervisors for adoption, proposed Zoning Ordinance revisions to make it consistent with the General Plan Update will also be included. Subsequent to adoption of the General Plan Update, more comprehensive Zoning Ordinance revisions will take place in accordance with the Implementation Plan.

C1-60 The County appreciates this concern, though it is not clear what is meant by "request of property owners to increase density." To establish and maintain greenbelts between communities is an objective of the General Plan Community Development Model that the County sees as achievable. The comment appears to be addressing a particular situation, while measure 2.2.1.A is speaking in general terms.

C1-61 The County acknowledges and concurs with this comment. The need to update community design guidelines should be addressed in each individual community plan.

C1-62 The County appreciates this concern. However, dark skies policies are not necessarily in conflict with the County's process for establishing Landscape and Lighting Maintenance Districts. The implementation measures addressed in this document are general in nature and more specific provisions will be included when they are implemented.

C1-63 The General Plan Amendment and Subdivision Ordinance measures are referenced in the General Infrastructure section of the Implementation Plan because they are related to the need and timing for the provision of infrastructure. Each measure is included in the Implementation Plan only once, however, references to the measure may be repeated throughout when pertinent to a particular subject area.

C1-64 Measure 2.4.3.B Wastewater Facilities for New Development was included in the Implementation Plan because it is also a DEIR mitigation measure (USS-1.2), and all DEIR mitigation measures have been included in the Implementation Plan for documentation and tracking. The specifics for the regulatory requirements for locating small wastewater treatment facilities will not be determined until the time when Board Policy I-78 is revised.

C1-65 The changes to the current methods of regulating conventional and alternative wastewater treatment systems proposed by Implementation Plan measure 2.4.3.D On-Site Wastewater Treatment Systems will be determined when the regulations are actually developed and after coordination with the State Water Resources Control Board and County Department of Environmental Health.

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-66 The County appreciates this comment. Implementation Plan measure 2.4.4.A was incorrect. The phrase “submission requirements and” has been removed from this measure.

C1-67 This comment relates to measure 2.4.4.B of the Implementation Plan. The inclusion of community-level siting criteria for telecommunications facilities will be up to each individual community planning and sponsor group.

C1-68 The County appreciates this comment regarding Implementation Plan measure 3.1.1.C. The Bonsall Sponsor Group's desire for a special area designator for agriculture is best addressed in the Bonsall community plan rather than in the Zoning Ordinance.

C1-69 The County appreciates this information. No changes were made to the documents and no further response is required.

C1-70 The text of Implementation Plan measure 3.1.3.A has been revised by replacing "Modify the Zoning Ordinance, the Noise Ordinance, design guidelines and other ordinances" with "Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances…”. In addition, the following was added at the end of the measure text:

"in town centers as specified in community plans".

C1-71 Implementation Plan measure 3.1.4.A has been revised as follows:

“Decouple Minimum Lot Size from Density. Revise the Zoning Ordinance ~~and Subdivision Ordinance~~ to ~~decouple minimum~~ eliminate the connection between lot size, building type, ~~from~~ and density ~~requirements~~, which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups.”

C1-72 Implementation Plan measure 3.1.4.B has been revised to include the following sentence: "This process will be coordinated through community planning and sponsor groups."

C1-73 The County does not agree with this comment; therefore, no changes have been made to the Implementation Plan. The draft guidelines addressed by Implementation Plan measure 3.1.4.C are included in the Conservation Subdivision Program.

C1-74 Implementation Plan measure 3.1.5.C has been revised to “implement” section 6156.x of the Zoning Ordinance as recently revised, rather than to “revise” the Zoning Ordinance since this measure has already been adopted by the County Board of Supervisors.

C1-75 The County does not agree with this comment; therefore, changes were not made to Implementation Plan measure 3.1.6.A.

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-76 The County acknowledges the comment but notes that current state and local laws already promote the conversion of mobilehome parks to resident ownership. The Subdivision Map Act, at Government Code section 66428.1, sets forth procedures for resident initiated mobilehome park conversions. County Code section 81.517 and Zoning Ordinance section 6549 also address the requirements for a mobilehome park conversion. The proposed Zoning Ordinance changes are consistent with current law authorizing the subdivision of existing spaces within a mobilehome park to resident ownership.

C1-77 CEQA provides a categorical exemption for in-fill development. The guidelines referred to in Implementation Plan measure 3.4.7.F would be developed when the measure is implemented.

C1-78 The product of Implementation Plan measure 3.4.7.G would benefit any permit applicants. However, the process to prepare such regulatory revisions requires input from stakeholders. The collaboration noted in the measure would be open to individuals who regularly apply for development permits from the County.

C1-79 Community Specific Design Guidelines are addressed by measure 1.2.2.D and the implementation of this measure is subject to County resources and funds being available.

C1-80 The County appreciates specific guidelines provided by the Bonsall Community Sponsor Group. While Implementation Plan measure 4.1.2.A is not intended to apply to all communities, the community guidelines will be helpful in reducing vehicle miles for areas where infrastructure and services are available.

C1-81 The County appreciates the comment. Implementation Plan measure 4.2.1.C will be implemented as staff resources and funds become available. The intent of this measure is to reserve right-of-way for the local public road network, similar to how the right-of-way is currently reserved for the Circulation Element network, to ensure communities develop well connected road networks.

C1-82 This comment appears to be referring to Implementation Plan Measure 4.2.4.A, Fire Access Roads, rather than 4.2.2.A, Complete Streets. Measure 4.2.4.A has been revised replacing "fire access roads" with "emergency evacuation routes." These roads would have a different purpose than fire access roads as they are intended as escape routes in the event of an emergency, rather than a means into a community for fire service providers.

C1-83 The County appreciates this comment but does not agree that fire protection plans will be necessary for every project. There are numerous development projects in the County that are located in urban areas and do not have potential hazards from wildland fires.

C1-84 Implementation Plan measure 4.3.1.B is intended to expand the criteria for evaluating a project to include adverse effects when a project provides either too little or too much parking.

Responses to Letter C 1, Bonsall Community Sponsor Group (cont.)

C1-85 The County appreciates this comment and finds that the Conservation Subdivision Program has been sufficiently revised to address community concerns.

C1-86 The County appreciates this comment; however, it does not agree that the Landscape Ordinance proposed by Implementation Plan measure 5.2.2.A overreaches the County's purview as it is intended to comply with forthcoming State regulations and is based on the model ordinance developed by the State.

C1-87 The County appreciates the comment but does not agree that the revision does not include planning related to fire, as Implementation Plan measure 5.2.3.F is intended to comprehensively review and revise procedures for hillside development.

C1-88 The County does not intend to allow extractive mining operations without protecting the communities and environment. The determination of need for an EIR cannot be made until a specific mining project is proposed. The Surface Mining Permit will require findings that are more specific to mining operations and consistent with State mining regulations. The following has been added to Implementation Plan measure 5.4.2.C:

"The Surface Mining Permit, which is appealable to the Board of Supervisors, will require the full footprint of the operations to be specified, along with a detailed operations plan to ensure impacts to the environment and community are addressed."

C1-89 The County appreciates this comment, but does not find it necessary to revise Implementation Plan measure 5.9.1.G to specifically address “fire” in the review. It should be noted that fire-related issues will be considered along with other planning issues during implementation of the measure.

C1-90 The intention of Implementation Plan measure 5.9.2.B is to review the current design review process and to recommend how this process can be improved upon. Public input and community review will be sought when this measure is developed.

C1-91 This comment appears to be referring to the data that was provided to the sponsor group for the preparation of the Community Plan. The County acknowledges that the Old Bonsall Schoolhouse is of historic significance to the Bonsall community and has recognized the building as an historic resource to be preserved in Policy COS-1.6.3 of the Community Plan. However, the historic sites data provided to the sponsor group for preparation of their Community Plan identified sites that are designated as significant by the State, which does not include the Old Bonsall Schoolhouse.

C1-92 The comment appears to be referring to data cited in the community plan preparation effort. The County has used updated data in the preparation of the General Plan Update and DEIR. The concerns listed in the comment will be forwarded to SANDAG for consideration.

Comment Letter C 2, Boulevard Community Planning Group

Boulevard Planning Group Comments on Draft EIR for the General Plan Update Approved at extra meeting on 8/27/09

Chapter 7.0: Proposed General Plan Update Policies and Mitigation Measures:

Scenic Vistas (page 7-1)

C2-1. **Policy LU-6.3: Conservation-Oriented Project Design:** While we support conservation when appropriate and applicable to our community plan, we reject the clustering / conservation subdivision policies as proposed due to severe constraints on groundwater resources, no access to imported water, and negative impacts to our rural community character and quality of life. For the same reasons, we reject density and lot size decoupled. We support large lots with the resources protected through the various existing policies and regulations.

C2-2. **Policy COS-11.3: Development Siting and Design:** While this may work in urban areas, clustering cannot exist in our groundwater dependent area. Again, we reject and oppose the idea of clustering in our rural groundwater dependent area.

C2-3. **Policy COS-11.5: Collaboration with Private and Public Agencies:** Utility lines should be required to be placed underground in the fire prone backcountry areas. Energy conservation, efficiency and low impact point of use energy production should take priority over new invasive and destructive high impact energy projects–throughout the County. Low–impact solar PV energy should be encouraged/required for the fire prone areas throughout the County

C2-4. **Policy COS-11.7: Underground Utilities:** Major Utility projects, such as the SDG&E's Sunrise Powerlink and transmission lines for their ECO Substation project should also be required to be buried underground. New technology is rapidly making undergrounding a cheaper, less invasive, and more reliable option. The use of passive on-site solar and other low impact renewable energy can reduce the need for new transmission

C2-5. **Policy LU-12.4: Planning for Compatibility:** Apply same comment immediately above–underground utilities.

Agriculture Resources (page 7-4)

C2-6. **Policy LU-7.2: Parcel Size Reduction as Incentive for Agriculture:** This policy should not apply in groundwater dependent areas outside the County Water Authority boundaries. We see potential for abuse by absentee property owners / developers who buy up ranch lands for big projects such as Empire Ranch, Rough Acres Ranch and Big Country Ranch which total close to 10,000 acres in the Boulevard area. They still run a few head of cattle and will point to that as historic ag use.

Air Quality (page 7-6)

C2-7. **COS-15.1 through15.5: Design and Construction of New Buildings; Green Buildings Programs; Title 24 Energy Standards; Energy Efficiency Audits:** We strongly support these energy efficiency, use of sustainable resource and recycled materials while reducing air quality impacts.

C2-8. **Biological Resources (Page 7-8)**

Policy LU-6.3: Conservation Oriented Project Design: See comment at LU-6.3 above

Comment Letter C 2, Boulevard Community Planning Group (cont.)

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Private Airports (7-12)

C2-9. **Policy S-15.4: Private Airstrip and Heliport Location:** Add "residential areas" as areas to avoid. We would also like the County to crack down on unauthorized private airports in rural areas that can create hazards and support illegal smuggling activities.

Wildland Fires (page 7-13)

C2-10. **Policy LU- 11.2: Compatibility with Community Character:** this should be applied to federal and state projects proposed to be built on land under County authority, such as the new Border Patrol Station 2/3 of which is proposed for in a residential zoned land in Boulevard, next to existing homes and wells.

Groundwater Supplies and Recharge (page 7-15)

C2-11. **Policy COS -4-2:** Plants should also be "fire-resistant"
Policy COS -5.2: the new permeable surfaces that allow rainwater to percolate through should be encouraged or required.

C2-12. **Policy LU-8.2 Groundwater Resources: Second bullet:** How will the County judge where "overdraft conditions are foreseeable"?

Noise (page 7-24)

C2-13. **Policy LU-2.7: Mitigation of Development Impacts:** The term ***"vibrations"*** should be added to this section to cover impacts from industrial wind energy turbines which generate noise, and infrasonic vibrations.

C2-14. **Policy N-2.1: Development Impacts to Noise Sensitive Land Uses:** Note comment above. Also see recommendations at, ***"Siting Wind Turbines to Prevent Health Risks From Sound"*** at which also addresses the low frequency portion of wind turbines sound immissions. http://www.windaction.org/documents/17229 See page 3 for more strict noise limits in countries other than the US. See page 7 for the Wind Turbine Noise Spectra compared to quiet rural background. See page 19 for criteria for establishing long-term background noise levels. (noise study pages copied below)

C2-15. **Policy N-6.1: Noise Regulations:** These regulations should cover the noise *and vibrations* associated with industrial wind turbines as well as scientifically based set-back requirements to prevent health impacts.

C2-16. **Policy S-15.4 Private Airstrip and Heliport Location:** See comments on S-15.4 above

Public Services (page 7-28)
7.2.13.1 Fire Protection

C2-17. **Policy LU-6-10: Protection from Wildfires and Unmitigable Hazards:** The introduction of

new overhead transmission lines, major new substations, and industrial wind turbines which can malfunction and spark fires need to be restricted in high fire danger zones–most of the backcountry. New transmission should go underground in existing easements. Solar PV alternatives should be considered for fire-prone areas.

C2-18. **Policy LU-12.3: Infrastructure and Services Compatibility:** See comment immediately above

Comment Letter C 2, Boulevard Community Planning Group (cont.)

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C2-19. **Policy S-6.2: Fire Protection for Multi-Story Development:** This aspect needs to address new **8-27-09** industrial wind turbines, that now stand between 40 and 60 stories (2-3 MW models). Most projects are proposed for remote areas with already inadequate fire services. Turbine fires are often allowed to burn themselves out. However, that is not an appropriate option in our fire prone backcountry. Developers need to pay their own way.

C2-20. **Policy S-6.3: Funding Fire Protection Services:** This also applies to industrial wind and other energy infrastructure that should not only cover funding for increased services created by their development project, but to cover the increased threat to the surrounding community as well.

C2-21. **Adequate Water Supplies (page 7-44)**
Policy COS -4.1: Water Conservation: Gray water use should be included here.
Policy COS-4.4: Groundwater Contamination: Some "land uses with a high potential to contaminate groundwater" should not be allowed in fragile groundwater dependent areas.

C2-22. **Sufficient Landfill Capacity (page 7-45)**
Policy COS -17.1: Reduction of Solid Waste Materials: Legislation is currently under review to increase the required recycling amount to 75 %, at that rate, the need to site new landfills, such as the long-proposed and highly controversial Campo Landfill and Gregory Canyon Landfill, would be significantly reduced. At the same time, some reports show that more jobs and businesses would be created by increased recycling rates. Zero Waste Goals should be aimed for or at least noted.

C2-23. **Energy (page 7-46)**
Policy COS-14.7: Alternative Energy Sources for Development Projects: Low- impact solar PV and residential scale wind energy are the preferred renewable energy options. Industrial scale wind projects can be incredibly invasive and destructive to nature and the environment and to public health and safety, community character and property values. Solar PV This section needs to be revised.

C2-24. **COS-15.1 through15.5: Design and Construction of New Buildings; Green Buildings Programs; Title 24 Energy Standards; Energy Efficiency Audits:** We strongly support these energy efficiency, use of sustainable resource and recycled materials while reducing air quality impacts.

C2-25. **Compliance with AB32 (page 7-47)**
COS-17.1: Alternative Energy Sources for Development Projects: See comment above under Landfill Capacity

C2-26. **Scenic Vistas (page 7-49)**
Aes-1.4: Design Review: Boulevard needs Design Review authority. The power to enforce our decisions is vital. We were promised that all planning groups would be granted that authority but we have not seen it in writing.

C2-27. **Aes-1.6:** We like this requirement for community review and specific findings of community compatibility for projects with the significant potential to adversely affect the scenic quality of a community.

Comment Letter C 2, Boulevard Community Planning Group (cont.)

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C2-28. **Geology and Soils (page 7-58)**
7.2.6.6. Unique Geologic Features: The Boulevard / Jacumba area are known for their unique boulder formations. Disturbance or destruction of these formations could change the look and feel of an entire viewshed and /or neighborhood and would be considered a significant impact

C2-29. **Wildland Fires (page 7-59)**
Haz-4.2: The use of chemical weed abatement and vegetation control should be avoided in groundwater dependent areas due to potential for it to migrate into watersheds and local wells.

C2-30. **Vectors (page 7-60):** The Jacumba eye gnats should be recognized as vectors and mitigated. Children from several communities attend Jacumba Elementary school and have experienced pink eye and other problems associated with the eye gnats that are generated at the organic produce farm.

C2-31. **7.2.11.3 Permanent Increase in Ambient Noise Levels (page 7-67):** See and incorporate our comments on page 2 regarding noise and vibration impacts from industrial wind turbines. (LU 2.7, N-2.1, N-6.1)

C2-32. **Adequate Water Supplies (page 7-76)**
USS-4.5: The Boulevard Planning Group previously challenged the County's method for Determining Significance for Groundwater Resources and impacts to groundwater quality and quantity. We would like to see legitimate groundwater studies conducted to document the long-term average decline in water levels and the fragility of our fractured rock aquifer which can be so easily contaminated and difficult to remediate when contaminated. Contamination can easily move off-site via water bearing fractures at unknown rates and in unknown directions.

C2-33. **7.2.16.6 Sufficient Landfill Capacity (page 7-77)**
USS-6.5: Organics kept out of landfills can and should also be composted. Compost helps to augment soil balance and nutrients and to reduce erosion. It also helps to conserve water use, and it increases crop yields.

C2-34. **7.2.17 Climate Change (page 7-81)**
CC-1.16: Bullet # 2: Change this to read "low-impact" renewable energy at or close to the point of use.

Attachments (12 pages):

C2-14. cont.

1. 3 pages from linked wind energy noise study copied below: "***Siting Wind Turbines to Prevent Health Risks From Sound***" http://www.windaction.org/documents/17229

2. **"Ground Water Study"** comments from Group member Chris Noland who is a professional geologist, supported by the Group for inclusion with our comments on the General Plan DEIR.

3. Boulevard Planning Group's February 2007 comments / concerns on **Determination of Significance for Groundwater Resources**—which have not changed.

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Attachment 1:

Please note that when these 3 pages were cut and pasted from the full report, some of the information and graphs did not properly transfer. It is best to go directly to the linked document:
http://www.windaction.org/documents/17229

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larger 1.5 to 3 MW units. Thus, the concepts and recommendations in this article, developed for the 1.5 MW and larger turbines being build in the U.S, may also be applicable abroad.

II. Results of Literature Review and Sound Studies

In the U.K. there are currently about 133 operating WT developments. Many of these have been in operation for over 10 years. The Acoustic Ecology Institute[2] (AEI) reported that a Special Report for the British government titled "Wind Energy Noise Impacts,"[3] found that about 20% of the wind farms in the U.K. generated most of the noise complaints. Another study commissioned by British government, from the consulting firm Hayes, McKensie, reported that only five of 126 wind farms in the U.K. reported problems with the noise phenomenon known as aerodynamic modulation.[4]

C2-14. cont.

Thus, experience in the U. K. shows that not all WT projects lead to community complaints. AEI posed an important question: "**What are the factors in *those* wind farms that may be problematic, and how can we avoid replicating these situations elsewhere?"**

As experienced industrial noise consultants ourselves, we would have expected the wind industry, given the U.K. experience, to have attempted to answer this question, conducting extensive research -- using credible independent research institutions -- before embarking on wind power development in the U.S. The wind industry was aware, or should have been aware, that 20% of British wind energy projects provoked complaints about noise and/or vibration, even in a country with more stringent noise limits than in the U.S.

The wind industry complies with stricter noise limits in the U.K. and other countries than it does in the U.S., for examples[5]:

- ☐ Australia: higher of 35 dBA or L_{90} + 5 dBA
- ☐ Denmark: 40 dBA
- ☐ France: L_{90} + 3 dBA (night) and L_{90} + 5 dBA (day)
- ☐ Germany: 40 dBA
- ☐ Holland: 40 dBA
- ☐ United Kingdom: 40 dBA (day) and 43 dBA or L_{90} + 5 dBA (night)
- ☐ Illinois: Octave frequency band limits of about 50 dBA (day) and about 46 dBA (night)
- ☐ Wisconsin: 50 dBA

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Michigan: 55 dBA
Industry representatives on state governmental committees have worked to establish sound limits and setbacks that are lenient and favor the industry. In Michigan, for example, the State Task Force (working under the Department of Labor and Economic Growth) recommended in its "Siting Guidelines for Wind Energy Systems" that the limits be set at 55 dBA or L_{90} + 5 dBA, whichever is higher. In Wisconsin, the State Task Force has recommended 50 dBA.
When Wisconsin's Town of Union wind turbine committee made an open records request to find out the scientific basis for the sound levels and setbacks in the state's draft model ordinance, it found that no scientific or medical data was used at all. Review of the meeting minutes provided

2 (http://www.acousticecology.org/srwind.html)
3 AEI is a 501(c)3 non-profit organization based in Santa Fe, New Mexico, USA. The article is available at http://www.acousticecology.org/srwind.html
4 Study review available at: http://www.berr.gov.uk/files/file35592.pdf
5 Ramakrishnan, Ph. D., P. Eng., Ramani, "Wind Turbine Facilities Noise Issues" Dec. 2007 Prepared for the Ontario Ministry of Environment.
Prepared for: Windaction.org

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C2-14. cont.

each frequency where the graphs of sound pressures are above (exceed) the graph showing perception the wind turbine sounds would be perceptible or audible. The more the wind turbine sound exceeds the perception curve the more pronounced it will be. When it exceeds the quiet rural background sound level (L_{A90}) it will not be masked or obscured by the rural soundscape. The over-all sounds from each of the frequency bands are summed and presented on the right hand side of the graph. These are presented with corrections for A-weighting (dBA) and C-weighting (dBC). These show that if only dBA criteria are used to assess and limit wind turbine sound the low frequency content of the wind turbines emissions are not revealed. Note that in many cases the values for dBC are almost 20 dB higher than the dBA values. This is the basis for the WHO warning that when low frequency sound content is present outside a home dBA is not an appropriate method of describing predicted noise impacts, sound limits, or criteria.
Figure 1-Graph Of Wind Turbine Sounds Vs. Rural Background And Threshold Of Perception
(Note: The lowest L_{Aeq} and L_{Ceq} shown at right are measured background L_{A90} and L_{C90}. The Leq values could be 0-5 dB higher)
Our review of the studies listed in Tables 1-4 in the Noise-Con paper at the end of this document, provided answers to a number of significant questions we had, as acoustical engineers, regarding the development of siting guidelines for industrial-scale wind turbines. They are provided below for easy of reading and continuity:
Do international, national, or local community noise standards for siting wind turbines near dwellings address the low frequency portion of the wind turbines' sound immissions*?* No. State and local governments are in the process of establishing wind farm noise limits and/or wind turbine setbacks from nearby residents, but the standards incorrectly assume that limits based on dBA levels are sufficient to protect the residents.
Prepared for: Windaction.org

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NOISE CRITERIA FOR SITING WIND TURBINES TO PREVENT HEALTH RISKS[29]

1. Establishing Long□Term Background Noise Level

a. Instrumentation: ANSI or IEC Type 1 Precision Integrating Sound Level Meter plus meteorological instruments to measure wind velocity, temperature and humidity near the sound measuring microphone. Measurement procedures
must meet ANSI S12.9, Part 3 except as noted in Section 4. below.
b. Measurement location(s): Nearest property line(s) from proposed wind turbines representative of all nonparticipating
residential property within 2.0 miles.
c. Time of measurements and prevailing weather: The atmosphere must be classified as stable with no vertical heat
flow to cause air mixing. Stable conditions occur in the evening and middle of the night with a clear sky and very little
wind near the surface. Sound measurements are only valid when the measured wind speed at the microphone is less
than 2 m/s (4.5 mph).
d. Long-Term Background sound measurements: All data recording shall be a series of contiguous ten (10) minute measurements. The measurement objective is to determine the quietest ten minute period at each location of interest. Nighttime test periods are preferred unless daytime conditions are quieter. The following data shall be recorded simultaneously for each ten (10) minute measurement period: dBA data includes L_{A90}, L_{A10}, L_{Aeq} and dBC data includes L_{C90}, L_{C10}, and L_{Ceq}. Record the maximum wind speed at the microphone during the ten minutes, a single
measurement of temperature and humidity at the microphone for each new location or each hour whichever is oftener shall also be recorded. A ten (10) minute measurement contains valid data provided: Both L_{A10} minus L_{A90} and
L_{C10} minus L_{C90} are not greater than 10 dB and the maximum wind speed at the microphone is less than 2 m/s during
the same ten (10) minute period as the acoustic data.

C2-14. cont.

2. Wind Turbine Sound Immission Limits

No wind turbine or group of turbines shall be located so as to cause wind turbine sound immission at any location on
non-participating property containing a residence in excess of the limits in the following table:

Table of Not□To□Exceed Property Line Sound Immission Limits [1]

Criteria Condition dBA dBC
A
Immission above preconstruction

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background:
$L_{Aeq} = L_{A90} + 5$ $L_{Ceq} = L_{C90} + 5$
B Maximum immission: 35 L_{Aeq}
55 L_{Ceq} for quiet[2] rural environment
60 L_{Ceq} for rural-suburban environment
C
Immission spectra

imbalance L_{Ceq} (immission) minus (L_{A90} (background) +5) ☐ 20 dB

D Prominent tone penalty: 5 dB 5 dB
Notes
1
Each Test is independent and exceedances of any test establishes non-compliance.
Sound "immission" is the wind turbine noise emission as received at a property.
2
A "Quiet rural environment" is a location >2 miles from a major transportation artery without high traffic volume during otherwise quiet periods of the day or night.
3 Prominent tone as defined in IEC 61400-11. This Standard is not to be used for any other purpose.
[1] Procedures provided in Section 7. Measurement Procedures (ANSI 12.9 Part 3 with Amendments) of the most recent version of
"**The How To Guide To Siting Wind Turbines To Prevent Health Risks From Sound**" by Kamperman and James and the apply to
this table.

C2-14. cont.

3. Wind Farm Noise Compliance Testing

All of the measurements outlined above in 1. Establishing Nighttime Background Noise Level must be repeated to determine compliance with 2. Wind Turbine Sound Immission Limits. The compliance test location is to be the pre-turbine
background noise measurement location nearest to the home of the complainant in line with the wind farm and nearer to
the wind farm. The time of day for the testing and the wind farm operating conditions plus wind speed and direction must
replicate the conditions that generated the complaint. Procedures of ANSI S12.9- Part 3 apply except as noted in Section 4.
The effect of instrumentation limits for wind and other factors must be recognized and followed.
Prepared for: Windaction.org

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Attachment 2

Subject: **gw comments**
From: **Christopher Noland <sdrockguy@hotmail.com>**
Sent: **Thursday, August 27, 2009 8:31:14 PM**
To: **donnatisdale@hughes.net**

C2-14. cont. No mention of wind turbines in the noise technical report.

Comments on Groundwater Study:

C2-35. 1. There are no climatologists on the list of preparers and a significant portion of the document discusses climate change and the impacts of climate change. The other issue is the list of preparers itself. The list is full of consultants who are typically hired to perform groundwater studies for clients that would like to develop their property. It seems like members of academia should have been invited to technically review the content of the material in addition to the consultants who more than likely jumped at the opportunity to provide input.

C2-36. 2. There is no rationale behind the use of a certain number of years for precipitation data. This seems erroneous and could yield very different results depending on the number of years of data. Just to use all available data may not be the best method to determine variations in annual precipitation.

C2-37. 3. There is no rationale for the use of 34 years of data for precipitation. Please discuss the reasoning behind the 34 years.

C2-38. 4. In section 3.5.1 it is stated that groundwater impacts are from high volume users are limited to localized areas within basins. This is erroneous when compared to Barona Valley and surrounding basins that are affected by groundwater in a regional area – not localized. The area of Ranchos Finistierra has also been negatively affected from a high volume user in a different basin.

C2-39. 5. Table 3-12 please make a footnote with a disclaimer that the groundwater availability is based on very limited data.

C2-40. 6. General concept about the use of the basin approach to determine aquifer storativity could be flawed. Projects that have major groundwater use should not only have to study

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C2-40. cont. wells within the basin, but in adjacent basins since groundwater in fractured rock is not always basin dependent.

C2-41. 8. Figure 2-3 – Why are records from 1948 used for precipitation when everything else in the report uses 1971 as a starting point?

C2-42. 9. On all hydrograph figures: please add trend lines to each well. It is much easier to see a trend line than an oscillating curve.

C2-43. 10. General comment about the use of 50% reduction in storage. There are no references that refer to the use of 50% reduction in storage. Please provide detailed rationale why 50% is used. A 25% reduction in storage in some basins could have significant impacts.

C2-44. General comment about adding a discussion on impacts to private well owners. Please provide a cost analysis in general terms about an impacted well owner that would have to drill deeper or drill a new well in case of unmitigated impacts such as a neighbor who decides to put in a farm next door. These scenarios are not uncommon in the backcountry and need to be addressed.

Attachment 3:

BOULEVARD COMMUNITY PLANNING GROUP'S COMMENTS ON GUIDELINES FOR DETERMINING SIGNIFICANCE AND REPORT FORMAT AND CONTENT REQUIREMENTS GROUNDWATER RESOURCES

C2-45. At our February 1, 2007 meeting, the Boulevard Planning Group reviewed and discussed documents and draft comments, then voted unanimously (one seat vacant) to support Dr. Victor M. Ponce's letter (1-25-07) on this issue, and to submit our own comment letter, stressing sustainable yield. We commend Jim Bennett and his laborious efforts at updating County groundwater regulations. This is a very much improved and more inclusive document. However, many of us who rely on the groundwater resources, at risk from new and intensive development (one developer claims to now control 20,000 acres in Boulevard and wants master-planned communities), still have major concerns, including but not limited to the following:

<u>No Board action/County reserving right to modify guidelines?</u>:

Why are these guidelines and report format not being presented to the Board of Supervisors for action?
While we would hope the statement that, ***"The County reserves the right to modify these Guidelines in the event of scientific discovery or alterations in factual data that may alter the common application of a Guideline"*** (Explanation, Draft Guidelines), would lead to better protections, we are concerned it could also lead to less protection–depending on who was in charge at the time and their mind-set.
What is the public review process for the potential modification (s) of the Guidelines?

<u>Sustainable Yield does not equal the allowed 50% reduction of groundwater in storage:</u>

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The model in Figure 8 (Draft Guidelines pg 44) may not represent conditions present in all parts of the County. Lee Valley is *not* typical of fractured rock aquifers across the County and should not be used as "the" model. The aperture, density, orientation and connectivity of fractures vary.

Significant impacts could occur at a level greater than the 50% threshold which represents the lowest volume in storativity on the model. Has the County relied on this one model (Fig 8) only or have they considered other models from similar terrains around the world, specifically Australia, 40% of which is underlain with fractured rock.

Safe yield does is not sustainable yield (Sophocleous M. 1997 Managing water resources systems: Why safe yield is not sustainable?).

Use of the traditional concept of "safe yield" of ground water persists today despite being repeatedly discredited in scientific literature. Misconceptions about safe yield and its use in groundwater management lead to continued groundwater depletion, stream dewatering , and loss of wetland and riparian ecosystems. (Sophocleous (1998)

Sustainable yield does not equal annual recharge rate, especially in fractured rock aquifers.

The consequences of groundwater exploitation countywide, sanctioned by these Guidelines (extraction of up to 50% of the stored volume), will be felt far into the future.

A sustainable groundwater management plan should begin by tapping deep percolation . In practice, suitable fractions of shallow percolation may be tapped only after detailed studies show that the hydrological, ecological, geomorphological, climatological and other impacts are minimal (Sophocleous, 2000)

C2-45. cont.

The safest policy for sustainable yield is 1/6 or 17% of recharge, intended as an estimate of the amount of groundwater that would go into deep percolation (V.M. Ponce, Groundwater Utilization and Sustainability, 2006)

A study using a phased approach in South Africa carried out a long-term pump test with extensive monitoring program. " ***Interpretation of these data, as well as detailed water balance calculations, base flow separation, and numerical modeling, indicated that the long-term yield of the aquifer is***

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only about 35% of the original exploitation potential." (Determination of Sustainable Well field Yield Considering Groundwater-Surface Water Interaction, from (515) Environmentally Sound Technology in Water Resource Management 2006).

Recent State Supreme Court Ruling sets precedent on water supply and land use planning:

The recent ruling against the master-plan community in Rancho Cordova, known as Sunrise Douglas, near Sacramento, places a heavy burden on municipalities and builders to identify future water supplies for new projects. The ruling sets an important precedent because it is ***"the first time that the California Supreme Court has really addressed the functions of water-supply planning and land-use planning and how they work together...it will have a very large impact on developers that begin to develop these projects and cities and county governments that are responsible for approving projects."***(Doug Sherwin, Daily Transcript 2-15-07)

Full Disclosure:

With new development heading towards steeper, rockier, drier slopes, there should be disclosure clauses in title, and other, reports for new subdivision properties, east of the County Water Authority be able to find the minimum amount of water to run a household, as required for

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will boundary, alerting potential buyers that they may be purchasing a dry lot. There are no guarantees that each newly subdivided lot sold

After the embarrassment of dry lot subdivisions, some in Arizona are now required to disclose that the "Property is subject to assessments imposed by the Central Arizona Water Conservation District(CAWCD) for membership in the Central Arizona Groundwater Replenishment District (CAGRD). The CAGRD costs will be a part of the annual property tax billing from the county treasurer. A lot purchaser's share of the costs will depend on the amount of water used". (High Country News). These costs are open-ended and cannot realistically be projected–they are unknown. ***Alternate water source is not an option in most of rural San Diego County at any cost.***

Liabilities:

What are the liabilities for the County, and/or their licensed professionals, in the event lots created in an approved subdivision, or other large project, such as the 87-lot Rancho Finis Tierras on a dry hill in Boulevard, are in fact "dry lots" which cannot get an approved building permit due to failure to find the minimum amount of groundwater required by DEH for permitting purposes?

What are the liabilities in regards to those licensed professionals approving, with their signatures, these guidelines approving the extraction of up to 50% of the stored groundwater?

CEQA Language:

C2-45. cont.

The word "***substantially***" should be removed from the County determinations regarding: "Would the project

substantially deplete groundwater supplies or interfere ***substantially*** with groundwater recharge..." (Intro, Draft Guidelines pg 1). It does not need to be there.

Consultants/conflicts/professional ethic standards:

Upton Sinclair said "It is difficult to get a man to understand something when his salary depends on his not understanding it". This may be the case here.

Several participating TAC members (at least 3 of 6) are working, or have worked, as paid consultants to numerous large-scale, non-conforming, community character changing projects, covering tens of thousands of acres, which could result in serious groundwater impacts in groundwater

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dependent communities. Those projects include: Father Joe's Children's Village, Star Ranch, Ketcham Ranch, Rancho Finis Tierra, ,Big Country Ranch, Empire Ranch, Rough Acres Ranch, the Campo Landfill, the La Posta Casino and most likely the Golden Acorn Casino.

Training and employment for geologists/hydrogeologists is geared towards the promotion of developing (pumping/exploiting) the maximum amount of groundwater possible. Insiders know that data does, on occasion get manipulated to suit the client's goals. This does not always result in viable sustainability for adjacent neighbors, including the impacted natural environment, or the project in question.

Only 8 applied to the County's Request for Applications for a new list of approved CEQA consultants.

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While this speeds up the process and reportedly eliminates unqualified consultants, as desired, the limited number raises concerns with the potential for cronyism.

Retired/former County employees should not be allowed to immediately turn around through the revolving door and lobby their former co-workers as paid consultants for major projects. There needs to be some time restriction on this.

The County should include a reminder that professional codes, standards, and ethics are to be honored and upheld. Does DPLU,or the County, have an ethics code?

Further, the California Board for Geologists and Geophysicists should be notified when professionals holding civic positions acquire employment with private companies, and continue to work or be involved in the same project for the County, or in the department overseeing project. Professionals have indicated this conflict of interest has occurred in the past.

Groundwater:

All withdrawn groundwater comes from somewhere within the system/hydraulic cycle.

Use of groundwater changes the subsurface and surface environment

Groundwater pumped from the aquifer comes from storage but ultimately it comes from induced recharge

(Sophocleous 1997 Why safe yield is not sustainable)

Induced recharge is being drawn in from elsewhere in the basin thereby changing the dynamics, potentially

C2-45. cont.

drying up neighboring wells, streams, springs, surface water and habitat.

Fractured Rock:

Fractured rock storage is limited in this complex system and difficult to properly calculate . (4.2.1 pg 23 Draft Guidelines)

Calculated storage values for fractured rock aquifers can be inaccurate (3.1.2.3 pg 14 Draft Report Format)

Due to limited storage capacity it has greater fluctuations in water levels during seasonal variations and drought conditions.

Represents a variety of problems for properly identifying sustainable yield.

Determining the sustainable yield of fractured rock aquifers "Requires Multidisciplinary, Integrated Approach, Hydrogeology, Geology, Chemistry With Good Baseline Data." (Challenges and Opportunities for Evaluating Groundwater Resources in Fractured-Rock Environments, Dave Evans Dept of Geology, Sacramento State & James W. Borchers, Calif. Water Science Center US GS)

Basin definition should be well defined due to the complex nature of fractured rock systems.

Preferred flow patterns in fractured rock aquifers may cross surficial watershed boundaries, defying conventional hydrological characterization.

Regionally extensive fractures cross what are usually considered ground water divides resulting in hydraulic connectivity between groundwater subbasins identified by surface watershed divides.

Consultants often downplay project impacts by using surface watershed divides to wrongly claim that the impacts of their large project is spread out over multiple watersheds , ignoring the fact that they are hydraulically connected through extensive fracturing.

Off-site well interference (dewatering) can result with multiple users extracting , or attempting to extract,

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water from the same fracture system.

New wells can cause existing wells to go dry with no recourse for the impacted well owners.

Dewatering of impacted wells can result in major expenses for property owners to deepen the existing well, which also increases pumping costs, or drilling a new well in another area at great expense. There is no guarantee that replacement water will be found.

30 year average precipitation

Only a percentage of the precipitation, occurring during cyclical El Nino wet years, should be counted as recharge. Ground water basins recharge quickly, become saturated, and then the majority of the rainfall turns into run-off as rejected recharge. Those of us who have lived here for decades have seen this occur numerous times in a cyclical pattern.

The most recent precipitation map included El Nino years. It is our concern that the actual rate of recharge was actually significantly less than what fell on the ground surface. The map may have resulted in higher density than the land can actually carry without groundwater depletion and negative impacts overall.

An updated precipitation map needs to be developed to include the entirety of the recent ongoing drought.

Climate change could affect ground water sustainability in several ways:

C2-45. cont.

Groundwater yield varies with environmental conditions .

Changes in groundwater recharge due to changes in average rainfall and temperature or in seasonal distribution of rainfall (USGS circular1186 Alley, Reilly, Franke 1999)

Droughts are expected to become more extended and more severe with projected climate changes.

Warmer temperatures increase plant transpiration--the loss of water to the atmosphere from plants.

Evaporation increases by 5-10% for each degree (C) increase in temperature. Drier soil and reduced vegetative cover resulting from drought or increased evaporation leaves soil vulnerable to dust storms and irreversible wind erosion.

Semi-arid regions in East County will become vulnerable to dryer soils and a change in vegetative cover with lessened ability to retain and recharge groundwater.

Desertification could result from a combination of climate change and the allowed overuse of groundwater resources in storage.

Watershed:

Need to better define watershed to include the interconnectivity in a fractured rock system. The term "nearby" (2.7 page 11 of draft) does not define a distance. It would be better to use any off-site wells that may be extracting groundwater from the same fractured rock system.

Discretionary projects should not be allowed to incorporate watersheds on large swaths of adjacent land owned by the Bureau of Land Management, Indian Reservations, state and national forests, dedicated park land, etc, into their water studies. We have seen this done in the past with local projects.

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Water Quality:

Consideration of water quality effects in sustainable yield assessments represents not just one more test of "sustainability" of aquifer development, *but an essential part of the evaluation.* (Sophocleous, 1998).

Cross contamination is a big issue between waste water and potable water. Degraded water gets drawn into and extracted from domestic and small water system wells.

Quality will be negatively impacted with increased reintroduction of treated wastewater resulting in increased Total Dissolved Solids and degradation from emerging contaminants such as cleaning products and pharmaceuticals. Some of these dangerous byproducts pose public health impacts and are not even tested for at present.

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Contamination will be aggravated with less rainfall to dilute and flush out the impacted groundwater.

Biology:

Huge stands of dead and dying trees in the backcountry are indicative of a dropping water table due to drought conditions/climate change, and increased development. These dead trees are not being replaced with new growth.

Continuing to allow up to 50% of stored groundwater will only aggravate these negative impacts.

C2-45. cont.

Habitat:

Given the dynamic connectedness of a watershed, management activities can fragment the habitat "patches" if they are not planned and implemented from an ecosystem and watershed prospective. We cannot use a natural system without altering it, and the more intensive and efficient the use, the greater the alteration.(Sophocleous 1997 Managing water resources systems)

Groundwater feeds surface water (and vice versa) which supports sensitive groundwater dependent habitat.

Reduction in groundwater, be it caused by drought or overuse, reduces or negates surface flow from springs, seeps, streams and creeks. This critical conservation issue has been glossed over

Development of groundwater resources since the 1800's has resulted in the elimination or alteration of many perennial stream reaches, wetlands and associated riparian ecosystems (USGS Cir. 1186)

Mitigation:

Relocation of production wells further away from groundwater-dependent habitat (3.3.4 pg 20 Draft Report Format) does not negate the impact of production wells on the basin in general. Water is still extracted from the hydrologic cycle and will no longer serve the groundwater dependent habitat.

Because of interdependence of surface and ground water, changes to any part of the system have consequences for the other parts (Sophocleous, 1998).

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Ultimately, there is no alternate water supply available to replace the groundwater resources relied on east of the County Water Authority line.

Conclusions:

C2-45. cont.

The allowed extraction rate of up to 50% of stored volume, effectively groundwater mining, is ill conceived and against the principle of sustainability. Our precious groundwater is an incredibly vulnerable and finite resource, irreplaceable at any cost. Developers of backcountry properties, often referred to as clients by the DPLU, do not always want to understand this fact of life. They often hire amenable consultants to "find the water needed". They don't particularly care where that water comes from. Decisions being made today will have far reaching impacts just as decisions made years ago are being felt today. Hard lessons learned from negative impacts on groundwater resources due to over exploitation at Borrego Springs, Barona, Ojos Negros (Baja California) Tucson and Phoenix in Arizona, the Ogallala aquifer in the High Plains, and countless other locations throughout the region and the world cannot be ignored. Potential impacts to local groundwater resources from less hospitable weather and precipitation patterns, resulting from climate change ,also need to be taken into account. The ongoing practice of the County apparently ignoring the perceived conflict-of-interest with consultants (TAC members) advising on policy that benefits themselves and their clients must stop now. New policy to prevent this conflict from occurring in the future needs to be adopted and enforced. The revolving door of ex-employees moving right into consulting jobs where they lobby former co-workers on behalf of their clients also needs to be addressed. As private citizens, who cannot always afford to hire our own attorneys, we must rely on our elected officials, government agencies, and regulators, to do the right thing, legally, ethically, and morally, in regards to long-term planning for the viability of groundwater dependent communities.

Sincerely,

Donna Tisdale, Chair CC: Interested Parties

Responses to Letter C 2, Boulevard Community Planning Group

C2-1 The County appreciates and acknowledges the comments, but does not agree that conservation subdivision policies should not be applied to rural communities such as Boulevard. Concerns such as groundwater constraints are primarily addressed by limiting the ability to subdivide through low density designations on the Land Use Map. The conservation subdivision program alone is not intended to serve as the basis for determining appropriate lot size; other considerations would include the availability of water, other services, and community character.

C2-2 The County appreciates this comment, but does not agree that conservation subdivisions are inappropriate in rural communities. Concerns such as groundwater constraints are primarily addressed by limiting the ability to subdivide through low density designations on the Land Use Map. The conservation subdivision program alone is not intended to serve as the basis for determining appropriate lot size; other considerations would include the availability of water, other services, and community character.

C2-3 The County acknowledges that utility lines should be placed underground, as required by Board Policies I-92 Undergrounding of Utilities and J-17 Undergrounding of Existing Overhead Utility Facilities. However, SDG&E is ultimately responsible for the maintenance and undergrounding of existing utilities. While the County has policies and procedures for undergrounding of overhead utility facilities in established Underground Utility Districts, it is ultimately the responsibility of SDG&E to fund and actually underground said facilities. As such, the request is outside the direct control of the County. Also, the County supports energy conservation, efficiency, and low impact energy projects in the draft General Plan, which encourages development projects that conserve energy and use alternate sources of energy. Examples of such policies include COS-14.3 Sustainable Development, COS-14.6 Solar Access for Infill Development, and COS-14.7 Alternate Energy Sources for Development Projects. Therefore, no changes to the draft General Plan have been made as a result of this comment.

C2-4 The County acknowledges this comment. Please refer to response to comment C2-3 above.

C2-5 Please refer to response to comment C2-3 above.

C2-6 The County appreciates this comment, but does not agree that a reduction in parcel size should not apply outside the County Water Authority boundary. Concerns such as groundwater constraints are primarily addressed by limiting the ability to subdivide through low density designations on the Land Use Map. The determination of an appropriate lot size would be based on considerations such as the type of agriculture being preserved, the availability of water and other services, and community character.

C2-7 The County appreciates the comments supporting energy efficiency and the use of sustainable resources.

Responses to Letter C 2, Boulevard Community Planning Group (cont.)

C2-8 The County appreciates and acknowledges this comment, but does not agree. Please refer to response to comment C2-1 above.

C2-9 The County appreciates this comment, but does not agree that Policy S-15.4 should be revised. The proximity of residential areas to airstrips is already considered by the policy because airstrips must be "compatible with surrounding established and planned land uses."

C2-10 The County appreciates this comment, but does not feel that changes are necessary as this policy is under General Plan Update Goal LU-11, which concerns commercial, office, and industrial development. Moreover, Federal and State lands are outside the jurisdiction and authority of the County of San Diego.

C2-11 The County appreciates the comment, but does not agree that policy COS-4.2 should include "fire-resistant" plants. Although the County understands the concern, this issue is addressed within County landscape regulations. In addition, Policy S-3.3, in the draft General Plan Update Safety Element requires minimizing flammable vegetation in development.

The County concurs that permeable pavement can be an effective measure, and it is encouraged as one of several tools within the County's low impact development guidelines and addressed by Policy COS-5.2.

C2-12 In response to this comment, the County has changed the second bullet point in Policy LU-8.2 to read as follows:

"In areas without current overdraft groundwater conditions, ~~prohibit~~evaluate new groundwater dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users~~where overdraft conditions are foreseeable~~."

This will occur by applying the County Groundwater Ordinance, the County Guidelines for Determining Significance – Groundwater Resources, and other applicable regulations to future groundwater dependent development projects.

C2-13 Policy LU-2.7 has been amended to require measures that also minimize "excessive vibrations," as recommended.

C2-14 The County appreciates this information and intends to use it as a resource when reviewing specific development projects. However, changes to Policy N-2.1 are not necessary at this time.

C2-15 The County agrees with this comment and is in the initial stages of preparing specific regulations to address wind turbine projects. No changes to Policy N-6.1 were necessary since this issue would be covered under the existing policy language.

C2-16 The County appreciates this comment, but does not agree. Please refer to response to comment C2-9 above.

Responses to Letter C 2, Boulevard Community Planning Group (cont.)

C2-17 The County appreciates this comment, but does not agree that the policy should be revised. While Policy LU-6.10 is general in terms of assigning land uses in high hazard areas, the comment provides a level of specificity beyond what is addressed in the policy. The concerns expressed in the comment would be addressed during the implementation of the policy.

C2-18 The County appreciates this comment, but does not agree that the policy should be revised. While Policy LU-12.3 is general, the comment provides a level of specificity beyond what is addressed in this policy.

C2-19 The County does not agree that Policy S-6.2 Fire Protection for Multi-Story Development applies to wind turbines. This policy was intended for habitable structures. The following policy has been added to the General Plan Update Conservation and Open Space Element to address maintenance of wind turbines to minimize fire risk:

"Policy COS-18.3 Maintenance of Alternate Energy Systems. Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment."

C2-20 The County appreciates the comment and concern but does not agree that the policy should be revised. Policy S-6.3 is meant to address fire and emergency medical services. Energy infrastructure funding is established by other agencies.

C2-21 The County appreciates this comment. Policy COS-4.1 was written to be an umbrella for any conservation practices that conserve groundwater including gray water.

The County does not agree that policy COS-4.4 needs to be revised. Gas stations are one example of an essential service needed in the backcountry in which there is a high potential to contaminate groundwater. This policy requires such uses to take appropriate measures to protect water supply sources.

C2-22 The County appreciates the comment, and concurs that proposed legislation would increase recycling rates to 75 percent. County staff continues to monitor the status of the legislation. The last sentence of Policy COS-17.1 has been revised to state "Divert solid waste from landfills in compliance with State Law," which recognizes that State requirements for diversion may increase in the future.

C2-23 The County appreciates the comment, but does not agree that Policy COS-14.7 should be revised. The policy is general in terms of the alternative energy sources. Concerns for the type and scale of alternative energy sources would be addressed as the policy is implemented on a project-by-project basis.

C2-24 The County appreciates the comment supporting Policies COS-15.1 through COS-15.5 and energy efficiency programs and the use of sustainable resources.

C2-25 Please refer to response to comment C2-22 above.

Responses to Letter C 2, Boulevard Community Planning Group (cont.)

C2-26 The County appreciates this comment and the concerns expressed with the design review process. The purpose of mitigation measure Aes-1.4 is to address concerns by improving the design review process.

C2-27 The County appreciates the comment and show of support for mitigation measure Aes-1.6.

C2-28 The County acknowledges the concerns expressed for preserving the unique boulder formations in Boulevard and Jacumba. Policies COS-9.2 and LU-6.6 are included in the draft General Plan to protect these resources. However, the County does not agree that impacts to these resources would be significant pursuant to CEQA.

C2-29 The County acknowledges the concerns expressed over the use of chemical weed abatement and its potential to contaminate groundwater. Mitigation measure Haz-4.2 would implement "environmentally sensitive brush management measures." It should be noted that use of chemicals is seldom proposed during project review.

C2-30 The eye gnat situation in Jacumba is being addressed by the County Vector Control Program (Department of Environmental Health) in a cooperative effort that includes the farm operator, the community, and experts from the University of California and the County Department of Agriculture Weights and Measures.

Eye gnat conditions in Jacumba are not a General Plan Update issue. General Plan Update goals and policies discussed in the DEIR could affect new agricultural operations in the County, and could affect the buffer zones required around or the land uses allowed near such operations. The referenced organic farm and current land uses in Jacumba both already exist, however, and are not the result of General Plan Update land uses or policies. No new vector breeding source is proposed for the Jacumba area in the General Plan Update. The proposed project does include measures to address appropriate land use siting near agricultural operations to ensure that nuisances such as vectors to neighboring land uses are minimized (see Agr-1.1, 1.2, 1.3, and 1.5). Therefore, the statement in the DEIR that the proposed General Plan Update would have less than significant impacts related to vectors is correct generally and with respect to the Jacumba area.

C2-31 The comment refers back to comments C2-14 and C2-15. The County has reviewed these comments and finds that they are not at variance with the content in the DEIR. The mitigation measures in Section 7.2.11.3 would still be adequate.

C2-32 The adopted County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology were designed to identify and minimize adverse environmental effects on groundwater resources. By utilizing methodologies within these documents, future projects will be required to address both water quantity and quality concerns raised in this comment.

C2-33 The County appreciates the support expressed for mitigation measure USS-6.5 and the concern to keep organic materials out of landfills.

Responses to Letter C 2, Boulevard Community Planning Group (cont.)

C2-34 The County acknowledges the comment but does not agree that it is necessary to revise the third bullet of mitigation measure CC-1.16 to add "low impact" before renewable energy. The intent is to retain sufficient flexibility as an energy strategy is developed.

C2-35 The County acknowledges and appreciates this comment. The issue raised is not related to a technical issue pursuant to the groundwater study (Appendix D of the DEIR). The County respectfully disagrees that climate change represented a significant portion of the document as it was discussed on Pages 7 and 8 of the study. There was no climate change work conducted that required the expertise of a climatologist. The list of preparers and technical reviewers has a combined 150 years of expertise in fractured rock hydrology and site-specific groundwater investigation experience. In addition, Dr. David Huntley, Professor of Geological Sciences (Groundwater Hydrology) at San Diego State University, was consulted by the County numerous times throughout development of this study. However, Dr. Huntley did not have the time available to review this very large document (over 400 pages with appendices) and therefore was not formally named as a technical reviewer.

C2-36 The County acknowledges and appreciates this comment. As outlined within the County Guidelines for Determining Significance – Groundwater Resources (page 23) a minimum 30-year time frame is used to calculate groundwater recharge for site-specific groundwater studies. The County updated its Groundwater Limitations Map in 2004, in which approximately 50,000 records from nearly 100 precipitation stations were compiled to create the revised map. From this effort, the County was able to utilize the compiled data for this study. In this case, 34 years of precipitation data was readily available for the study instead of a minimum of 30 years. The study calculated recharge on a monthly basis with each month through 34 years bearing out a unique value of recharge. The time period from 1971 to 2005 which was used ensures a reasonably foreseeable drought condition was evaluated. This time period included three dry periods including one of the worst droughts on record, and two wet periods, including one of the wettest periods on record.

The County has received several groundwater studies from consultants that utilized greater than 50 years of precipitation data. The results indicate that impacts were greatest in the late 1980s and 2002 through 2004. Therefore, there is no benefit in adding additional years of evaluation to the study especially in light of the tremendous amount of time and cost involved in compiling precipitation data.

C2-37 Please refer to comment above for the rationale behind the 34-year period analyzed. Clarifying text has been included in Section 3.1 and Section 3.1.2 of the study to provide rationale behind the 34-year period analyzed, as discussed in more detail in response to comment C2-36 above.

C2-38 Groundwater impacts from Barona Indian Reservation are unsubstantiated due to lack of data available. However, based on data that is available, there have been approximately 20 residences adjacent to Barona Indian Reservation with depleted or dry wells in a relatively small area (approximately 150 acres). This is considered a

Responses to Letter C 2, Boulevard Community Planning Group (cont.)

localized impact to groundwater resources. Additionally, the allegation of Ranchos Finistierra being negatively affected from a high volume user in a different basin is unsubstantiated. As documented within the study, low well yield is a common occurrence in fractured rock aquifers. It is likely that any well problems at Ranchos Finistierra are due to low well yield from the local fractured rock aquifer rather than due to usage of groundwater on the Indian Reservation.

C2-39 The County acknowledges and appreciates this comment. A footnote has been added to Table 3-12 and several other tables and figures in the General Plan Update Groundwater Study as recommended.

C2-40 The issue raised is not related to a technical issue with the Groundwater Study. The County does not disagree with the comment. The County evaluates nearby wells for projects utilizing its well interference guidelines, which are applied to any wells located near a large quantity groundwater project.

C2-41 Figure 2-3 of the General Plan Update Groundwater Study is intended to provide the reader general knowledge of precipitation trends in San Diego County. Hence, a 50-year record was used to provide the reader a broad view of precipitation trends. The study itself focused on the past 34 years, as this is most representative of the climatic conditions that are reasonably foreseeable to occur. As already stated in response to comment C2-36 above, text has been included in the study to provide rationale behind the 34-year period analyzed.

C2-42 The County appreciates this recommendation. The groundwater hydrographs show actual water levels measured in each well through time. They do not represent oscillating curves but actual water levels. Actual water levels are the best representation of what is actually occurring in the groundwater system. The discussion throughout the study focuses on actual water levels as recorded. Furthermore, a linear trend for each well hydrograph is not appropriate since the well records depicted cover a wide variety of time periods. Some wells contain less than a year of data while some wells have a nearly 30-year record.

C2-43 The 50 percent reduction in storage criterion is referenced within the County of San Diego Guidelines for Determining Significance – Groundwater Resources (Pages 22 through 24). The 50 percent criterion has also been utilized in groundwater investigations within the County of San Diego since the adoption of the County Groundwater Ordinance in 1991. The 50 percent threshold was established to address the unique characteristics of County fractured rock aquifers which are characterized by (1) limited storage capacity and (2) very limited groundwater recharge during droughts and excess recharge during wet periods. Limiting the estimated amount of groundwater available to 50 percent of the calculated total groundwater in storage will result in limiting groundwater use to a fraction of long-term average groundwater recharge. This will ensure a sustainable supply of groundwater during extended drought periods where little-to-no recharge occurs. To provide a clear understanding of the conservative nature of this criterion, statistics from the Lee basin, which was used to calibrate the water balance analysis for the General Plan Update Groundwater Study, are provided. Average annual

Responses to Letter C 2, Boulevard Community Planning Group (cont.)

groundwater recharge was estimated to be approximately 8.8 percent over the 34-year period analyzed. The sustainable yield as calculated for this basin using the 50 percent criterion is about 77 acre-feet per year, which would result in a total of approximately 2.4 percent of precipitation being available for groundwater extraction. This is only a fraction of the average annual groundwater recharge estimated and is clearly conservative. Therefore, there is no technical basis to use 25 percent reduction in storage as the evidence provided shows the conservative nature of the 50 percent reduction in storage criterion. Currently, in Lee Valley, groundwater extraction is estimated to be approximately 98 acre-feet per year, which exceeds the sustainable yield as calculated. Current groundwater levels from wells monitored in Lee Valley since the 1980s do not show indications that groundwater problems have developed with this level of groundwater pumping. This provides in-the-field evidence of the conservative nature of the criterion utilized in this study. Also, as documented in Appendix D of the General Plan Update Groundwater Study, the calibration process indirectly accounts for phreatophyte consumption and several other elements not explicitly quantified within the water balance. This was achieved through a substantial overestimation of surface water runoff which provides additional water for these important environmental processes.

C2-44 Providing economic impact analyses is beyond the objectives and scope of work for the Groundwater Study. This study was developed to support the General Plan Update EIR in evaluating potential environmental impacts to groundwater resources in accordance with CEQA.

C2-45 The County acknowledges the Boulevard Community Planning Group's resubmission of comments on Guidelines for Determining Significance and Report Format and Content Requirements for Groundwater Resources, which are not part of the General Plan Update DEIR. The County has previously responded to these comments; therefore, further response is not warranted.

Comment Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update)

Boulevard Planning Group 8-27-09 Comments on the Draft General Plan (Revised 7-1-09)

Community Plans & Profile

C3-1. • 1-22: We are glad to see community plans being adopted as integral parts of the General Plan which must be referenced for determining the types and density of land use that may be considered within the planning area.

C3-2. • 1-28: We appreciate the valid recognition that development opportunities in this area are generally more constrained due to more rugged terrain, sensitive species and habitat and limited public services

Vision

C3-3. • 2-3: We support the statements that "new development shall respect and maintain the physical and visual integrity of the hillsides, valleys, and deserts..." and the avoidance of developing in areas subject to wildfire and flooding risks.

C3-4. • 2-5: Thank you for using "low-impact" coupled with alternative energy sources. This term should be used throughout this document and supporting documents.

C3-5. • 2.7: We object to the compact pattern of development for our rural area. It does not fit our community character and negatively impacts the rural quality of life.

C3-6. • 2-11: We strongly disagree with the decoupling of density and lot size in our very rural area. The smaller lots created by conservation subdivisions do not fit in with our community character outside the grandfathered in rural village areas. Dianne Jacob, BOS Chair, stated at the May 31, 2009 BOS hearing , that she also opposes the decoupling of density and lot size in groundwater dependent areas. She stated she wants the Board, at a future meeting, to change the language to clarifying density, parcel size, and zoning.

Goals & Policies

C3-7. • 3-27: LU-7.2: We oppose Parcel Size Reduction Incentive for Agriculture in our very rural area, especially on large ranch properties that have been purchased by absentee developers who have kept a few cattle grazing or planted a small garden to keep the AG designation. Examples include: Rough Acres Ranch on McCain Valley (Hamann Companies), Empire Ranch on Jewel Valley Road and Big Country on Ribbonwood Road (Lansing Companies)

C3-8. • LU8.2: Bullet 2: How will the County judge where "overdraft conditions are foreseeable"?

C3-9. • 3-32 LU-10.1-10.4: We support these goals and policies requiring development to respect and conserve natural resources, features and rural character, and limiting commercial and industrial uses outside the village area.

Solid Waste

C3-10. • 3-38: We support the increased rate of recycling to 75% to protect finite groundwater resources, to reduce GHG production, and to avoid the need for new landfills like proposed Gregory Canyon and Campo Landfills. However, the Campo Landfill is considered "Out-of County" due to its proposed location on sovereign tribal land. This should be corrected.

Water Quality

C3-11. • 3-41: LU-13.1 uses the word "sustainable" in regards to water supplies for land use planning.

C3-12. • 3-41:LU-13.2: Commitment of water supply: should read adequate, *"sustainable"*, water resources to support development

Comment Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

Wastewater Treatment & Sewer Facilities

C3-13. • 3-42: LU-14.3 & LU-14.4: We have concerns with the potential push by absentee developers for an Economic Development Area to apply for grants for large sewage treatment plants to support their plans for a major increase in density, thereby inducing growth. In groundwater dependent areas, these treatment facilities funnel unfiltered pharmaceuticals, other health care and beauty products, and household cleaners through the outflow into a concentrated area of the aquifer which can result in an overload of known and emerging contaminants, and increased TDS levels. These contaminants would build up over time and negatively impact potable water quality. We have no economically viable alternate water supply.

Location of Waste Management & Composting Facilities

C3-14. • 3-43: LU16.1: We support an increase recycling and reduction rate of 75% to create more jobs, to conserve resources and to negate the need for any new landfills, especially in groundwater dependent areas.

C3-15. • 3-43: LU16.3: We support the establishment of additional properly located, managed, and monitored recycling and resource recovery facilities including the composting of organic materials. In some cases certain green materials need to be brought into a farm or livestock production area in order to balance the compost mixture for on-site use. County regs should allow for this necessity. Composting helps improve soil and crops while reducing water needs. It also helps to preserve landfill space. Biosolids (sewage sludge) should not be included in the composting stream due to the impacts from known and emerging contaminants

Adequate Civic Uses

C3-16. • 3-43: LU-18.1 & .2: We support both these goals to co-locate civic uses, like community centers, libraries, parks, and more. Along with the proper design and location to assure compatibility with community character and adjoining uses.

County Roads

C3-17. • 4-5: Private Roads: We appreciate the inclusion of information that private roads and their rights of way are not maintained by the County are not available for general public use

C3-18. • 4-7: We also appreciate flexible road standards to reflect community character(i.e. No curbs or gutters)

C3-19. • 4-16: M-3.3: Multiple Ingress and Egress: Due to concerns in our part of the border region, that is subject to the smuggling of drugs and people, our Boulevard community plan comments on secondary access roads states: " Fire access routes that are properly located, authorized, and secured to avoid the proliferation of unauthorized access to private property."

Airports

C3-20. • 4-19: There is no discussion on unauthorized private airports in rural residential areas. The Boulevard Planning Group has received complaints from neighbors regarding two in the Boulevard area. In this border community, these unauthorized airports can be used for illegal activities. They also represent noise and safety issues that have not and are not being addressed. DPLU Staff advised Boulevard Planning Group to raise these concerns in this forum.

Park -and-Ride Facilities

C3-21. • 4-26: Boulevard has been advised we can no longer use the parking spaces at our joint fire station / community center as a park and ride lot. This was one of the only secure locations

Comment Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

C3-21. cont. to leave a car due to the proximity of the sheriff's substation. Perhaps the County can work out something with the Campo or La Posta Bands to set aside several spaces for Par-and-riders.

Water Resources

C3-22. • 5-2: Water Resources: The terms "groundwater" and /or "aquifers" need to be added to this list of water sources to be protected and conserved. Most of the unincorporated area relies solely on groundwater resources.

C3-23. • 5-2: Mineral Resources: This section needs to include the recycling and reuse of C&D materials which will help conserve the remaining mineral sources and preserve landfill space

C3-24. • 5.2: We appreciate the goal to protect scenic corridors, geographically extensive scenic viewsheds and dark skies within the natural environment

C3-25. • 5-3: Air Quality Climate Change and Energy: The last sentence should be changed to read: "...while promoting the use of *appropriately located, low-impact* renewable energy sources..."

C3-26. • 5-3: Park and Recreation Facilities: Boulevard needs to be better served. We lack a park, recreational facilities, and now a community center, which may be taken over by the Fire Deptartment.

C3-27. • 5-4: Last sentence in blue print, should be changed to read: "...the mining of mineral resources typically has noise, *traffic, air, and groundwater* impacts that must be addressed."

Wildlife Habitat, Corridors & Linkages

C3-28. • 5-5: We support the protection and inter-connection of intact habitat and critical wildlife corridors and linkages, on public and private land. New subdivision developments can be designed with large lots that protect these necessary elements without resorting to the compressed lot conservation subdivisions through existing resource and open space protections.

Water Management

C3-29. • 5-11: COS-4.1: The use of gray water needs to be addressed and allowed under proper conditions.

C3-30. • 5-11: COS-4.2: Plants should also be "fire-resistant"

C3-31. • 5-13: COS-4.4: Groundwater Contamination: Those projects with a high potential to contaminate the groundwater should simply be avoided in groundwater dependent areas

C3-32. • 5-13 COS-5.2: There are new pervious surfaces that allow groundwater to percolate through They should be encouraged and required for new projects and remodels.

Preservation of Cultural and Historical Resources

C3-33. • 5-16 - 5-18: We strongly support the county's efforts and goals to protect these important resources.

Landscapes, Scenic Corridors, Astronomical Dark Skies

C3-34. • **5-25 - 5-31:** We strongly support the county's efforts and goals to protect these important resources. Our community character, quality of life, and tourism trade, rely on them.

Preservation of Scenic Resources

C3-35. • **5-30: We support the requirement for undergrounding utilities in new development**, and to encourage undergrounding of existing utilities to preserve viewsheds, reduce hazards associated with hanging lines and utility poles (especially fire hazards) and to keep pace with current and future technologies

Comment Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

C3-36. • The County should require that all new utility / transmission lines shall be installed "underground" in the fire prone backcountry, including the Sunrise Powerlink and other similar projects. Not only would it help prevent wildfires, it would prevent the need to shut off power during fires and prevent the lines from impeding the fighting of fires. Undergrounding would also protect and preserve natural and scenic resources, property values, and quality of life overall. It may even reduce the cost of fire insurance.

Dark Skies

C3-37. • **5-31:** We have stated before and again state that the San Diego Astronomy Association's Tierra Del Sol Observatory be included as a scientific resource that should be protected and included when development is proposed in the Boulevard / Jacumba area. NASA and other important research is conducted there, attracting scientists and tourists from around the world. Our dark skies are a vanishing and incredibly valuable resource.

C3-38. • Boulevard Planning Group previously voted to pursue Dark Sky Community Status.

Climate Change and Composting:

C3-39. • 5-33: We are glad to see the recognition of how important it is to keep organics out of landfills and to prevent methane production through composting. Composting and manure management have been the subject of major meetings and conferences both locally and nationally. Please contact Wayne Williams at DPW to make sure the proper language is included in this document.

C3-40. • See comments on 3-43 above regarding bio solids

Energy & Sustainable Development

C3-41. • **5-34: Paragraph 4: Under Renewable resources,** this section should include large urban solar PV projects like the SCE 500 MW project slated for existing commercial rooftops. (PUC 6-18-09 press release docket # A.08-03-015). Commissioner Bohn stated this project is a major step in diversifying the mix of renewables and spurring a market niche for large scale rooftop solar applications. Bohn said: *"Unlike other generation resources, tee projects can get built quickly and without the need for expensive new transmission lines. And since they are built on existing structures, these projects are extremely benign from an environmental standpoint, with neither land use, water or air emission impacts..."*

C3-42. • **Industrial Wind Energy impacts:** Because Boulevard stands to be the community most impacted by multiple industrial wind energy and transmission infrastructure projects, we want some mention of the downside and destructive nature of wind energy on the natural and human environment, including the increased threat of fire from malfunctioning turbines, new transmission lines and substations, health and property related impacts from 400-600 foot tall turbines, with the potential for blade shedding, shadow flicker, noise impacts and infrasonic vibrations. Negative impacts to property values and community character should also be included. They are real. Distributed Point of use renewable energy is much less invasive and destructive (see CEC Commission Bohn's statement in comment above)

C3-43. • 5-34 last paragraph and second sentence on 5-35: The recession has dropped energy consumption approximately 6 %, and new state laws have been passed for energy efficiency and conservation. With new and increased incentives for point of use PV , it should play a much bigger role in energy production for new and existing buildings, thereby reducing the need for standard power generation facilities

Comment Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

Sustainable Land Development:

C3-44. • 5-35: COS-14.7. Again, since Boulevard will be the community most impacted by industrial wind energy and related infrastructure, we want to retain the *"appropriate area"* statement. Due to the need for significant setbacks to reduce the significant and cumulative impacts of industrial wind energy and the related infrastructure, many areas will *not be* "appropriate". See Boulevard Draft Community plan for list of negative impacts from industrial wind energy.

C3-45. • 5-36: COS-14.11: Undisturbed native soils also act to sequester carbon. This fact should be recognized as critical.

Sustainable Waste Management:

C3-46. • Goal & Education: Add *"composting"* at end of goal, after "recycling"and "reuse"

sustainable Energy:

C3-47. • 5-39: COS-18.1: We appreciate this policy. However, alternative energy projects should be located as close to point of use as possible. *Low impact and Point of Use projects should take priority over remote energy projects that require increased infrastructure and use of undisturbed lands.*

Parks and Recreation:

C3-48. • 5-41 - 5-43: While we strongly support the county's efforts towards the acquisition, expansion and development of park and recreation facilities, including trails, the use of PLDO funds in the communities where those funds are generated through development fees, *as one of the only communities without a park, real community center, library, or recreational facilities, we are strongly concerned that fees generated in our community continue to go to so-called "regional recreational parks" in other communities that already have those assets.*

Housing Element:

C3-49. • 6-2: We oppose the removal of minimum lot size restrictions from the General Plan to allow for the clustering of houses. See comments above under **Vision 2-11**

C3-50. • 6-10: Last paragraph: Again we object to the clustering of houses on small lots for impacts on community character, groundwater quality and quantity, and quality of life.

C3-51. • 6-11: We appreciate the statement that in the unincorporated areas, *"environmental concerns, and laws now take precedence over the sprawl development that occurred in the past"*

C3-52. • 6-14: We oppose the provision of a density bonus program for affordable housing and special needs housing in groundwater dependent rural areas, especially those that are not served by water or sewer districts. *We ask that groundwater dependent areas be eliminated from any density bonus. This issue was previously raised and supported at the Steering Committee.*

Fire Hazards:

C3-53. • We appreciate the increased funding and coordination of fire fighting efforts in the backcountry.

C3-54. • 7-8: Multi-Story Structural Fires: We share concerns with multi-story fires due to the potential for a proliferation of industrial wind turbine facilities in the Boulevard area, on public, private and tribal lands. Industrial wind turbines average 40-50 stories but new turbines stand as tall as 60 stories. They do contain flammable liquids and can malfunction bursting into flame at the top towers. In many areas turbine fires are allowed to burn themselves out which is not an option in our high fire hazard area.

Comment Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

C3-55. • 7-11: Table S-1: We do not understand why new developments with RL 40, 80 & 160 densities will not be required to meet *travel time standards.* Aren't single family residences required to meet that standard? *What about insurance ratings?*

Floodplain development:

C3-56. • 7-20: S-9.5: Concerns were expressed at Steering Committee meetings regarding the failure to remove the last sentence regarding the allowing of development in and near the floodplain.

Airport Hazards:

C3-57. • 7-24: S-15.4: The location of private airstrips and heliports should be restricted in rural areas adjacent to the volatile US/Mexico border to eliminate the potential for the smuggling of drugs and humans and to protect public health and safety. See 4-19 comments above.

Noise Element:

C3-58. • 8-2 - 8-6: Goals and Guiding Principles for Noise, Noise Evaluation and Measurement and Noise Standards should include infrasonic and other vibrations which can negatively impact the health and well being of humans, livestock and wildlife. Industrial wind turbines are a source of infrasonic and other noise and vibration impacts, and need to be addressed in this element–especially if the County is going to consider / encourage industrial wind projects on private land. *See recommendations at: "Siting Wind Turbines to Prevent Health Risks from Sound" at http://www.windaction.org/documents/17229. See page 19 for criteria for establishing ling-term background noise levels.*

C3-59. • Legitimate independent testing of ambient noise levels, including night time noise levels, and during various weather conditions with varying wind patterns, should be required as part of any environmental review process for any and all industrial wind energy and other projects that are proposed within San Diego County, including those proposed for public and / or tribal lands that will impact county residents and tax payers. Applicants should be required to foot the bill for valid third party independent studies upon which enforcement for violations can be based.

C3-60. **Noise Land Use Compatibility & Protection of Noise Sensitive Uses:**

• 8-11: see Noise Element Comments above

C3-61. • 8-12: Ground borne vibration: Please add infrasonic vibrations throughout the Noise Element.

C3-62. • 8-14: N5-2: This should apply to industrial wind turbines as well, including limiting use to daytime hours.

C3-63. • 8-14: How will the County ID the noise and vibrations generated by industrial wind turbines?

C3-64. • 8-14: N-6.6: Should "Minimal" be "Minimize"?

Implementation:

C3-65. • 9-5: Design Guidelines: The issue of Design Review Boards for the unrepresented Planning Groups, like Boulevard, has not been addressed. Staff indicated something would be done but we have not seen anything yet. We would like a say in the design of projects that will impact our freeway access corners and the village boundaries. This includes the new Border Patrol station that is being planned at the northwest corner of I-8 at Ribbonwood. We don't want a prison looking facility or bright lights. We want it toned down. We also have concerns with the impacts to groundwater from such a large facility. Comments on the proposed EA and FONSI for this large-scale project are due by September 15, 2009. The document can be found at the USACE website: http://ecso.swf.usace.army.mil, under the link for Documents for Public Review / Comment. # # #

Responses to Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update)

C3-1 The County appreciates the support for the County's efforts to adopt community plans as an integral part of the General Plan.

C3-2 The County appreciates the support for the draft General Plan Introduction, Community Profile section, recognition of the generally constrained development opportunities in Boulevard.

C3-3 The County appreciates the support for the General Plan Vision statement that "new development shall respect and maintain the physical and visual integrity..."

C3-4 The County appreciates the support for the General Plan Vision statement indicating "low impact" alternative energy sources.

C3-5 The County acknowledges the objection to the use of "compact development patterns," but does not agree with the commenter. A primary premise of the General Plan Update is to locate new development in areas with "existing or planned infrastructure, services, and jobs in a compact pattern of development" so that rural areas, such as Boulevard, can be preserved with continued patterns of low density development.

C3-6 The County appreciates the comment, but does not agree that the Board of Supervisors (BOS) is opposed to decoupling of density and lot size. At the May 13, 2009 hearing of the BOS, the Legislative Intent for the General Plan Update was revised to add "the same," in addition to "smaller than," when referring to parcel size in relationship to density in the General Plan. The draft Conservation Program had previously been modified to ensure that conservation subdivisions are consistent with community character.

C3-7 The County does not agree with this comment. Policy LU-7.2 is intended to support and preserve agricultural operations in the County.

C3-8 Pursuant to this comment, the County has changed the second bullet point in Policy LU-8.2 as follows:

"In areas without current overdraft groundwater conditions, ~~prohibit~~evaluate new groundwater dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users~~where overdraft conditions are foreseeable~~."

See also response to comment C2-12 above.

C3-9 The County appreciates the support for Policies LU-10.1 through 10.4, which provide requirements for development in Semi-rural and Rural Lands.

C3-10 The County appreciates this comment but does not agree that language regarding the Campo Landfill needs to be modified. The referenced paragraph discusses landfills currently operating in the County that are publicly or privately owned and

Responses to Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

operated or are owned and operated by another local jurisdiction. The Campo landfill would fall into the category of being operated in another jurisdiction, as it is located on sovereign land.

C3-11 The County acknowledges the comment. Recommendations were not provided with the comment.

C3-12 The County appreciates the comment but does not agree that policy LU-13.2 should be changed to include "sustainable."

C3-13 The County acknowledges the concerns expressed with large sewage treatment plants in groundwater dependent communities. No changes to the policies were necessary.

C3-14 The County appreciates this comment; however, Policy 16.1 addresses the location of waste management facilities and is not related to recycling and waste diversion.

C3-15 The County appreciates the support expressed for recycling of organic materials.

C3-16 The County appreciates the support expressed for Policies LU-18.1 and LU-18.2.

C3-17 The County acknowledges the support for the information provided on private roads under the County Road System section of the draft Mobility Element.

C3-18 The County appreciates and acknowledges the support for flexible road standards.

C3-19 The County acknowledges the concerns expressed over unauthorized access to private property. No changes to policy M-3.3 are recommended.

C3-20 The County acknowledges the concerns expressed over unauthorized private airports in the Boulevard community. This issue is most appropriately addressed within the community plan.

C3-21 The County acknowledges the concern over the loss of a park and ride facility. This is a community specific concern that is not appropriate to address at the General Plan level. This issue should be addressed in the community plan and/or in another community-level forum.

C3-22 The "Water Resources" bullet under the Purpose and Scope section of the draft Conservation and Open Space Element has been revised to include "groundwater aquifer," as recommended.

C3-23 The County acknowledges the comment, but does not concur that "recycling of construction materials" needs to be included in the introductory Mineral Resources bullet in the Purpose and Scope section. This issue is adequately addressed under the Mineral Resources section of the draft Conservation and Open Space Element.

Responses to Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

C3-24 The County appreciates the support for the "Visual Resources" text under the Purpose and Scope section of the draft Conservation and Open space Element.

C3-25 The County appreciates the comment, but does not concur that it is necessary to add "appropriately located, low impact" to renewable energy sources in the Air Quality, Climate Change, and Energy bullet under the Purpose and Scope section of the Conservation and Open Space Element.

C3-26 The County acknowledges that the Boulevard Community Planning Group feels that the community is underserved by park and recreation facilities. The County strives to address such issues during implementation of the General Plan Update, including those issues outlined in the community plan updates.

C3-27 The last sentence of the Relationship to Other Elements section has been revised to include "traffic, air, and groundwater" as recommended.

C3-28 The County agrees that in some cases wildlife habitat and movement paths can be accommodated on large lots. However, the County has also found that in many cases smaller lot sizes are necessary in order to consolidate development into one area and preserve the remaining area as open space, even if all of the open space is still on private lots.

C3-29 Please refer to response to comment C2-21.

C3-30 Please refer to response to comment C2-11.

C3-31 Please refer to response to comment C2-21.

C3-32 Please refer to response to comment C2-11.

C3-33 The County appreciates the support for the County's efforts to protect cultural and historic resources.

C3-34 The County appreciates the support for the County's efforts to protect visual resources, such as landscapes, scenic corridors, and dark skies.

C3-35 The County appreciates the support for undergrounding of utilities.

C3-36 The County acknowledges that utility lines should be placed underground. Please refer to response to comment C2-3.

C3-37 The County appreciates and acknowledges this comment. Discretionary projects that propose outdoor lighting in Lighting in Boulevard and Jacumba are required to comply with the Light Pollution Code (LPC), also known as the Dark Sky Ordinance. Compliance with the LPC would minimize adverse impacts to dark skies in these communities. Please refer to response to comment O10-3.

Responses to Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

C3-38 The County acknowledges the Boulevard community's interest in Dark Sky Community status. This issue would be an appropriate topic to address in the community plan.

C3-39 The County appreciates the support for keeping organics out of landfills. As recommended, Wayne Williams (DPW Solid Waste Planning and Recycling Division) was primarily responsible for the language concerning solid waste and recycling in the Context section of the Air Quality, Climate, and Energy section of the Conservation and Open Space Element.

C3-40 The County appreciates the support expressed for recycling of organic materials and notes the Planning Group's concerns over the use of biosolids in composting.

C3-41 The fourth sentence of the third paragraph under the Energy and Sustainable Development section of the draft Conservation and Open Space Element includes "roof-top solar panels and solar farms", as recommended.

C3-42 Pursuant to this comment, the Energy and Sustainable Development section of the draft Conservation and Open Space Element has been reorganized and the following sentence has been added to the fourth paragraph:

"While the large projects can supply energy to many thousands of homes, they generally require new transmission lines, which can result in land use and aesthetic impacts, along with an increased risk of wildfires."

C3-43 The County appreciates the comment and has reorganized the Energy and Sustainable Development section of the draft Conservation and Open Space Element to make this point more clearly.

C3-44 The County appreciates the comment, but does not agree that Policy COS-14.7 should be changed. Other policies and regulations, such as the Guidelines for Determining Significance, are intended to ensure these projects are constructed in appropriate areas.

C3-45 The County appreciates the comment, but does not agree that policy COS-14.11 should be revised to include the benefit of undisturbed native soils.

C3-46 The County agrees with this comment. Goal COS-17 has been revised with "composting" added as a type of recycling program.

C3-47 The County appreciates the comment, but does not agree that Policy COS-18.1 should be revised. As written, the policy recognizes the importance of maintaining the "character of their setting" when locating alternative energy systems, which would take into account the concern expressed over "increased infrastructure and use of undisturbed lands."

Responses to Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

C3-48 The Park Lands Dedication Ordinance (PLDO) divides the unincorporated area of the County into twenty-four Local Park Planning Areas (LPPAs). PLDO funds collected in an LPPA must be spent within that LPPA. The funds may be used to construct a new park, make improvements in an existing County park or may be used to construct recreational improvements in a facility that is open to the public but is operated by another agency (e.g., playgrounds or ball fields on school sites). In order for the County to construct a new local park, there must be an identified source of funding to maintain the new park other than the County General Fund. If such a maintenance funding source does not exist, the PLDO funds must be spent either in an existing park or on a recreation facility operated by another agency. In such cases, the funds may be used in the community where they were collected, or they may be used in another community within the same LPPA.

C3-49 The County acknowledges the comment expressing opposition to the concept of decoupling lot size from density. The County does not agree that this concept would adversely impact development in rural areas. The decoupling concept is a major cornerstone for the draft General Plan as it provides a trade-off to those property owners with decreased density under the General Plan Update to achieve a higher yield within the allowed density while avoiding constraints to development. Please also refer to response to comment C3-6.

C3-50 The County acknowledges the objection to clustering and conservation subdivision policies. Concerns such as groundwater constraints are primarily addressed by limiting the ability to subdivide through low density designations on the Land Use Map. The Conservation Subdivision Program alone is not intended to serve as the basis for determining appropriate lot size; other considerations would include the availability of water and other services, as well as community character.

C3-51 The County appreciates the support for the Community character and Environment section of the Housing Element

C3-52 The County acknowledges the opposition to the density bonus program in groundwater dependent areas. This program, which is mandated by the State, would not supersede restrictions that address water availability in groundwater dependent areas.

C3-53 The County appreciates the support for the "increased funding and coordination of fire fighting efforts in the backcountry."

C3-54 Please refer to response to comment C2-19.

C3-55 The County appreciates the concern for meeting minimum travel time standards, even in very rural areas with densities less than one dwelling unit per 40 acres. Safety Element Table S-1 provides the rationale for travel time standards and further notes that development in these low-density areas is still subject to mitigation measures imposed by independent fire districts. It is infeasible to plan for fire services that could respond to all areas of the County within 20 minutes or less;

Responses to Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

therefore, the draft General Plan Update assigns very low densities (RL-40 or less) to areas with travel times greater than 20 minutes.

C3-56 Draft General Plan Policy S-9.5, Development in the Floodplain Fringe, has been revised to limit the subdivision of property, or prohibit a specific type of development, i.e. no residential uses, etc. The County opposes a blanket prohibition on development of all kind. The last two sentences of Policy S-9.5 have been replaced with the following:

"For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization."

C3-57 The County acknowledges the comment, but does not agree that policy S-15.4 should be revised to restrict private airstrips solely due to proximity to the international border.

C3-58 The County agrees that infrasonic vibrations will be an important issue with some projects. The County is currently working on updated regulations to be incorporated into the Noise Ordinance and the Zoning Ordinance. These changes may also warrant specific language within the General Plan. However, at this time it would be premature to include specific discussion of infrasonic noise impacts in the noise element. As currently written, the General Plan Update does not exclude such impacts from regulation. Therefore, projects with infrasonic noise impacts will still be reviewed for compliance with the Noise Element similar to other projects with noise effects.

C3-59 The County does not agree with this recommendation. This type of independent ambient noise level testing is not currently conducted for public or private projects in the County. The nexus for requiring such measures has not been demonstrated.

C3-60 Please refer to responses to Comments C3-58 and C3-59 above.

C3-61 General Plan Update Noise Element Goal N-3 Groundborne Vibration addresses vibration impacts to noise sensitive receptors. The Goal and related policy is general in nature and may be applied to wind turbine uses if necessary. Specific guidelines and/or standards may be forthcoming to address infrasonic vibration and low frequency noise sources in the future.

C3-62 General Plan Update Noise Element Policy N-5.2 is specifically written to be general in nature and addresses all industrial type noise generation to surrounding residential uses. Therefore, the County disagrees that a specific reference to industrial wind turbines is unnecessary.

C3-63 The County will utilize existing tools to identify possible noise impacts associated with wind turbine uses. Specific guidelines and/or standards may be developed to

Responses to Letter C 3, Boulevard Community Planning Group (Comments on Draft General Plan Update) (cont.)

address any unique circumstances related to wind turbines as better data becomes available for assessing potential impacts.

C3-64 This comment pertains to Goal N-6. The County agrees with the comment and has changed the word "minimal" to "minimize."

C3-65 The County appreciates the commenter's concern with design review. Design review can be accomplished on specific sites through the use of a D Special Area Designator as described in the County's Zoning Ordinance Section 5900. A Design Review Board is not required for implementation of this designator. As part of the Zoning Ordinance Compatibility Update, staff will coordinate with the Boulevard Planning Group to determine where use of the D designator should be considered. However, the County also notes that such a designator would not apply to federal projects that are outside the County's land use jurisdiction such as the Border Patrol project mentioned.

Comment Letter C 4, Descanso Community Planning Group

The following is the Descanso Planning Group comments to the Draft General Plan land designator map for the Descanso planning area.

To:

Department of Planning and Land Use

Attention: Devon Muto

5201 Ruffin Road, Suite B

San Diego, CA 92123-1888

Motion from the August 20, 2009 Regular Meeting of the Descanso Planning Group

Regarding: Agenda Item B-b) General Plan Update: Maps, forest service land exchange, and other comments. (Under # 6 New Business):

C4-1. The Descanso Planning Group supports the July 2008 Referral Map and specifically supports the existing densities and use within the Rural Village Boundary, including the Hulburd Grove Forestry Cabins, and RL40 Density outside the Rural Village Boundary.

Motion made by Quinting

Seconded by White

Vote: 5 in Favor, 3 Opposed and 1 Vacancy

--
Michael A. Sterns
Organizational Management Services
619-659-3801

Responses to Letter C 4, Descanso Community Planning Group

C4-1 The County acknowledges the Descanso Community Planning Group's preference for the Referral Map and the specific support shown for the existing density and use within the Rural Village boundary and the Rural Lands 40 designation outside the Rural Village boundary.

Comment Letter C 5, Elfin Forest Harmony Grove Town Council

Elfin Forest/
Harmony Grove
Town Council

Dedicated to a continuing rural atmosphere

20223 Elfin Forest Rd., Elfin Forest, CA 92029

2009 Board Members:

Melanie Fallon, Chair
Jacqueline Arsivaud-Benjamin, Vice-Chair
May Meintjes, Treasurer
Bonnie Baumgartner, Secretary
Eric Anderson
Christopher Dye
Zana Parman
Manu Sohaey
Bill Telesco

Devon Muto
County of San Diego
Department of Planning and Land Use
5201 Ruffin Road
Suite B
San Diego, California 92123-1666

August 29, 2009

RE: Comments on the Updated General Plan and the Elfin Forest and Harmony Grove Community Plan

Dear Devon,

C5-1. As the public review of the draft Environmental Impact Report (EIR) is winding down, the Elfin Forest/Harmony Grove Town Council wanted to comment on the updated General Plan and our own Community Plan. We do not have any specific comments or concerns with the EIR, we think that it is well done and supports the new planning documents with well thought out analysis and implementation measures. You and the consultants are to be complemented for such a fine job.

In terms of the updated General Plan and our new Elfin Forest/Harmony Grove Community Plan we continue to support our comments which we outlined to you in our letter of January 16, 2009. However, we do want to reiterate our major concern to you and to take the opportunity to comment on two additional concerns that we have.

C5-2. Our major concern centers on the Board of Supervisor's proposed project Referral Map. This map depicts higher densities in four specific areas in Elfin Forest (SD2, SD4, SD6 and SD8) that are in conflict with the draft Elfin Forest/Harmony Grove Community Plan. The Referral Map also allows unacceptably high densities in the semi-rural and rural areas surrounding Harmony Grove Village Specific Plan Area (SD1, SD7 and SD8.) These densities do not meet the goals of the new Community Plan, which is the plan as envisioned by the community after years of planning with DPLU staff and New Urban West to develop the new HG Specific Plan.

C5-3. The communities of Elfin Forest and Harmony Grove have worked very hard on our Community Plan to balance development with our sensitive environmental landscape and we all believe that the Draft Land Use Map is the appropriate map to be adopted by the Board of Supervisors. The Elfin Forest/Harmony Grove Community Plan is consistent with the Draft Land Use Map and is overwhelming supported by the community.

Comment Letter C 5, Elfin Forest Harmony Grove Town Council (cont.)

C5-4. Our second issue has to do with identifying the new boundaries of the Elfin Forest/Harmony Grove community, which were adopted earlier in 2009 by a vote of the Board of the Town Council after a vote of the constituents to change our bylaws. We respectfully request that our new boundary lines be specifically identified on the Land Use Map and the San Dieguito Community Plan maps once the General Plan and Community Plans have been adopted. . They are attached to this document for clarification. Since our community is relatively small it is even more important that our boundary line be clear and understood by all who are interested in developing any land here.

C5-5. Finally, we would like to reiterate that the area in Elfin Forest known as Bridges Unit 7 (APNs 264-104-05, 264-104-12,264-104-13, 264-104-14, 264-104-16, 264-104-17), should follow the density reflected in the Environmentally Sensitive Map, of SR-4, instead of SR-2 in the Draft Land Use Map. In 2006 during the Environmental Review process for this property, evidence was presented by independent biologists to County staff as to the high value of the habitat contained in Unit 7. That information led County Land Use staff to change their recommendation from approval to denial of a proposed project on this site. The August 25, 2006 Staff report concluded: "Based on the findings of the ISA, the applicant's responses and additional information received from the noted environmental professional, the Department believes that development of either Alternative for Unit 7 may lead to extinction of the CG Core Area population." We therefore respectfully request that this particular area of Elfin Forest be consistent with the rest of our community, SR-2.

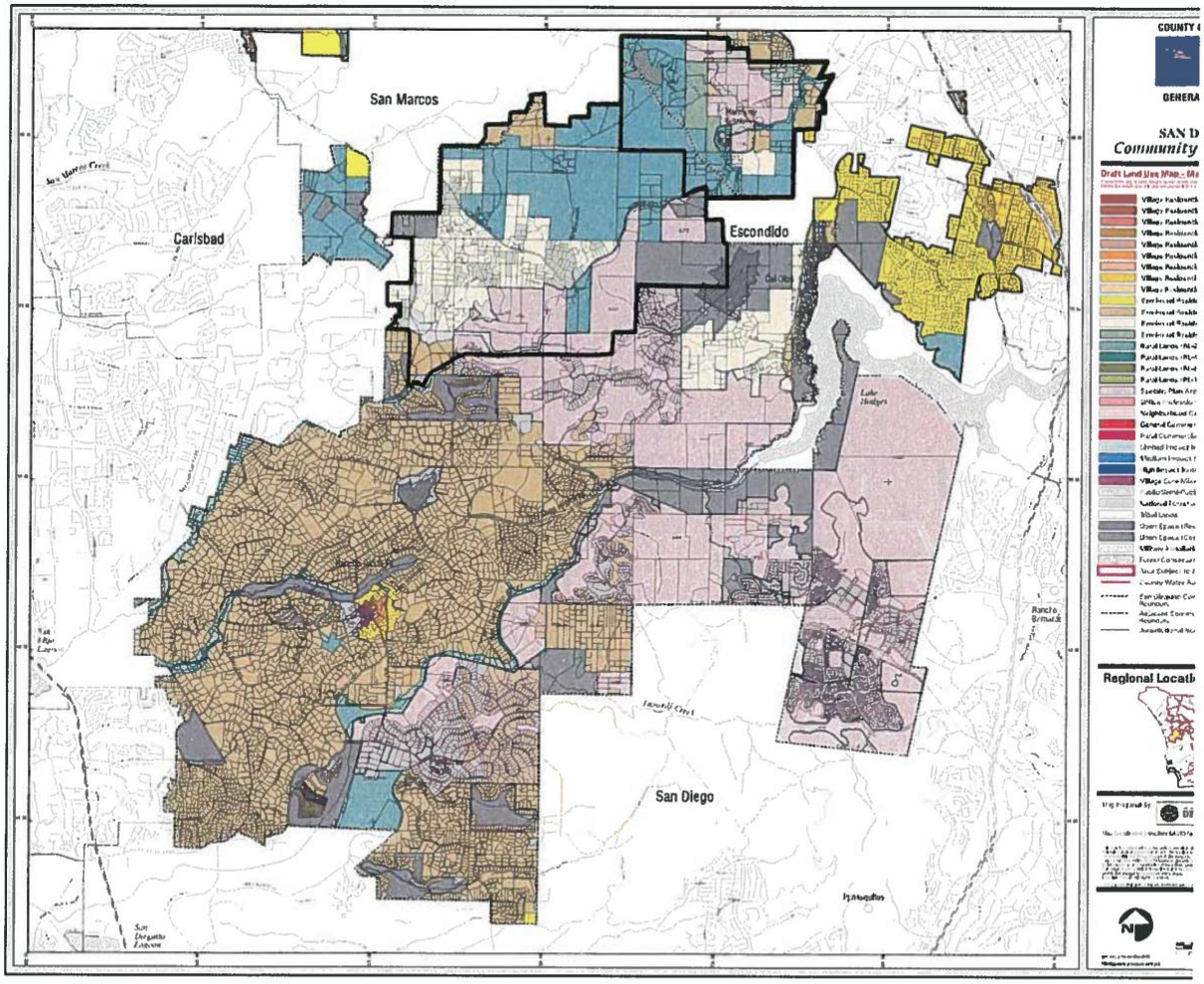
C5-6. Thank you so much for your interest and help in developing our Community Plan, and congratulations in finally completing the County's new General Plan. You, the staff and consultants have done an amazing job. You are to be applauded.

Sincerely,

Melanie Fallon, Chair
Elfin Forest/Harmony Grove Town Council

cc:
San Diego County Supervisors
San Diego County Planning Commissioners
San Dieguito Planning Group
Robert Citrano
Eric Lardy

Comment Letter C 5, Elfin Forest Harmony Grove Town Council (cont.)



Map showing the new approved boundaries of Elfin Forest and Harmony Grove, respectively, within the San Dieguito planning area

Responses to Letter C 5, Elfin Forest Harmony Grove Town Council

C5-1 The County appreciates this comment supporting the DEIR

C5-2 The County acknowledges the concerns regarding the Referral Map (proposed project). The information in this comment will be in the final documents for review and consideration by the County Board of Supervisors.

C5-3 The County acknowledges the support for the Draft Land Use Map alternative.

C5-4 The County acknowledges the boundaries for the Elfin Forest/Harmony Grove communities and will reflect these boundaries in the Community Plan prior to adoption of the General Plan Update.

C5-5 The County acknowledges the Elfin Forest/Harmony Grove Town Council's preference to designate APNs 264-104-05, 264-104-12, 264-104-13, 264-104-14, 264-104-16, and 264-104-17 as SR-4, consistent with the Environmentally Superior Map alternative.

C5-6 The County appreciates this acknowledgement and support from the Elfin Forest/Harmony Grove Town Council.

Comment Letter C 6, Greater Warner Springs Sponsor Group

Greater Warner Springs Sponsor Group

General Plan update-aug.'09

C6-1. EIR
2.4.1.4: Wildlife Corridors: Use the South Coast Missing Link Project by South Coast Wildlands(2006) to identify some important corridors. The text mentions BMO adopted 1998. Will
C6-2. there be special policies to protect these designated areas? What is the method to mitigate and protect these identified areas? The MSCP is not enough since the E. County plan is only just
C6-3. beginning.

2.8 Hydrology:
C6-4. p. 34 Naturally occurring radionuclides: There should be a mitigation proposed to develop of groundwater monitoring program in groundwater dependent regions.
P. 36: The lowering of water tables in groundwater dependent regions is a serious problem and should be addressed by requiring a groundwater management plan funded by the substantial users in the region. Residents and wildlife are at risk in these areas. The mining of water to export to other regions is a common occurrence in the upper San Luis Rey watershed. The inhabitants in these
C6-5. upper reaches need to be protected, as well as the river in that stretches to the ocean (includes riparian areas below and fisheries; National Marine Fisheries and CA Fish and Game hope to recreate steelhead habitat).
This is true of the upper Santa Margarita R. watershed , as well.

8.2 Land use: As above, the San Luis Rey R. upper watershed aquifer is being overdrafted (more extracted than is recharged). The potential impact of substantial water users needs to characterize their uses and quantities and develop a plan to protect the groundwater dependent areas above and
C6-6. below Lake Henshaw.
This should apply to the upper Santa Margarita watershed as well, if substantial users are identified there.

C6-7. Appendix D, Fig. 2.8-3 does not show the potential impact from Vista Irrigation District water extraction from the aquifer in the Warner Springs basin. Why?

2.14 : Recreation:
There is an issue with motorized recreation that needs to be addressed in Land Use and in Recreation. Motorized recreation should be limited to public and private lands that are designated
C6-8. as such. This activity is not compatible with areas near residents, sensitive habitats or wildlife corridors and should not be considered a residential accessory use. Could this be addressed in this section and land use? CEQA topics are all impacted by this activity and it should be addressed and mitigated by creating a land use designation or putting it into light or heavy industrial zones.

Draft GP

C6-9. Chapt. 3: Land use: p. 13 description of the N. Mountain Subregion leaves out Sunshine Summit (Holcomb Village) as a distinctive neighborhood. It is as identifiable than Oak Grove. Also, vineyards and tasting boutiques are an up and coming agricultural endeavor in this area.

Comment Letter C 6, Greater Warner Springs Sponsor Group (cont.)

Chapt. 5:
p.13 Goal COS-5: Protection and Maintenance of Water Resources

C6-10. Needs: Policy to develop groundwater management plans(gwmp) in groundwater dependent areas for protection of the habitat and residents. Long-term monitoring and use based on recharge would be part of the gwmp conducted by the substantial users.

P. 39: Goal COS-18

C6-11. -Locate alternative energy at the user site for efficient and low impact production and transmission.
-Develop "distributed" energy by placing alternative energy farms in strategic places throughout rural and urban areas.

p. 39 Goal COS-19

C6-12. Conservation of limited water supply for **ALL** uses, including rural, commercial—
This would be included in a gwmp.

Greater Warner Springs Community Plan:

C6-13. Reading over our "needs" section I wondered if we could reword two of the line items in the summary?
#8 bullet: reads "Restriction---" and could be changed to: Off-road motorized vehicle recreation restricted to designated land use zones (light or heavy industrial) where most appropriate.

C6-14. And, #13 reads "County protection---" changed to: Protection and management of the upper San Luis Rey River and Santa Margarita R. watersheds. (the county is not the appropriate entity in the San Luis Rey because there is a substantial user, VID).

Pam Nelson
Greater Warner Springs Sponsor Group, Chair
38723 Hwy 79, Warner Springs CA 92086

Responses to Letter C 6, Greater Warner Springs Sponsor Group

C6-1 The County appreciates this additional source of information regarding potential linkages in San Diego. County staff has reviewed the South Coast Missing Linkages project reports (http://www.scwildlands.org/reports) and identified three recommended linkage designs within the County's jurisdiction, all of which have been incorporated into the County's Multiple Species Conservation Program (MSCP) planning efforts for North and East County. In the DEIR, potential linkages and corridors within the future East County Plan were not mapped or evaluated since the plan is still in the preliminary stages of development. However, a preliminary draft map for East County that shows potential focused conservation areas is available on the County's website at: www.sdcounty.ca.gov/dplu/mscp/docs/ECMSCP/east_mscp_csa2_2_8x11.pdf.

The South Coast project and East County MSCP preliminary draft map are hereby incorporated by reference. While the additional information regarding linkages and corridors in the County is valuable, it does not affect the conclusions reached in the DEIR.

C6-2 The Biological Mitigation Ordinance (BMO) regulates development within the adopted South County MSCP. General Plan Policies COS-1.1 through COS-1.5, LU-6.1, and LU-6.7 support the wildlife corridor and linkage goals within the MSCP and BMO. However, the specific BMO and MSCP requirements are not reflected within General Plan Update policies, mainly because the General Plan will apply to development and resources in the County's entire jurisdiction while the MSCP currently applies only to the southwest region. Designated areas within the MSCP are regulated by the ordinance itself to protect the most sensitive resources. Mitigation is accomplished through a combination of avoidance of sensitive resources and purchase of lands within appropriate areas depending on the location of development in the MSCP. Minimum mitigation ratios are provided in Attachment M of the BMO.

C6-3 To mitigate and protect linkages and corridors, the County proposes Mitigation measures Bio-1.1, Bio-1.2, Bio-1.3, Bio-1.4, Bio-1.5, Bio-1.6, Bio-1.7 and Bio-2.3 described in Section 2.4.6.4 of the DEIR; however, potential impacts are still considered to be significant and unavoidable until the North and East County MSCP Plans are adopted.

C6-4 The County acknowledges and appreciates the comment that under Issue I: Water Quality Standards and Requirements, Naturally Occurring Radionuclides, there should be a mitigation proposed to develop a groundwater monitoring program in groundwater dependent regions. The issues raised are not at variance with the content of the General Plan Update DEIR. The County does not recognize groundwater monitoring for radionuclides as mitigation. Monitoring of radionuclides is assessment, while an example of mitigation would be treatment of radionuclides through a community water system. The County receives groundwater quality monitoring data from a variety of sources. Unfortunately, there is not a funding mechanism for the County to monitor the water quality of wells throughout the backcountry. Recently, the State Water Resources Control Board through the GAMA Domestic Well Assessment Project sampled 54 private wells within the

Responses to Letter C 6, Greater Warner Springs Sponsor Group (cont.)

County for radionuclides. This effort was state-funded. The County will continue to keep a database of water quality data from projects which test for radionuclides.

C6-5 The County acknowledges and appreciates this comment that Issue I: Water Quality Standards and Requirements should address the problem of lowering water tables in groundwater dependent areas. The issues raised are not at variance with the General Plan Update DEIR. Section 2.8, Hydrology and Water Quality, in the DEIR addresses the impacts of proposed land uses on groundwater resources. Prudent management of groundwater resources is very important and the County concurs with this concern. However, the County does not have the statutory authority to mandate the substantial users of the upper San Luis Rey River to prepare and implement a region-wide groundwater management plan.

C6-6 The issues raised are not at variance with the existing content of the DEIR. The County does not have active groundwater management authority in either of the watersheds and as such cannot regulate the amount of water any entity uses in either watershed. The County concurs that the substantial users within each watershed could potentially fund such a plan to monitor and manage groundwater. However, the County does not have the statutory authority to mandate the substantial users of the upper San Luis Rey River to prepare and implement a region-wide groundwater management plan.

The General Plan Update process has taken into consideration potential groundwater depletion in the upper and lower San Luis Rey watershed within the groundwater dependent portion of the County. Lands in this area are designated as Semi-Rural Residential (SR-10, 1 dwelling unit per 10, 20 acres) and Rural Lands (RL-40, 1 dwelling unit per 40 acres). The Warner Springs community, which is not known to be affected by a groundwater overdraft condition, contains the Warner Springs Ranch Specific Plan area and largely built out land which is designated as Village Residential (VR-2.9, 2.9 dwelling units per acre) and Semi-Rural Residential (SR-1, 1 dwelling unit per 1, 2, and 4 acres).

C6-7 Figure 2.8-3 was revised to include the Vista Irrigation District footprint of pumping wells in Warner Valley east of Lake Henshaw. The area was designated as "undetermined" as there is not enough information available as to whether or not there have been any localized impacts from the well pumping.

C6-8 While motorized recreation can be disruptive, it is an allowed use in residential areas. The County does not agree that motorized recreation should be limited to special designations. To do so would create difficulties in monitoring and enforcing private use of motorized vehicles on private lands.

In addition, the County does not agree that this issue should be addressed within the Land Use or Recreation sections of the DEIR. The County concedes that motorized recreation is a potential impact associated with residential use types. Within the DEIR, impacts associated with residential development are evaluated by the type of resource they affect. The comment notes that motorized recreation is not compatible with "areas near residents, sensitive habitats, or wildlife corridors." With regard to

Responses to Letter C 6, Greater Warner Springs Sponsor Group (cont.)

this activity near residents, the adverse impact would be the effects of noise. Annoyance or discomfort caused by use of motor vehicles is regulated by the County Noise Ordinance. In addition, the following clarification was added to Section 2.11.1.2 of the DEIR under subheading "Temporary and/or Nuisance Noise":

Intermittent or temporary neighborhood noise from amplified music, public address systems, barking dogs, landscape maintenance, stand-by power generators, motorized recreation, and construction activities are disturbing to residents but are difficult to attenuate and control.

For biological resource impacts, the motorized recreation would be part of the direct and indirect impacts already analyzed for residential development in Sections 2.4.3.1 and 2.4.3.4.

C6-9 The County appreciates the comment. Sunshine Summit has been added as a distinctive neighborhood under the North Mountain section of DEIR Section 2.9.1.2 addressing Land Use.

C6-10 The County does not regulate existing groundwater users in basins within its jurisdiction. See also responses to comments C6-5 and C6-6 above. As such, the County cannot mandate any curtailment of groundwater use since it does not have active groundwater management authority over any basin.

C6-11 The County appreciates the comment, but does not agree that draft General Plan Conservation and Open Space Element Policy COS-18.1 should be revised as recommended. The County does not concur that the more specific language is necessary and prefers to retain the policy in a more general sense to maximize flexibility when siting alternative energy systems.

C6-12 The County appreciates the comment and has revised Goal COS-19 in the draft General Plan Conservation and Open Space Element to include "all users," as recommended.

C6-13 The County does not agree with this comment. Please refer to response to comment C6-8 above.

C6-14 The County concurs that the revised text is more appropriate. Therefore the revision has been made within the Greater Warner Springs Area Chapter of the North Mountain Subregional Plan.

Comment Letter C 7, Hidden Meadows Community Sponsor Group

At our meeting of 27 August 2009, the Hidden Meadows Community Sponsor Group voted to forward the two following comments on the Draft General Plan, Revised July 1, 2009:

C7-1. 1. **LU-12.2 and LU-12.4** – We do not support the concept that development be allowed that would result in roads with a rating of LOS of E or F. This is in contradiction of policies approved by the Board of Supervisors and would significantly impact the quality of life in our community and dramatically alter the character of our rural/semi-rural character.

C7-2. 2. **S-6.5** – We object to allowing "incremental growth to occur until a new facility can be supported by development". This new sentence adds nothing to the intent of "…operating to, or in conjunction with, the development." However, it creates an ambiguity since no definition of incremental is provided and allows developers to construct an unspecified number of buildings before providing any fire protection services.

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Responses to Letter C 7, Hidden Meadows Community Sponsor Group

C7-1 The County acknowledges the concern regarding draft Policies LU-12.2 and LU-12.4 which would accept certain roads with a level of service (LOS) of E or F. These policies are proposed for limited circumstances where it would be preferable to accept a lower level of service on a particular road segment than to add travel lanes to the road so as to minimize adverse effects to community character and environmental resources.

C7-2 The County acknowledges the concern that Policy S-6.5 would allow incremental growth to occur until a new fire station is constructed. The County finds that it is not feasible for most projects to have a fire station built and operational prior to or in conjunction with development. This issue is further addressed in the draft Implementation Plan as measure 6.2.3.C, which would implement procedures to require development projects to fund a fair share toward fire service facilities.

Comment Letter C 8, Jamul Dulzura Community Planning Group

From: Daniel Neirinckx [mailto:danenkx@sbcglobal.net]
Sent: Monday, August 31, 2009 11:59 AM
To: DPLU, gpupdate
Cc: Dan Kjonegaard; Janet Mulder; Wilson, Adam
Subject: Draft GPudate Comments

C8-1. At the 8/25/09 meeting of the Jamul Dulzura Community Planning Group (JDCPG) the following comment/recommedation concerning the Draft General Plan was made and approved: "Dan Neirtinckx moved we recommend that the term "reservation" on page 3-17 under Tribal Lands, needs to be changed to more accurately describe Indial lands (i.e., Jamul Indian Village land) to "reservations/indian villages". Motion carried: 10 Yes: 1 No, Katzer; 0 Abstentions.

Copy of 8/25/09 JDCPG minutes attached.

Submitted by:
Dan Neirinckx,
Vice-chair
JDCPG

Comment Letter C 8, Jamul Dulzura Community Planning Group (cont.)

JAMUL DULZURA
COMMUNITY PLANNING GROUP
DRAFT MINUTES
Tuesday, August 25, 2009

General Plan and Community Plan Report – Dan Neirinckx –Jamul Dulzura Subregional Plan Change Recommendations include:

Change Policy 2, subparagraph (h), page 5, to read:

"Clustering is permitted under the following circumstances:
(1) Within the County Water Authority boundary when groundwater is not used.
(2) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land.
(3) On-site sewage disposal systems must be approved by the Health Department for immediate and long-term usage.
(4) The proposed development will have a no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category.
(5) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering by the County General Plan land use designation.
(6) Proposed clustered development is compatible with the established community character."

Change Policy 14, page 8: Add Winery to list of uses.

Change Goal 1, page 9 to read: "Develop a transportation system which provides for safe, efficient travel throughout this rural community and preserves the beauty, quality, and rural character of the Jamul/Dulzura Subregional Planning Area."

Change Goal 2 and Goal 3, page 10, to lower case type to be consistent with remaining format.

Page 4 – Policy 2(a) – Delete the numeral 2 after semi-rural – then reads "semi-rural"

After reviewing and receiving comments, Dan moved that we accept the changes as presented and modified tonight as written above. Motion carried unanimously with thanks to Dan and his sub-committee.

Dan Neirinckx reviewed the Draft Environmental Impact Report on the General Plan and found that it was based on the "referral map" which was the one that listed individual properties that the BOS made exceptions to and Dan sees no problem with the DEIR on them. **Ron White** whose property was affected said that no property was made at less than 10 acres

Comment Letter C 8, Jamul Dulzura Community Planning Group (cont.)

in his referral. 50% of his requests were granted. **Dan Neirinckx presented the Draft San Diego County General Plan and went over the following changes**:

On page 3-17 they referred to the Indian lands as "reservations" and we would we suggest that it be listed as "reservations/Indian Villages" if they are including the Jamul Indian Village in this document.

Page 4-18, it states that State Route 94 (Campo Road), south of Melody road in the Jamul/Dulzura Subregion is proposed to remain a two-lane road. This results in inherent limitations for truck traffic using this segment of SR94. Truck traffic should be shifted to Interstates 8, 805, and 905 and SR125 after the Otay Mesa II and Calexico Ports of Entry are upgraded.

Page 4-38 – Road Segments where Adding Travel Lanes is Not Justified – included Lyons Vall3ey Road (light collector with improvements options) from Campo Rd in Jamul to Skyline Truck Trail.

Page 5-29 - **County** scenic highways – includes Proctor Valley from Chula Vista to SR94, Otay Lakes Road from CV to SR94, State Route 94 from 125 to Interstate 8, Honey Springs Road SR94 to Lyons Valley Road, Lyons Valley Road from SR94 to the Cleveland National Forest, Japutal Road from Lyons Valley Rd to Interstate 8.

Page 6-2 – Within the CWA, the Land Use plan has designated more land for multi-family units, thereby increasing the number of future residential sites as well as providing a larger variety of homes. Minimum lot size restrictions have been removed from the General Plan to allow for clustering consistent with the Zoning Ordinance (and Community Plans) and to decrease land and infrastructure costs for new development.

Dan Neirinckx moved we recommend that the term "reservation" on page 3-17 under tribal lands, needs to be changed to more accurately describe Indian lands (i.e., Jamul Indian Village land) to "reservation/Indian Village land". Motion carried: 10, Yes; 1, No (Katzer); 0 abstentions.

Responses to Letter C 8, Jamul Dulzura Community Planning Group

C8-1 The County appreciates this information. Under Tribal Lands in the "Other Land Use Designations" section of the Land Use Element, "and Indian villages" was added after "reservations" as recommended.

Comment Letter C 9, Palomar Mountain Planning Organization

Palomar Mountain
Planning Organization
P.O. Box 145
Palomar Mountain, CA 92060-0145

Palomar Mountain Planning Organization
San Diego County General Plan 2020 PMPO Comments
August, 2009

Mr. Eric Lardy
Department of Planning and Land Use
5201 Ruffin Road Suite B
San Diego, CA 92123

San Diego Draft Environmental Impact Report Recommendation.

The PMPO agrees with the direction of the draft EIR, however they do note some apparent factual errors (see Appendix A, below). The County's forecasted population growth for Palomar Mountain, as described in draft EIR Section 1.13.3 (see EIR 1.00, page 1-28) is believed to be inaccurate. We do not believe that the population and housing will more than double as noted in draft EIR Table 2.13-6 (EIR 2.13, page 2.13-42) for the following three reasons:

C9-1.

I. The County not investing in Palomar Mountain's infrastructure and not providing an increased police presence will prevent the anticipated growth.

II. Not upgrading the mountain access roads will prevent the anticipated growth.

III. The water share availability on Birch Hill and Crestline roads will prevent the growth that the county anticipates.

Sincerely
PALOMAR MOUNTAIN PLANNING ORGANIZATION,

Glenn Borland
Chairman

cc: Bob Citrano, Land Use / Environmental Planner

Comment Letter C 9, Palomar Mountain Planning Organization (cont.)

Appendix A

C9-2. Draft EIR Table 1-1 (see EIR 1.00, page 1-41)
The entry for Palomar Mountain Public/Semi-Public Facilities is only 120 acres. Has the County taken into consideration the following: Palomar Mountain County Park, Palomar Observatory, Palomar Christian Conference Center, Yoga Center Palomar Mountain Retreat, and the Girl Scouts Palomar Mountain Service Center?

C9-3. The entry for Palomar Mountain Open Space is only 116 acres, which seems too low to have included several projects with significant acreage of dedicated open space.

C9-4. Draft EIR Figure 2.7-2 and associated text (see EIR 2.07, pages 2.7-37 & 2.7-76)
To our knowledge, Palomar Mountain has no Burn Dump Site, yet a Burn Dump site is reported here in the draft EIR. In fact, the only Dump Site on Palomar Mountain has been closed.

C9-5. Draft EIR Section 2.9.1.2 Community and Subregional Planning Areas (page 2.9-13) The text reading "Other distinctive neighborhoods include Ranchita, Palomar Mountain, Mesa Grande, San Felipe and Oak Grove. Each has a very small, isolated area of rural commercial uses to serve the needs of local residents." seems accurate for Palomar Mountain, but rural commercial designations are not included in the Proposed Land Use Map shown in Figure 1-3 (see EIR 1.00, page 1-59).

C9-6. Draft EIR Table 2.13-6 (page 2.13-42)
As mentioned in our recommendation, the draft EIR Proposed Housing and Population Growth increases of 115% (Table 2.13-6) for Palomar Mountain do not seem reasonable.

C9-7. Draft EIR Section 2.14
Information on State Parks should be updated to include recent park closures.

C9-8. Draft EIR Section 4.4
Neither the Proposed Land Use Map shown in Figure 1-3 (see EIR 1.00, page 1-59), nor any of the Project Alternatives discussed in EIR Section 4.4 and shown in map Figures 4-1, 4-2, 4-3 and 4-4 (EIR 4.0, page 4-83 through 4-86) provides any rural commercial planning designations to support the limited existing commercial services available for local residents (see also discussion of Draft EIR Section 2.9.1.2 Community and Subregional Planning Areas above), nor any semi-rural residential planning designations to accommodate even modest growth in population or housing (see also statements regarding Draft EIR Table 2.13-6 above).

Responses to Letter C 9, Palomar Mountain Planning Organization

C9-1 The County acknowledges the Palomar Mountain Planning Organization position that population growth for the North Mountain Subregion appears excessive as reported in DEIR Section 1.13.3 and that the population for this area is not likely to double in size. While this growth might not actually occur, the section does convey the capacity of the proposed project to accommodate future growth.

C9-2 While the places and services listed in the comment are open to the public, they do not qualify as Public/Semi-Public Facilities in the land-use sense of the term. This designation was applied to lands owned by public utility companies having their own land use jurisdiction (e.g., water districts, sewer districts, schools, etc.).

C9-3 The County agrees that there is more than 116 acres of dedicated open space in the Palomar Mountain area. However, the designation for Open Space was primarily applied to large tracts of undeveloped land that are owned by a jurisdiction, public agency, or conservancy group. For more description, see "Other Land Use Designations" in the General Plan Update Land Use Element.

C9-4 The County acknowledges that Palomar Mountain does not have any active burn dump sites, but data is available to show that burn dump sites did occur on Palomar Mountain in the past. Therefore, Figure 2.7-2 and the Burn Dump Sites section under 2.7.3.4 Issue 4: Existing Hazardous Materials Sites are referring to the historic burning at these sites.

C9-5 The County acknowledges that although Rural Commercial land uses occur on Palomar Mountain, the Land Use Map does not reflect this. Currently, the Rural Commercial land uses are within the Forest Conservation Initiative (FCI), which requires an FCI designation in accordance with the voter-backed initiative. The rural commercial land uses are allowed by the Zoning Ordinance.

C9-6 The County acknowledges the Palomar Mountain Planning Organization comment that population growth for the North Mountain Subregion appears excessive as reported in DEIR section 1.13.3 and that the population for this area is not likely to double in size. Table 2.13-6 reports the forecasted population that would occur with build-out of the proposed Land Use Map. The Land Use Map would accommodate population growth but would not be a direct cause for how much the population actually grows.

C9-7 The County appreciates and acknowledges recent park closures may not be accurately reflected in the DEIR. However, the information concerning State Parks in the DEIR was based on conditions existing at the time the Notice of Preparation was circulated, which was April of 2008. Based on the latest information from California State Parks, permanent closures have not occurred; however, most of the 278 existing parks state-wide have substantially cut back hours of operation.

C9-8 The County acknowledges that none of the land use alternatives for the DEIR provide for any Rural Commercial or Semi-Rural residential designations. This is because most of the Palomar Mountain community lands are constrained by the FCI. This voter-backed initiative required the County to designate lands identified in the

Responses to Letter C 9, Palomar Mountain Planning Organization (cont.)

FCI with 40-acre minimum parcel sizes. The County will work with the Palomar Mountain Planning Organization to reevaluate land use designations once the FCI expires on December 31, 2010.

Comment Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter)

Potrero Community Planning Group
P.O. Box 9
Potrero, CA. 91963

August 13, 2009

To: Mr. Devon Muto
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd. Suite B
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Edmund G. Brown JR.
Attorney General California
1515 Clay Street, 20th Floor
P.O. Box 70550
Oakland, CA. 94612-0550

RE: Comments on the Implementation Plan for San Diego County General Plan Update (2020)

C10-1. **5.3.1. E Agricultural Preserve Inventory** --- Proposed under the General Plan Update to create an inventory of Agricultural Preserve and then **remove** parcels from adopted Agricultural Preserves.

San Diego County's Brief History on this matter:

C10-2. The County, in the mid 1990's, found itself in Court many times regarding lawsuits filed by Save our Forest and Ranchlands 'SOFAR" concerning 8 acres parcel sizes (Urban-Style Zoning) on the Agricultural, Wildlands and Rangelands resources being inconsistent with the Williamson Act. Incredibly, the County argued through appeals for 7 years using Public funds. Eventually the California Attorney General, in 2000, entered an Amicus Brief with SOFAR. The final decision by Judge Judith McConnell established 10 Acre minimums on preserves west of the County Water Authority line and 40 Acre minimums on preserves east of the County Water Authority line.

General Plan Update (2020):

C10-3. According to the Draft EIR on Agricultural Resources the preferred project will have a Potentially Significant Impact on these public resources. Even after mitigation the impact will be Significant and Unavoidable. Now, the County with the adoption of the General Plan Update has decided to remove this designation (Agriculture Preserve and the associated A designators in the zoning box) for unspecified reason. This will apply to 321,590 Acres throughout the County. Land that is now

C10-4. designated Williamson Act land (80,500Acres) will stay as is, however if the land owner applies for a Contract disestablishment and is granted, these acres could also see development impacts.

C10-5. In light of global climate change, oil dependency, resource depletion, biological and plant destruction it is unconscionable that this County is proposing such a program. One can only surmise, that County Supervisors, sprawl development community which held the view in "1995" that this zoning has a "chilling effect on the housing industry", and the Farm Bureau which is in agreement with this Agricultural program, are all proposing one last ditch effort to erase the Court decision, thereby eradicating the Public interest in preserving these resources and is contrary to San Diego County BOS Policy I-333.

Comment Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

Existing General Plan vs. General Plan Update (2020)

C10-6. The existing general plan does have protection of these sensitive lands through Agricultural land use designations and zoning, Policy I-38 establishment of Agricultural Preserves, Williamson Act enrollment and court order density standards. All of these apply some sort of land regulations that limit incompatible development impacts on these lands or adjacent lands.

C10-7. This proposed project (GPU) has 3 items that threaten all Agricultural resources including the County's open space, and watershed areas. These are **1)** No Agricultural designators **2)** Removal of non-contracted lands from County adopted Agricultural Preserves **3)** The Conservation Subdivision Program.

C10-8. **1)** It is not enough to say that Agriculture can go in any zone, as the County so regularly states. In reality Agricultural is usually reserved in areas of good climate, close to infrastructure areas, soil quality, and water availability with Rangelands being the exception. These factors do contribute to the conflicts between Agricultural Land and their development. This is the very reason to have Agricultural designators; which serve, to **"promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural use are also permitted. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fiber production, horticulture, floriculture, or animal husbandry"** (Existing Land Use element Page II-23). Therefore, in order to preserve agriculture in San Diego County, it will be necessary not only to identify those areas having the best chance for continued production but also to restrict development of those areas so that a viable agricultural economy can be maintained. Implementation 5.3.1.E does not accomplish this.

C10-9. **2)** As previously stated there is no reason given from the County as to why they propose to eliminate 321,590 Acres from Agricultural Preserve designations. These Preserves provide protection for wildlife corridors, migration routes, watershed, groundwater sustainability, functioning ecosystems, have court ordered density standards, reduce green house gases through carbon sequestration, and reduce conversion of agricultural lands (Example Draft EIR on Page 2.2-21 "the Williamson Act Contract lands located in Ramona, CA. (5,401 Acres) would be indirectly impacted by the higher density residential land uses proposed by the General Plan Update, which would replace areas that were previously under Agricultural Preserves (26,114Acres)." Removing these Preserves in light of the many benefits to the Public is very shortsighted and increases sprawl development that puts the nation at risk of more reliance on foreign oil.

C10-10. **3)** The Conservation Subdivision Program (CSP) intent is to encourage residential subdivision design that improves preservation of sensitive environmental resources in a balance with planned densities and community character. Component #3 of 5 concerns Lot Size and Density Regulations. This process proposes to decouple the minimum lot sizes from the density designators. In reality, this program has nothing to do with preserving sensitive environmental resources. Its main purpose is to allow more development (in some instances 25% more) in all areas because the 5 draft component contain generally weakened County Ordinance language such as slope encroachment and eliminating the requirement that perimeter lots match the size and shape of neighboring properties. In general it does not protect 100% of public resources.

C10-11. Decoupling Minimum Lot size from Density and Maximum Planned Yield is in the Implementation Plan under 3.1.4.A & B. The following statement is from one of the County's most experienced Planner, Mr. Jack Phillips of Valle De Oro. "These two items are the most significant change in the General Plan Update. These items will institute automatic clustering (no troublesome use-permit required) and eliminate any sense of understanding what kind of community a general plan designation will produce. The County's semi-rural and rural areas will

Comment Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

C10-11. cont. be peppered with clusters of small-lot development surrounded by fire-prone areas of open space"… "The Political climate of our semi-rural and rural communities will be irreversibly changed as residents of these clustered small-lot communities seek urban solutions to an area's normal accepted rural lifestyle (call sheriff to kill opossums, skunks, coyotes, mountain lions, snakes); expect urban-level fire and police emergency response times, expect brightly-lit streets and demand zoning changes to bring in commercial development to serve their clustered enclave."

C10-12. As this pertains to Agricultural lands in San Diego, whereas, allowing higher building densities and reducing regulations encourages the land to be subdivided into smaller parcels, more parcels will be created. This will make a pattern of urbanization through clusters that encourage the accommodation of new residents in the countryside and thereby increase the possibility of conflicts between farmers and non-farmers. Cluster zoning is to create more aesthetic rural development for the new residents, not farmland preservation.

C10-13. In addition, Agriculture Preserve lands now are zoned 10 acre minimum west of the CWA line and 40 acre minimum east of the CWA line. Component #3 of the CSP program has decoupled lots ranging from 0.5 acres and in the groundwater dependent areas usually 8 acre decoupled lots. These conflict with California Government Code Section 51222, which directs city councils and county boards to retain agricultural lands subject to contracts in parcels which are "large enough to sustain agricultural uses". This section also contains a reputable presumption that parcels are large enough to sustain their agricultural use if they are at least 10 acres in the case of prime agricultural land, or at least 40 acres in the case of non-prime agricultural lands.

C10-14. Clearly, these implementation actions have no basis in sound land use decisions. Fragments Communities, will do irreparable harm to public natural resources, increase sprawl development, increase the cost to the County though infrastructure requirements, and increase greenhouse gasses (GHG). Therefore we urge the County and the State Attorney General's Office to strike these programs from the General Plan Update (2020).

RE: Comments on the Staff's vs. Potrero CPG approach to the Conservation Subdivision Program in the Draft Potrero Community Plan.

C10-15. Aspects of the proposed Conservation Subdivision Program are fundamentally at odds with the Potrero Community Plan. The CSP would, in our opinion:

(a) Operate without sufficient civic engagement

(b) Implicitly or explicitly authorize the destruction of resources in return for "planned growth",

(c) Be carried out with inadequate and vague findings of fact.

C10-16. Acknowledging this, the Potrero Planning Group authored Community Plan policies that are both reflective of our vision and yet still consistent with the General Plan Update. Our approach would:

(1) Prioritize our community's environmental resources over accommodating "planned growth".

(2) Elevate the Conservation Subdivision Program submittals to the Planning Commission

(3) Require the Planning Commission to make specific findings before authorizing resource impacts. Why not try to avoid 100% of environmental resources first?

Comment Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

C10-17. County staff requested that the Conservation Subdivision Program not be prohibited in Potrero, but rather calibrated to Potrero. Staff suggested we establish a minimum lot size through application of a percentage of the land use designation. We did just that with 80% for SR-10 = 8 acres. Then we applied it to other Rural Lands densities; 80% for RL-20 = 16 acres and extended the 16 acres minimum lot size for RL-40 and RL-80.

The County Planning Staff approach:

C10-18. (1) Does not address all environmental resources. Mentioning groundwater resources is not enough. Our community has agricultural, biological, cultural, groundwater, dark sky and open space resources.

C10-19. (2) Is in conflict with LU-6.2 – "Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.'

C10-20. (3) Eliminates RPO protection of steep slopes.

C10-21. (4) Can allow permits for a shared well, causing potential interference problems.

C10-22. (5) Enables cumulative cluster development impacts that concentrate urban service requirements and associated pollution, For example, groundwater drawdown resulting from clustered development could deplete an isolated aquifer in a groundwater dependent area; or clustered lighting no matter how it's directed intensifies glare in the night sky.

The Conservation Subdivision Program appears to be an attempt to "off-set" the increased restrictions included in the General Plan Update.

C10-23. It further enables impacts to environmental resources and permanently alters community character rather than preserve sensitive environmental resources and remains consistent with existing community character.

Thank you for your consideration.

The Potrero CPG voted on August 13, 2009 8-0-0-1 to send these comments on the Draft General Plan Update

Sincerely,

Carl Meyer
Chairman, Potrero CPG
(619) 820-6429

Janet Warren
Member, Potrero CPG

Jan Hedlun
Member, Potrero CPG

Distribution: Megan.Acevedo@doj.ca.gov
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Responses to Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter)

C10-1 Implementation Plan Measure 5.3.1.E is to conduct a comprehensive review and inventory of agriculture preserves and update data to remove parcels that are no longer applicable. It also involves the continual maintenance of this inventory and process to allow new areas to be designated as preserves without a Rezone of the Zoning Ordinance.

C10-2 The County acknowledges the history provided by the comment letter. It should be noted that the County agrees there was litigation in the 1990s concerning the County's Agricultural element of the General Plan. However, the County disagrees with the commenter's' characterization of that litigation. The litigation resulted in a new Agricultural Element being adopted by the County.

C10-3 The County agrees with the summary of the agricultural resources impact assessment. It should also be noted that under State law, non-renewal of Williamson Act contracts is permitted at the request of an owner or the local jurisdiction. Future development of such lands may be possible, either with future discretionary decisions or by right. The County cannot restrict this possibility, as State law allows this to occur.

C10-4 The removal of the Agriculture Preserve and associated "A" Designators was determined to have a potentially significant indirect impact on Williamson Act lands; however, this impact is mitigated to below a level of significance with mitigation measure Agr-2.1. It should be noted that removal of these designators is not proposed for lands under Williamson Act contracts.

Contract disestablishment is allowed by law. Removal of the "A" designator from lands in the vicinity of Williamson Act contract lands will be reviewed for impacts to the contract lands.

The reason for removal of the Agricultural Preserve designation for lands that are not under Williamson Act Contracts is that these lands are not currently in agricultural production and/or are located in areas of the County that are slated for development by the General Plan Update.

C10-5 The County disagrees that the removal of the Agricultural Preserves and associated "A" Designators in areas where no Williamson Act Contract exists is in conflict with Policy I-133 because the removal of the "A" designators will not prohibit farming in these areas. Policy I-133 states that the County will design and implement programs to support and encourage farming within the County. The San Diego County General Plan Update Draft Implementation Plan identifies the following measures: the Farming Program Plan, Protection Programs, Purchase of Agricultural Conservation Easements, etc. (5.3.1.B, C, and F, respectively) to continue support of agricultural production in the County. These actions all conform to Policy I-133.

C10-6 The County does not agree that the General Plan Update will be more impactive on agricultural resources when compared to the existing General Plan. The comment cites Agricultural land use designations, Policy I-38 establishment of Agricultural

Responses to Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

Preserves, Williamson Act enrollment, and density standards as the means for better agricultural preservation in the existing General Plan. The agricultural land use designations in the existing General Plan allow for residential use types and are not substantially different than the residential designations proposed in the General Plan Update as they allow both agricultural and residential use types. While Policy I-38 and the establishment of Agricultural Preserves are not necessarily tied to the existing plan, the County is proposing to remove preserve designators (the "A"-designator in the Zoning Ordinance) from lands that are not under Williamson Act contracts. This is because on-going agriculture is not required on these lands and the owners must either enter into a contract or have the land be re-assessed. Williamson Act enrollment is not tied to the existing General Plan, nor is it proposed for any changes under the General Plan Update. Density standards are proposed to be changed through the General Plan Update Land Use Map. Since density will be substantially reduced in rural areas, particularly in areas where active agriculture is prevalent, this change would result in fewer impacts to agricultural resources.

It should be noted that the Agricultural Preserve designators were broadly applied to lands many years ago with the anticipation that those lands would be placed under contract and developed with agriculture. Yet, numerous Agricultural Preserves were never used for agriculture. Under the General Plan Update, these properties will be designated as rural lands or semi-rural lands with low densities. This designation, along with compatible zoning, will still be conducive to agricultural uses.

C10-7 The County does not agree that the listed items threaten agricultural resources, open space, or watersheds. The County's explanation is provided in more detail in responses to comments C10-8 through C10-10 below.

C10-8 The County does not agree that specific agricultural land use designations are needed in order to promote active agriculture in the unincorporated area. Policies in the Land Use Element and Conservation and Open Space Element (LU-7.1, LU-7.2, and COS-6.1 through COS-6.5) achieve this same goal, yet still allow for site-specific factors in evaluating the appropriate use of the property. The establishment and continuation of agriculture separate from incompatible uses will be further supported with the Zoning Ordinance, future environmental reviews under CEQA, and General Plan Update Policies. Implementation Plan measure 5.3.1.E is considered to be one way to improve the County's information regarding on-the-ground agricultural resources and opportunities for preserves. The measure is proposed in conjunction with General Plan Update goals, policies, and other mitigation measures.

C10-9 The County is proposing to remove Agricultural Preserve designators from lands that are not covered under existing agricultural contracts. All such lands will be evaluated for potential impacts to Williamson Act Contract lands prior to removal of the zoning designator for agricultural preserve (Implementation Plan 5.3.1.D). Impacts to wildlife corridors, migration routes, watersheds, groundwater sustainability, functioning ecosystems, greenhouse gases, and agricultural resources will continue to be evaluated and mitigated for any discretionary projects proposed on these

Responses to Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

lands. In addition, the DEIR proposes mitigation for potential impacts to these resources, though not all impacts will be mitigated below a level of significance.

C10-10 The County agrees with the first sentence of this comment and also agrees that one of the results of the Conservation Subdivision Program (CSP) is a de-coupling of minimum lot size from the densities proposed in the General Plan Update. However, the County disagrees with the assertion that the CSP "has nothing to do with preserving sensitive environmental resources," or that its "main purpose is to allow more development." County staff has researched this issue over a period of nine years and has established and documented that strict minimum lot size requirements, as well as other lot design criteria, impede the ability to avoid and/or protect high-value biological, cultural, and agricultural resources on project sites. The CSP will not allow more development than designated in the County's General Plan; and since the development footprint must be minimized under the program, it will result in less development per future lot (i.e., fewer accessory structures). The commenter's claim that up to 25 percent more development may be permitted under the CSP is unsubstantiated and erroneous.

The comment goes on to discuss proposed changes under the CSP to revise slope encroachment regulations and to modify perimeter lot size requirements (pertaining to Lot Area Averaging). While the purpose of this discussion is not clear, it does not appear to be at variance with the DEIR. Moreover, the last sentence of the comment is also unclear as the County does not know what the commenter defines as "public resources." However, it should be noted the County has never declared or implied that the CSP would protect 100 percent of any resource.

C10-11 The comment includes a quote from Jack Phillips, who is the Chairman of the Valle De Oro Community Planning Group. The County does not agree with the quote and there is no evidence to support its claims. The proposed CSP will promote consolidated development and vast areas of permanent open space. The developments themselves are anticipated to be safer from fire than sprawled development occurring under the existing General Plan with a lack of conservation subdivision efforts. This is because open space will become part of a larger network/plan that will be better separated from areas of development, the latter of which will have established ingress and egress that will be readily accessible to fire authorities.

The County also does not agree with the opinion stated in the second part of the comment, that future residents in areas developed pursuant to the CSP will have different expectations than current residents of those communities. This comment does not raise any environmental issues and constitutes speculation without any evidence to support the allegation.

C10-12 The County disagrees with this comment. The County is not allowing higher building densities in either the General Plan Update or the CSP. In some cases, the CSP will permit smaller parcel sizes than those allowed currently in a given area. However, if implemented, it will not permit more parcels than the General Plan density allows;

Responses to Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

therefore, more parcels will not be created. The desired result of a Conservation Subdivision is to consolidate the footprint of a development, which can sometimes only be achieved with a smaller minimum lot size allowance. The CSP addresses issues regarding compatibility and minimizing aesthetic impacts. The claim that the Program will "increase the possibility of conflicts between farmers and non-farmers" is unfounded. Also refer to response to comment C10-11 above.

The last sentence in the comment asserts that the County proposes "cluster zoning" that is meant to appeal to new residents and not preserve farmland. However, the CSP includes a mandate to avoid areas of proposed development that support agricultural uses. Therefore, instead of a traditional subdivision that would subdivide the agricultural land into parcels that may not continue to support agricultural uses, the conservation subdivision would allow the clustering of development away from those uses so that they could continue to be used on the avoided portion of the subdivision.

C10-13 Lands under contract for agriculture are not permitted to be subdivided for development. As a result, the CSP would not apply to such lands. Therefore, the CSP and the General Plan Update are not in conflict with California Government Code Section 51222. However, it should be noted that disestablishment of Williamson Act contracts can be achieved pursuant to Government Code Section 51231.

The County does not agree with the presumption that parcels in San Diego County should be at least 10 acres to sustain agricultural use. The reasoning for the County's determination regarding parcel size and viable agriculture is presented in Section 2.2.1.1 of the DEIR and in the County's Guidelines for Determination of Significance: Agricultural Resources.

C10-14 The County does not agree with this comment. When compared to the existing General Plan, the General Plan Update and its associated implementation measures will reduce potential impacts on natural resources, reduce sprawled development, reduce future infrastructure, and reduce greenhouse gas emissions. These impact reductions are documented throughout the DEIR. In contrast, the commenter has not provided any evidence to support the opinion provided in the comment.

C10-15 The County does not agree that the CSP is at odds with the Potrero Subregional Group Area Chapter of the Mountain Empire Subregional Plan. Moreover, parts (a) through (c) of this comment were not found within the Subregional Plan. Part (a) does not raise a significant environmental issue for which a response is required. Part (b) contends that the CSP would 'implicitly or explicitly authorize the destruction of resources in return for "planned growth".' The County disagrees with this assertion because the CSP requires avoidance of resources and places development in areas that are the least environmentally sensitive while preserving the most sensitive areas for preservation. Part (c) does not raise a significant environmental issue for which a response is required.

Responses to Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

C10-16 The comment cites three Community Plan policies proposed by the Potrero Community Planning Group (CPG) that are reflective of the CPG's vision "yet still consistent with the General Plan Update." The County does not agree with the proposed policies and, therefore, does not agree that they should be included in the General Plan Update as part of the Subregional Plan. The first policy directly conflicts with the General Plan Update as it proposes a vague commitment to local environmental resources over "planned growth." The County can only interpret "planned growth" to mean the densities and development proposed in the General Plan Update Land Use Map. As described in the DEIR, the County proposes to accommodate planned growth while still taking measures to promote environmental stewardship that protects natural resources and preserves agriculture.

The second proposed policy would require a Planning Commission hearing prior to approval of a Conservation Subdivision. While a Planning Commission hearing may be required for future Conservation Subdivision projects depending on the type of permit, this type of policy was identified as one of the deterrents for current applicants in using available strategies to consolidate the development footprint and meet preserve design guidelines for sensitive resources. As such, a community policy that requires a Planning Commission hearing for any implementation of the CSP would potentially hinder the County's General Plan Update goals and implementation measures.

The third proposed policy would require the Planning Commission to make specific findings before authorizing resource impacts. Though the comment does not state the type of project involved, the type of resources potentially impacted, or the specific findings that would need to be made, the County can draw upon the draft language that Potrero Community Planning Group proposed in the Mountain Empire Subregional Plan to respond. Please refer to proposed Policy LU-1.1.3. In the proposed language, the Planning Commission, in reviewing a Conservation Subdivision, would need to make findings regarding reasonable economic use in the presence of environmental resources. The County does not agree with this provision. The term "environmental resource" can be broadly used to mean any useable thing, whether tangible or intangible. Moreover, reasonable economic use of property is difficult to interpret and is often reserved for areas very high environmental sensitivity where only minimal use of property for development is permitted. Application of such a policy is not warranted.

It should also be noted that the County is proposing to reduce densities in the Potrero Community Planning area by a substantial amount when compared to the exiting General Plan, primarily in an effort to preserve natural resources and reduce greenhouse gas emissions. The County does not agree with policies that aim for 100 percent avoidance of environmental resources. Such policies are vague, difficult to interpret and/or enforce, and are not consistent with state and federal regulations.

C10-17 The County does not agree with a proposed absolute minimum lot size of 8 acres for semi-rural lands and 16 acres in the rural category. The primary goal of the CSP is to achieve more environmentally sensitive subdivision designs (i.e., minimize

Responses to Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

developable area, maximize open space area, and provide adequate buffering in between). In some cases, this can be achieved through a reduction in lot size. Under the current General Plan and Zoning Ordinance, the County has minimum lot sizes in semi-rural and rural areas ranging from 4 acres to 20 acres. In numerous cases, these parcel sizes were too large to effectively consolidate development and avoid significant natural resources. The Potrero Planning Group is proposing to establish similar, and in some cases even larger, minimum lot size restrictions. In many case studies, this would defeat the County's ability to successfully implement the CSP.

It is the goal of the County's drafted policies to assign appropriate lot sizes in the Zoning Ordinance and allow for appropriate reductions, with community participation, down to four acres with a planned residential development or lot area averaging development.

C10-18 This comment is referring to the County's recommended language within the draft Subregional Plan (Potrero Chapter). Since the CSP itself is for the protection of natural resources, and it aims to protect "character, habitat lands, farmlands, groundwater supplies, unique topography, historical and cultural resources, scenic resources, recreational trails, and park lands," a re-stating of this in the community plan policy would be redundant and potentially confusing. Therefore, the County does not agree that the provided list belongs in the policy. Since subdivision design itself can be affected by groundwater distribution in Potrero, it was necessary to mention it specifically as a design factor in the proposed policy.

C10-19 The County does not agree with this comment. The CSP and the proposed Community Plan policies are not in conflict with Policy LU-6.2 in the General Plan Update Land Use Element. Policy LU-6.2 relates to assignment of land use designations and associated maximum density allowances. The CSP and the Community Plan policies do not affect the designations or associated densities.

Densities in Potrero were assigned based upon general development constraints. However, these densities were also assigned with the CSP and decoupling of minimum lot sizes included as a part of the process, which further assisted in garnering support for the reductions in density. With the application of the Rural Lands densities in this community, the concerns regarding extensive development pressures or influx of population are unsubstantiated.

C10-20 The CSP and the proposed Community Plan policies do not eliminate the Resource Protection Ordinance (RPO). As shown in the proposed CSP, the RPO would be amended to allow greater steep-slope encroachments for conservation subdivisions that would otherwise affect significant environmental resources.

C10-21 The County concurs that if not properly planned, consolidated development could result in potential groundwater impacts. To address this issue, the County will be revising the County Groundwater Ordinance to provide regulations for conservation subdivisions to ensure adequate spacing occurs between wells. Examples could

Responses to Letter C 10, Potrero Community Planning Group (August 13, 2009 Letter) (cont.)

include utilization of open space for drilling wells or developing lots that meet the minimum lot sizes specified in Section 67.722.A of the County Groundwater Ordinance.

C10-22 The County does not agree that there is a direct correlation between conservation subdivisions and the impacts described in this comment. Groundwater dependent subdivision projects must undergo careful evaluation to minimize potentially significant impacts. While there is no guarantee that impacts will be completely avoided, the same can be said for traditional subdivisions or other projects such as agricultural permits. Significant impacts to dark skies from conservation subdivisions are not anticipated since each of these projects will have to address light and glare impacts pursuant to CEQA.

C10-23 The County does not agree with this comment. The CSP was developed over many years with stakeholder input and, as written, will work in concert with the General Plan Update Land Use Map and policies to achieve the objectives of the project. This implementation measure will allow the County to accommodate the projected growth while still retaining community character and significant resources. Also refer to responses to comments C10-10, C10-12, and C10-15 through C10-22 above.

Comment Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter)

Potrero Community Planning Group
P. O. Box 9
Potrero, CA. 91963

August 26, 2009

To: Mr. Devon Muto
County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd. Suite B
San Diego, CA. 921123

Re: Comments on the Revised Part XX Mountain Empire Subregional Plan.

C11-1. 1) We find that the use of the term "Subregional group" area is confusing. An uninformed reader could say subregional group of what? It seems the word Planning or Community should be inserted after Subregional.

C11-2. 2) Page 4 on the CD, 2-- Land Use Element change General Goal as follows- A land use pattern that recognizes the natural constraints of the environment which limits Population growth.

C11-3. 3) Page 4, on the CD, under Finding. The first paragraph contravenes the second and third. A Sustainable Community can not just take on an infinite number of resident's and not destroy its environment. Especially a Region that is going through a 12 year drought and is Groundwater dependent. Also, this is contradictory to Guiding Principle 5. Additionally this runs counter to Supervisor Dianne Jacob statement on 7/10/09 at Sandag "it's real clear to me that when you're talking about more density, we should in no way be talking about putting it in the unincorporated area, certainly not in the backcountry. It needs to be placed where there is infrastructure, where there's transits, where there's commerce and where there's job centers." "When the groundwater is depleted, there is no water for the people that live in these areas. It's the lifeblood of two-thirds of the potion of the eastern part of our County. So groundwater constraints certainly should be taken into consideration as we talk about numbers and so on."

Therefore we recommend deleting the entire first paragraph or replace it with—"The Subregional Planning Group Areas in the Subregion are characterized by large lot single-family residential development, grazing and day land farming, and undisturbed open space and mountains, outside of the towns. Many homes are built of natural materials such as rock and wood. Groundwater supply and natural constraints such as sensitive habitats and steep slopes limit the number of households that can be accommodated".

C11-4. 4) The Tecate land use map has a large area of Limited and Medium Impact Industrial designations. [346 AC] This designation is in close proximity to residential and commercial designations. Therefore, the designation needs to be reduced. This will alleviate traffic concerns.

Comment Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

C11-5. 5) Due to the lobbing efforts of the Industrial wind turbine proponents. The Policy #11 on page 4 under [Industrial Goal] has the protection of such Industrial and Commercial developments deleted. This raises the question – have any of the reasons for denying these adverse Impacts in the past changed? Unless documentation can be presented the answer, at this point is no! Therefore, this policy should be reinstated.

C11-6. 6) Page 13 on the CD under Conservation-- The Second Policy under [Policy and Recommendations]. Encourage existing sewer districts to implement a wastewater reclamation program in areas where groundwater is not abundant.

C11-7. 7) Add new Policy on page 14 on the CD under Conservation-- Prohibit new sewer districts and small wastewater treatment facilities in the Mountain Empire Subregion due to groundwater scarcity, growth inducing and Community Character except in the Tecate Subregional area.

C11-8. 8) Add new Policy on page 14 on the CD under Conservation—Require development to identify adequate groundwater resources in compliance with Land Use Element policy LU-8.2 and require all projects proposing a significant increase in water consumption to submit a water study before such a project is approved. A water study must show, without doubt, that sufficient water will be available for the expected life of the proposed project and that water quality and neighboring properties will not be negatively affected.

C11-9. 9) Page 3 on the CD under Industrial Goal under Finding delete "~~The east and west water basins that drain into Tecate can support a level of water use equivalent to what is needed for approximately 500 dwelling units~~". Reason, this Part XX of the General Plan was written over 30 years ago. Now the conditions has changed, and we are in a consistent drought environment. 500 dwelling units equates to 1500 people which is a growth rate that is unsustainable. A groundwater study must be required to substantiate this statement and data presented to the public.

C11-10. 10) Page 22 on the CD Resource Conservation Areas under Criteria-- add Agricultural Preserves areas. If the County protects construction quality sand for development, it should be a necessity that the County protects land for agricultural endeavors. Also, The Potrero Creek is a riparian area which is recognizes by the EPA as a location that harbors the endangered Arroyo Toad. This should be cataloged by a RCA number. Additional, the RCA Text and Map has no clear relationship between the Subregional Plan or General Plan.

Re: Comments on the Revised Draft General Plan.

C11-11. 1) Page 2-7 Guiding Principle 1—The County is relying on Sandag population forecasts to determine land use policy. Sandag has NO land use Authority. There is no requirement to utilize a population forecast to determine land use and development policy. The General Plan Update provides an opportunity to determine a new future. To say that a population forecast should control land use planning implies that the County has no choice but to do what SANDAG says. Not So. Sandag utilizes adopted General Plans (as it must) to create its forecasts. The County has the choice to pursue a different General Plan with sustainable land use and development policies.

The GPU has twenty-four significant unavoidable impacts. Therefore adopt the least environmentally impacted density map which would be the environmental superior map!

Comment Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

C11-12. 2) Page 2-7 under Guiding Principle 1- second paragraph delete last two sentences. ~~The County will implement this guiding principle be planning and facilitating housing in and adjacent to existing and planned villages. Over time…etc~~. And change to; The County will implement this guiding principle and facilitating housing in areas of current urban location areas, close to jobs and transit with corresponding decreases in the unincorporated County areas.

C11-13. 3) Page 2-7 Guiding Principle 2- delete ~~and planned~~

C11-14. 4) Page 2-8 third paragraph- delete ~~and planned~~

C11-15. 5) Page 2-15 under Guiding Principle 9- Second paragraph delete in two places ~~and planned.~~

C11-16. **NOTE: In all cases of comments above 2, 3, 4, and 5 were additions that were wanted by the Sprawl Developer Pardee Construction Co in January 9, 2009. These new additions would allow planned communities at an unlimited number of locations in the County as controlled by the market. And the market has no principles.**

6) Page 3-21 LU-1.6--- This revised version enables the Village boundary expansion permissible outside of comprehensive General Plan Update. This new version had to come from the interest group. **[Notice the use of or planned]. Therefore, revise back to original version**.

C11-17. 7) Page 5-29 add State Route 94 from Melody Lane to Interstate 8 in Jacumba as a Scenic Highway.

C11-18. 8) Add State Route 94 south of Melody Road to 188 as an Accepted Road Classification which has a service E / F. Therefore, there is no need to have Improvement Options. Truck traffic should be shifted in most cases to Otay Mesa I and II and the Mexican Trucks can use the excellent toll road towards Otay which should be designated a public road. Have Gary Gallegos work with cross-boarder counterparts to solve this situation and save the State taxpayers money.

C11-19. 9) State Route 188 (Tecate Road) is a scenic highway. Delete proposed classification/forecast as 4-Ln State Highway, 4-Ln Major Road on Appendix I. Therefore disregard Kimley-Horn study.

C11-20. 10) Glossary- There seems to be a lot of deletions for unknown reasons. We recommend the reinstatement of the definitions of Agriculture, Agriculture/urban Interface, Air Pollution, Airports etc. Where is the definition of an Agricultural Preserve? The County has Williamson Act. We suggest listing the definition of developers and sprawl development. We recommend that the definition of Leapfrog Development be reinstated.

C11-21. 11) Page 3.3 First paragraph reinstate the deleted sentence. And input as a separate Policy in the Land Use Element.

Re: Comments on the Implementation Plan for San Diego General Plan Update (2020)

C11-22. 1) 5.2.1.C "Coordinate with the Borrego Springs Water District (BWD) to establish a water credits program to encourage an equitable allocation of water resources. The water credits program would allow farmers or any other owners of water-intensive uses in Borrego Valley to permanently fallow their land and in turn the BWD would issue "water entitlement certificates" in standard increments." Could the certificates be potentially applied towards BWD and/or County projects that require groundwater mitigation?

Comment Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

C11-23. 2) 3.1.3.D and 3.2.1.D will double or triple the intended density of single-family development on density of 4.3 to 7.3 du/ac. This is the wrong approach to an incorrect growth strategy. The correct sustainable growth plan would be to direct growth inside the 18 cities limits, which would save the natural environment and scarce resources contained within the County of San Diego. The Western edge of El Cajon and University Ave. can be developed at a greater density. This would reduce water consumption, VMT, increase transit rider ship and infrastructure services.

C11-24. 3) 5.3.1.E Agricultural Preserve Inventory - this is a clarification on our previous August 13, 2009 comments. Our summary is to strike (delete) this program -5.3.1.E and develop Agricultural designators in the GPU and to delete the CSP program from the General Plan Update.

Re: Comments on the Draft EIR for San Diego General Plan Update (2020)

Rural Road Safety p. 2.15.10

C11-25. 1) **The SR-94 Operational Improvement Project** - While the County may not have jurisdiction over SR-94 and I-188, it is responsible for the operation and maintenance of the public roadway system in the County's unincorporated areas. The San Diego Association of Governments (SANDAG), the County and CALTRANS are partners in the planning and funding of county roadways.

The SR-94 Operational Improvement Project **will** increase capacity; it **will** pave the way for developers to over-build the backcountry and it **will** alter the beauty of a Scenic Highway. What it **won't** do is make SR-94 a safer drive The SR-94 project has essentially been put on hold, given the recent cuts in budget resources by the State. Even if this project is completed, there should be no development along the SR-94 corridor that greatly increases the amount of traffic.

Interregional and International Border Crossings p. 2.15-12

C11-26. 2) **Cross-Border Truck Traffic and Commuter Vehicle Traffic at Tecate POE -** The Tecate POE is the only international border crossing that enters directly into the unincorporated S.D. County. The SANDAG 2030 RTP identifies SR-94 and I-188 as a major interstate highway and state route used for commercial trucking in the San Diego region. As designated truck routes, they accommodate a large volume of commercial, cross-border, truck traffic. Potrero supports the reduction in cross-border truck traffic and encourages the use of the Tecate-Tijuana Toll Road as the most reasonable solution to what is forecast to be a 62% increase in the amount of cross-border truck traffic by 2030.

If the SR-94 Operational Improvement Project is completed, it would still not be able to accommodate these projections and it is not appropriate to spend tax dollars to support the Mexican trucking industry. Therefore, we request SR-94 from Otay Lakes Road and Tierra del Sol Road remain a California Legal [truck] Advisory Route.

Many residents of Tecate, Mexico, cross at the Tecate POE daily to get to their jobs in the U.S. We would also encourage the use of the Tecate-Tijuana Toll Road to decrease some of this vehicular traffic from SR-94. With a third border crossing in Otay Mesa, this will effectively reduce some of the safety concerns on SR-94.

Comment Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

C11-26. cont.

East County residents are willing to negotiate SR-94 with all its flaws in order to live in Potrero, Campo, Boulevard, and Jacumba. We have chosen this lifestyle and rural environment over "build-out" and clustering; with any and all of the inconveniences that go with it. We do not need a plan that has the cumulative affect of turning SR-94 into a freeway.

Thank you for your consideration.

The Potrero CPG voted on August 26, 2009 6-0-0-3 after public participations and board discussion to send these comments on the Mt. Empire Subregional Plan, Draft General Plan, Implementation Plan and Draft EIR.

Sincerely,

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Responses to Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter)

C11-1 The County acknowledges that planning terminology may be confusing; however, this title was developed to be the best available alternative. The suggestions from Potrero will further confuse the diverse types of Community Groups that represent "Subregional Group Areas."

C11-2 These comments pertain to the Mountain Empire Subregional Plan. During the community plan update process, the existing Mountain Empire Subregional Plan was revised to be made consistent with the draft General Plan, and revised to reduce duplication of policies or ideas. Any General Plan-level issue directly impacting Potrero should have been addressed in the Potrero portion of the Mountain Empire Subregional Plan.

The County acknowledges the comment, but does not agree that the entire revision should be made. It is not the County's goal to "restrict growth." Rather, the goal is to allow for appropriate growth and balance this with community character and environmental considerations. The cited goal was revised to read as, "A Land Use pattern that recognizes the natural constraints of the environment while balancing population growth."

C11-3 The County has addressed the natural resources in the Mountain Empire Subregion through land use mapping with the assignment of low densities. The County does not agree additional text is necessary for inclusion in the Subregional Plan nor does the County agree that there is an inconsistency with Guiding Principle #5, "Ensure that development accounts for the physical constraints and the natural hazards of the land." The paragraph from the Subregional Plan text referenced by the comment includes population forecasts from SANDAG, which are based upon the draft General Plan Update land uses. Therefore, the County disagrees that it is necessary to remove them.

C11-4 The County disagrees that the Limited and Medium Impact Industrial designations should be reduced due to proximity to residential and commercial designations. The Tecate land use map considers various land use scenarios, and specific traffic analysis has been undertaken to study the impacts of those scenarios. Included in the Mountain Empire Subregional Plan is a description of the Tecate Special Study area, which when combined with the land use mapping should alleviate the commenter's concerns about traffic impacts from the Tecate commercial and industrial uses.

C11-5 The County removed the referenced policy because it was an impediment to renewable energy, which must be addressed to meet climate change standards set through California legislation (including CEQA). Additionally, specific policies are included in other communities' portions of the Subregional Plan, such as Boulevard. Remaining communities, Tecate and Jacumba, have not commented on the policy removal. Campo / Lake Morena should have the opportunity to address the issue in future plan updates. If the Potrero Community Planning Group would like additional policies, requests can be submitted as specific changes to the Potrero section of the Mountain Empire Subregional Plan.

Responses to Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

C11-6 The comment refers to a draft policy within the proposed Mountain Empire Subregional Plan. It is not clear from the comment why the policy should refer only to existing sewer districts. Without additional explanation or reasoning, the County does not agree to the recommended revision.

C11-7 The comment refers to the Conservation Section within the proposed Mountain Empire Subregional Plan. The County does not agree with the comment. It should be noted that there are restrictions on additional sewer service proposed within the General Plan Update document.

C11-8 The County acknowledges the comment, but does not agree that the recommended policy is necessary or appropriate. Policy LU-8.2 in the draft Land Use Element, combined with the existing Groundwater Ordinance, is the appropriate mechanism to require a groundwater study. The proposed policy in this comment is too restrictive and vague to be effectively implemented.

C11-9 The County agrees with this comment. The outdated sentence was removed from the draft Mountain Empire Subregional Plan. The Special study area text will include reference to a groundwater study to ensure that uses will be appropriately sized so as to not result in adverse impacts to groundwater resources. Additionally, County modeling shows only 102 future units in Tecate.

C11-10 The comment refers to the discussion of Resource Conservation Areas (RCA) in the Mountain Empire Subregional Plan. The County does not agree with the recommended text regarding agricultural preserves. Such preserves are subject to other specific considerations primarily based on land use. The County can explore establishing an RCA for Potrero Creek and will coordinate with the Potrero Community Planning group to include this area.

It should be noted that RCAs do not directly correlate to the General Plan Update Land Use Maps. Rather, they are a local planning tool that generally establishes locations and types of resources that a community group would like to acknowledge and protect.

C11-11 The County acknowledges the comment, but does not agree that the draft General Plan Update land use plan has been driven or controlled by SANDAG forecasts. The Draft General Plan Update Land Use Map is the result of a consensus-driven public process that was based on nine land use mapping objectives. The adoption of the proposed project or any of the map alternatives presented in the DEIR would result in a substantial reduction of density in the backcountry areas of the unincorporated County when compared to the existing General Plan. The County also acknowledges the Potrero Community Planning Group's endorsement of the Environmentally Superior Map.

C11-12 The County appreciates the comment, but does not concur that it is necessary to change the language under Guiding Principle #1. It is important to retain flexibility for

Responses to Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

growth in and adjacent to villages so that if sufficient growth is accommodated in those areas, the rural areas will be retained.

C11-13 The County does not concur that "and planned" should be deleted from the description under Guiding Principle #2. Prohibiting growth to occur where infrastructure does not currently exist would preclude development in many areas in the County and would not sufficiently accommodate future growth needs. The comment letter also includes a note (after comment C11-15) stating that the County's changes to these Guiding Principle descriptions would allow development in unlimited locations as driven by the market. The County does not agree that including the term "planned" will contribute to sprawl development patterns since the primary objective for the Guiding Principle is to provide for compact patterns of development.

C11-14 This comment also requests that the term "and planned" be removed from the description of Guiding Principle #2. This description proposes compact development within "planned" communities. To eliminate this term would be antithetical to the General Plan Update itself, which proposes to accommodate future growth in "planned" areas on the Land Use Map. Also refer to response to comment C11-13 above.

C11-15 This comment reiterates the request in comments C11-13 and C11-14 above for the description under Guiding Principle #9. The County does not agree with this comment since the General Plan Update is proposing development near existing and planned infrastructure and services. Also refer to response to comments C11-13 through C11-14 above.

C11-16 The County acknowledges the comment regarding Policy LU-1.6, but does not concur that a "County-initiated comprehensive General Plan update" is necessary or that "and planned" should be removed from the policy because this would not provide sufficient flexibility.

C11-17 State Route 94 is already on Scenic Highway Table COS-1 as item #41.

C11-18 The County does not agree that it is necessary to add SR-94 (Melody Road to SR-188) to draft Mobility Element Table M-4, "Road Segments Where Adding Travel Lanes is Not Justified" or that the classification of SR-94 should be changed. Depending on which land use map is ultimately adopted, the 2.1D Community Collector with Improvement Options classification could be an appropriate classification for the forecast traffic volumes, resulting in the road that would operate at level of service (LOS) D or better. Therefore, it would not be appropriate to accept a LOS lower than LOS D when the road is forecast to operate at LOS D or higher. This comment reflecting the community's desire to avoid constructing improvements for SR-94 will be included in the Final EIR and available to the Board of Supervisors when determining which land use map and road network to ultimately adopt.

Responses to Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

The County further contends that the 2.1D road classification is appropriate because it would reserve sufficient right-of-way to accommodate future improvements on the road, if deemed necessary, without committing to construct the improvements at this time.

C11-19 This comment appears to imply that because State Route 188 is designated as a scenic highway in the General Plan Update draft Conservation and Open Space Element, that it cannot also be classified as a four-lane road in the draft Mobility Element. The County does not agree that a scenic highway classification precludes a road from being classified as four lanes. If certain design principles and objectives are followed, a four-lane road can be constructed without destroying its scenic integrity.

C11-20 The comment recommends reinstatement of some definitions and addition of new definitions for certain words within the Glossary (Chapter 10 of the General Plan Update). A definition for "agricultural preserves" has been added as recommended:

"Agriculture Preserve – An agricultural preserve defines the boundary of an area within which the County has entered into a contract with the property owner, through a resolution of the Board of Supervisors. Only land located within an agricultural preserve is eligible for a Williamson Act contract. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the preserve is maintained for agricultural or open space use."

The "leapfrog development" expression is defined in Policy LU-1.4; therefore, it is not included in the glossary. The other terms requested are not included in the glossary because they are either common terms (agriculture, airport, etc.) which are explained within the context sections of the General Plan Update, or they are not directly related to the General Plan.

C11-21 The County agrees with the comment and has added the following sentence at the end of the "Community Plans" section of the Land Use Element:

"As required by State law, the Community Plan must be internally consistent with the General Plan."

C11-22 Water credits from the water credits program could potentially be applied towards County discretionary projects in Borrego Valley or for Borrego Water District related projects.

C11-23 Implementation Plan measures 3.1.3.D and 3.2.1.D have been deleted from the draft Implementation Plan in the time since it was circulated for public review. As such, no further response to this comment is provided.

C11-24 The County does not concur that the approach to agricultural preserves or the Conservation Subdivision Program should be deleted. More detailed responses to

Responses to Letter C 11, Potrero Community Planning Group (August 26, 2009 Letter) (cont.)

these comments as raised in the Potrero Planning Group's August 13, 2009 letter are provided in responses to Comments C10-4, and C10-9 through C10-23 above.

C11-25 The County acknowledges the comments concerning improvements to SR-94 encouraging development in the backcountry. The General Plan Update proposed land use map has assigned relatively low densities along the SR-94 to retain the rural character of the backcountry.

C11-26 The County does not agree that SR-94 east of Melody Road is proposed as a freeway. The proposed General Plan Update Mobility Element network classifies this segment of SR-92 as a two-lane road.

Comment Letter C 12, Ramona Community Planning Group

*****RAMONA COMMUNITY PLANNING GROUP*****
15873 HWY 67, RAMONA, CALIFORNIA 92065
Phone: (760)803-2001

August 30, 2009

Devon Muto, Chief
Advanced Planning
Department of Planning and Land Use
5201 Ruffin Rd., Ste. B
San Diego, CA 92123

RE: GP UPDATE DRAFT ENVIRONMENTAL IMPACT REPORT AND DRAFT GENERAL PLAN AMENDMENT

Dear Mr. Muto,

C12-1. The Ramona Community Planning Group (RCPG) has been an active participant in the General Plan Update process from the onset. We have been consistent on several items relating to our community throughout this process that relate to the General Plan Draft Environmental Impact Report (EIR) and make the following comments:

The Plan's use of mandatory language rather than directive "should" or "may" language may not allow for the 26 communities to independently support the type of development they want in their respective communities.

C12-2. It may be of great benefit for Ramona to support development that would provide a great benefit if this language was permissive or directive.

Recommendation: The Ramona Community Planning Group requests the County relax the wording to have permissive language that will allow for greater flexibility.

Land Use Policy LU 14.4 would restrict the extension of the sewer facilities beyond Village boundaries.

LU Policy 14.4, as currently drafted in the Plan, states:

C12-3. "**LU-14.4 Sewer Facilities.** Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond Village boundaries (or extent Urban Limit Lines) except when necessary for public health, safety, or welfare."

The policy appears to significantly restrict the extension of sewer to areas beyond Village boundaries and could also impact non-residential uses outside the Village boundary. Ramona has targeted a couple of areas for light clean industrial zoning outside the Village boundary. The Ramona Chamber of Commerce, with funding through Supervisor Jacob, performed an economic study which proved that Ramona is deficient in Industrial zoning due to

Comment Letter C 12, Ramona Community Planning Group (cont.)

C12-3. cont. environmental restrictions upon the currently zoned industrial lands. By prohibiting sewer facilities in this manner we feel this policy would have a significant or non-mitigatable impact to the Ramona community.

We also find that to accommodate future growth in the manner acceptable to Ramona, the County should have specific language allowing for sewer services to be extended to the Urban Limit Lines.

Alternative Septic System

C12-4. RCPG requests the County to provide specific wording regarding alternative septic systems that are being considered by the state Water Quality Control Board. With the restriction of sewer expansion outside the Village boundary, this is of great concern.

The Conservation Subdivision (CSP):

C12-5. The RCPG requests that the County amend the CSP to provide more flexibility to property owners in the areas zoned for large lots (SR-10 and Rural Land designations). The 75% and up to 95% is far too great of a taking. Also, the language that has circulated regarding which areas could be developed is of concern specifically, the language that has been presented which states that the development is to occur on the least environmentally sensitive area. We believe that if any of these large parcels are to be placed into permanent open space, then the owner should be able to choose whichever portion they prefer to remain out of permanent open space. Also, the different types of allowable uses need to be vetted out completely. The residents of the County of San Diego have already voiced their opinions regarding 20, 40, 80 and 160 acre lot sizes by defeating two propositions trying to create the same outcome this GP Update Plan recommends.

Negative Economic Impact:

C12-6. This EIR does not address any economic impacts. The County has cited that CEQA does not require the EIR to address any economic impact; however, the court held that "economic or social change may be used to determine that a physical change shall be regarded as a significant effect on the environment. Where a physical change is caused by economic or social effect of a project, the physical change may be regarded as a significant effect in the same manner as any other physical change resulting from a project" *(Citizens Association for Sensible Development of Bishop Area v. Inyo (1985)*.

For this reason the RCPG recommends that the County addresses the economic impacts in their EIR.

Purchase Development Rights and Transfer Development Rights:

C12-7. Without a true PDR or TDR plan, this plan provides for an unjust enrichment to some property owners while others have an unjust loss. We request the County to develop a viable equity mechanism to present to the communities of the County for review.

Comment Letter C 12, Ramona Community Planning Group (cont.)

C12-8. **Draft EIR Maps**:
The Board Referral Map and the Hybrid Map are the two maps which have less environmental impacts. Each has its own flaws, the Board Referral Map is more environmentally impactive than the Staff Hybrid however, the Hybrid Map fails to meet the prime directive of the State which is to allow for growth. RCPG recommends the County ensures a plan that would accommodate for sufficient future growth.

C12-9. **Population Statistics**:
RCPG recommends the County to use the population statistics provided by SANDAG.

Respectfully,

Kristi Mansolf, Secretary

for CHRIS ANDERSON, Chair
Ramona Community Planning Group

Responses to Letter C 12, Ramona Community Planning Group

C12-1 This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.

C12-2 The County does not agree that the use of mandatory language, such as "shall" will not allow individual "communities to support the type of development they want in their respective communities." Many of these policies have qualifying language, such as "when feasible" or "to the maximum extent practicable" that would enable sensible development to still occur. The County has avoided the use of "should" because it desires a General Plan that is clear on its intent and avoids debate during application. This approach has also been supported by a number of stakeholders and other commenters on the General Plan Update who have indicated that they desire clear and firm commitments to certain policies and actions.

C12-3 This comment pertains to draft General Plan Policy LU-14.4, Sewer Facilities, and does not address the adequacy of the EIR. The draft policy has been revised as follows:

LU-14.4 Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries ~~(~~or extant Urban Limit Lines~~)~~, whichever is more restrictive, except:

- ~~w~~When necessary for public health, safety, or welfare.
- When within existing sewer district boundaries; or
- Where specifically allowed in the Community Plan.

With this revision, the County believes the concerns raised in the comment would no longer be an issue.

C12-4 The County acknowledges the Ramona Community Planning Group's concern regarding the need for alternative septic systems, but does not agree that the specific language requested is appropriate in the General Plan. The State is still developing new regulations for the use of alternative septic systems. Any specific language concerning alternative septic systems is more appropriately addressed in the County's Onsite Wastewater System Ordinance.

C12-5 The County does not agree that requiring development to avoid sensitive resources would constitute a taking. Also, the County does not concur that the developer should be able to choose which areas are to remain out of permanent open space without any restrictions. The property owner would have some level of discretion for which areas are to be placed in open space, but would need to consider two primary objectives of the Conservation Subdivision Program (1) facilitating the provision of open space linkages and (2) preserving sensitive resources.

C12-6 The County does not agree that it is appropriate to include an analysis of economic impacts in the DEIR. Social and economic effects need not be considered in an EIR.

Responses to Letter C 12, Ramona Community Planning Group (cont.)

See CEQA Guidelines section 15064(e). While the County agrees that physical changes caused by social or economic changes stemming from the project would need to be analyzed, no such physical effects have been identified. Unless it is related to an impact on the physical environment, a social or economic impact is not a significant effect. Courts have clarified the *Citizens Association for Sensible Development of Bishop Area v County of Inyo* (4th Dist. 1985), 172 Cal. App.3d 151, to explain that the *Bishop* ruling did not hold that, as a matter of law, physical change must be presumed for the establishment of a retail business. *Friends of Davis v City of Davis* (3d Dist. 2000), 83 Cal. App. 4th 1004. Without some evidence of physical change, CEQA does not require analysis of economic impacts from a proposed project. See also responses to comments I2-1 through I2-4.

C12-7 This comment does not address the adequacy of the EIR. The inclusion of an equity mechanism such as a Purchase or Transfer of Development Rights (PDR or TDR) Program was discussed in great detail early in the General Plan Update process. At the Board's direction, County staff worked with the Interest Group to develop a recommendation for an equity mechanism program. The resulting recommendation, which was presented to the Board in 2004, was that the County should not support a comprehensive PDR or TDR program but instead should focus on an equity mechanism program specific to agricultural operations.

C12-8 It is not clear what "prime directive of the State" is being referred to, nor is it clear exactly what the commenter is recommending. The comment lacks sufficient detail to which a more thorough response can be provided.

C12-9 The County of San Diego coordinates very closely with SANDAG on existing population estimates, as well as future population forecasts. The County relies heavily on SANDAG for existing population numbers. The forecasted numbers from both SANDAG and the County's population forecast model are within a reasonable range of estimated future dwelling units.

Comment Letter C 13, Valley De Oro Community Planning Group

VALLE DE ORO COMMUNITY PLANNING GROUP

Re: Problems With General Plan Update EIR Mitigation Measures

Mitigation Measures

C13-1. **7.2.15.1 Level of Service Standards** – This section should include a mitigation for the Policy M-2.1 waiver of a requirement for development to provide improvements on roads with an existing failing level of service. If it's already bad, then development is free to make it worse.

C13-2. **TRA –1.6 Parking Requirements** – This is not a mitigation. This is direction to change the zoning ordinance in ways that will produce insufficient safe parking in communities which, in turn, will produce impacts to business efficacy and safety for residents of higher density housing. Insufficient parking in communities affects access to businesses, property values, and requires specific law enforcement functions for parking enforcement that becomes necessary with reliance upon on-street parking. This parking enforcement infrastructure does not exist in unincorporated communities.

C13-3. **7.2.10 Mineral Resources** – Items Min-1.1, 1.2 and 1.3 are not mitigations. Instead they propose zoning ordinance and other changes that will encourage unfettered expansion of aggregate mining operations that will destroy more floodplains and wetlands that function as habitat and wildlife corridors, introduce new traffic safety impacts, and disallow complaints that may "impede mining operations."

C13-4. Most of the Valle de Oro Planning Area is designated as a potential aggregate mining resource (MRZ3). On the face of it, this is ridiculous! Portions of our Sweetwater River floodplain are targeted in the General Plan Update for future open-pit aggregate mine development regardless of the fact that they are directly adjacent to residences, businesses, and agricultural uses; and they are part of regionally important wildlife corridors and habitat.

C13-5. Mitigations under this heading should address the impacts that will result from the proposed encouragement for expansion of this use and the 1/3-mile "do not impede mining operations" zone around the aggregate mining areas.

C13-6. Mitigations should address community and wildlife impacts that will accrue from this attempt to expand the aggregate mining uses. Mitigations should protect the community and environment from this highly-impactive use – not protect the use from the community.

C13-7. This section of the General Plan, the Implementation Plan, and these EIR Mitigations appear to have been written by the mining industry.

Responses to Letter C 13, Valley De Oro Community Planning Group

C13-1 The County appreciates this comment and has added the text below to Policy M-2.1.

"When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network."

C13-2 While the County disagrees with the comment that Tra-1.6 Parking Requirements will produce insufficient safe parking in all communities, the County agrees that measure is not mitigating adverse impacts in accordance with CEQA. Therefore, Tra-1.6 has been removed as a mitigation measure from the DEIR.

C13-3 The County does not concur that the Mineral Resources mitigation measures (Min-1.1, Min-1.2, and Min-1.3) are not mitigations. These mitigation measures for mineral resources are required in order to minimize loss of availability of known mineral resources. The potential environmental impacts noted in the comment are addressed in other sections, such as Biological Resources and Aesthetics. It should be noted that mining operations have to undergo separate environmental review pursuant to CEQA.

C13-4 The County does not agree with this comment. The County does not consider areas designated MRZ-3, such as the Sweetwater River floodplain, to have the potential to contain mineral resources. For clarification, the following has been added to the third bullet point in Min-1.2:

“Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a MUP. Incorporate findings of approval that reflect Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible."

C13-5 The County acknowledges this comment and has revised mitigation measure Min-1.2 to emphasize that the intent is not to preclude the use of mineral resources, rather than to imply that the use is being encouraged. The revision to the first bullet point is as follows:

"Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to ensure that new development projects ~~to~~ take into account the potential mineral resources and that the potential mining use would not be precluded~~place land use restrictions on areas in the vicinity of extractive uses to ensure incompatible uses do not impede mining operations~~. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500 foot radius of parcels with a Mining Compatibility Designator/Overlay."

Responses to Letter C 13, Valley De Oro Community Planning Group (cont.)

C13-6 The County acknowledges that the mining of mineral resources needs to address environmental and community impacts; however, these impacts are more appropriately addressed in other subject area sections of the EIR, such as Aesthetics, Air Quality, Biological Resources, etc. The primary purpose of the Mineral Resources section is to manage the availability of mineral resources; therefore, the mitigation measures associated with this section should be focused in this area.

C13-7 The County acknowledges that representatives of the mining industry provided input in the preparation of the Mineral Resources section of the draft Conservation and Open Space Element. This is primarily because the intent of the mineral resources section is to "manage the remaining mineral resources while striving to ensure adequate resources," which is also a primary objective of the mining industry.

Comment Letter C 14, Valley Center Community Planning Group

VCCPG - Recommended Project Alternative

EIR Review Guidance

C14-1. The GPU Subcommittee followed the advice on Attachment 1 in preparing its recommendation for the VCCPG on the Draft EIR on the Draft GPU.

EIR Project Impacts

Adoption of the EIR Project (Referral) land use map for Valley Center will have a significant impact for the following reasons:

- Designates 49 acres of Village Residential 15 dwellings units per acre (VR 15) in the north Village and 10 acres of VR 15 in the south Village
- Designates 90.7 acres of General Commercial (C1) in the north Village and 67.7 in the south Village
- Expands the north and south Villages' acreage to 1391 acres, extending east on Fruitvale past Cole Grade Road
- Adds 2862 additional housing units in the north and south Villages
- Adds population of 8,228 to north and south Villages
- Degrades visual character and quality of the community
- Unable to provide wastewater treatment for Project population
- Impedes ability to meet adequate water supply
- Increases loss of habitat and other sensitive natural communities
- Restricts wildlife corridors
- Increases danger from wildland fires
- C14-2. Results in a Level of Service (LOS) E/F for thirteen road segments and 24.7 miles of roads
- Increases light pollution in a Zone A for Palomar Observatory due to extensive town center
- Converts existing agriculture resources to non-agriculture uses through changes in land use designations
- Indirectly converts agriculture resources to non-agriculture from land use conflicts with new development
- Reduces air quality
- Reduces water quality standards and requirement
- Reduces groundwater supplies and recharge
- Permanently increases ambient noise levels
- Decreases school services
- Negatively impacts adjacent cities traffic and LOS standards
- Decreases rural road safety
- Unable to comply with AB 32
- Increases effect of global climate change on new residents from the proposed project

Likelihood of Project Impacts Occurring

C14-3. There is a reasonable expectation that undeveloped properties in Valley Center would be developed to whatever GPU map is approved. Development activity in Valley Center has

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-3. cont.

been on the increase, even in the slow economy. Valley Center currently has 15 active large projects filed with the county, developing 2772 acres. These projects plan to build 3629 residential units and 166,000 commercial square feet. Some are reflected in the GPU while many are filed as Specific Plan and General Plan Amendments. The EIR states that 'Valley Center is anticipated to at least double in population and experience a 90 percent or greater increase in housing units from 2008 to build-out. These planning areas are relatively undeveloped; therefore, even a minimal amount of growth in these areas would result in a large percentage increase as compared to existing conditions.'

VCCPG - Recommended Project Alternative

The County of San Diego's EIR study of the GPU does not sufficiently mitigate the significant impacts of the Project. The VCCPG requests that the county accept the VCCPG - Recommended Project Alternative Map for Valley Center in the GPU.

At the March 2009 meeting, the VCCPG approved the Draft Land Use Map designations for outside the Villages and the Environmentally Superior Map for the Villages.

Inside the Villages

At the March 2009, additional adjustments within the Villages were also approved based on the following rationale:

C14-4.

- For all already developed parcels within the (extended) Village areas, change the land use designation to match the current land use. (Also known as ground-truthing)
- Ensure that all parcels in the Villages are designated with a minimum of their current density. (No down-zoning in the Villages.)
- To ensure continued consideration as Smart Growth Opportunity Area, keep an average of 10.9 dwelling units per acre parcels within the Smart Growth Opportunity Areas in the Villages.
- For pipelined and "in process" projects in the Villages, show their proposed land use designations.
- Adjust densities in the south Village such that a driver entering Valley Center from the south on Valley Center Road does not see a "sea of high density terracotta roofs."

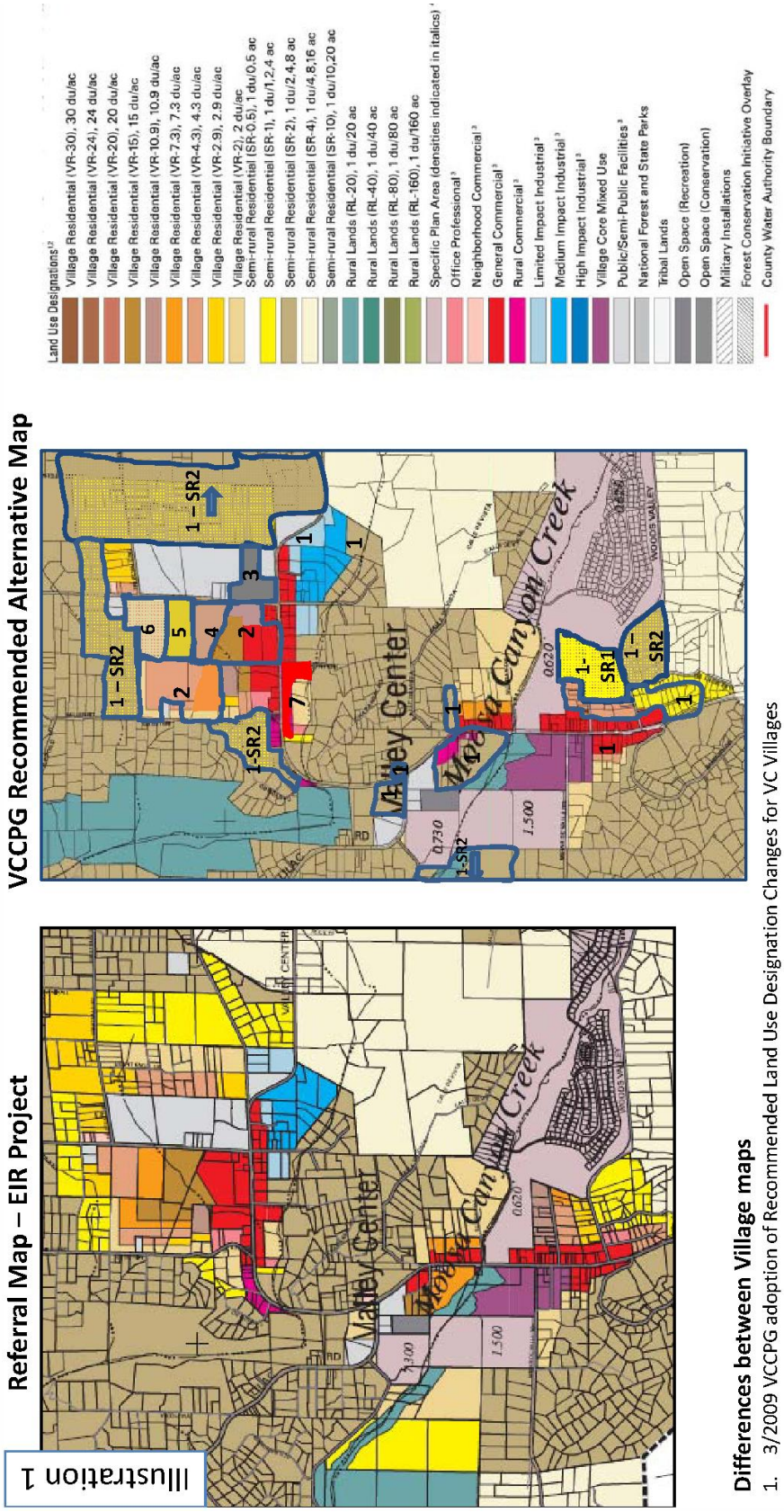
C14-5.

Illustration 1 shows the EIR Project (Referral Map) and VCCPG - Recommended Project Alternative Map for inside the Villages. The VCCPG - Recommended Project Alternative Map reflects the changes approved in March 2009 as well as additional recommendations from the GPU subcommittee. Since the March meeting, the GPU subcommittee has met many times to continue the review using the above rationale. Additional recommendations for the VCCPG in this report include:

- The north Village developers asked for the removal of the Mixed Use designation in the north village as recommended by the VCCPG in March 2009. The GPU subcommittee worked with those developers to re-determine the designations as shown in Illustration 1.
- Ground-truthing or representing developed parcels as such for Public Space.
- Reducing undeveloped densities in the north Village.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-5. cont.

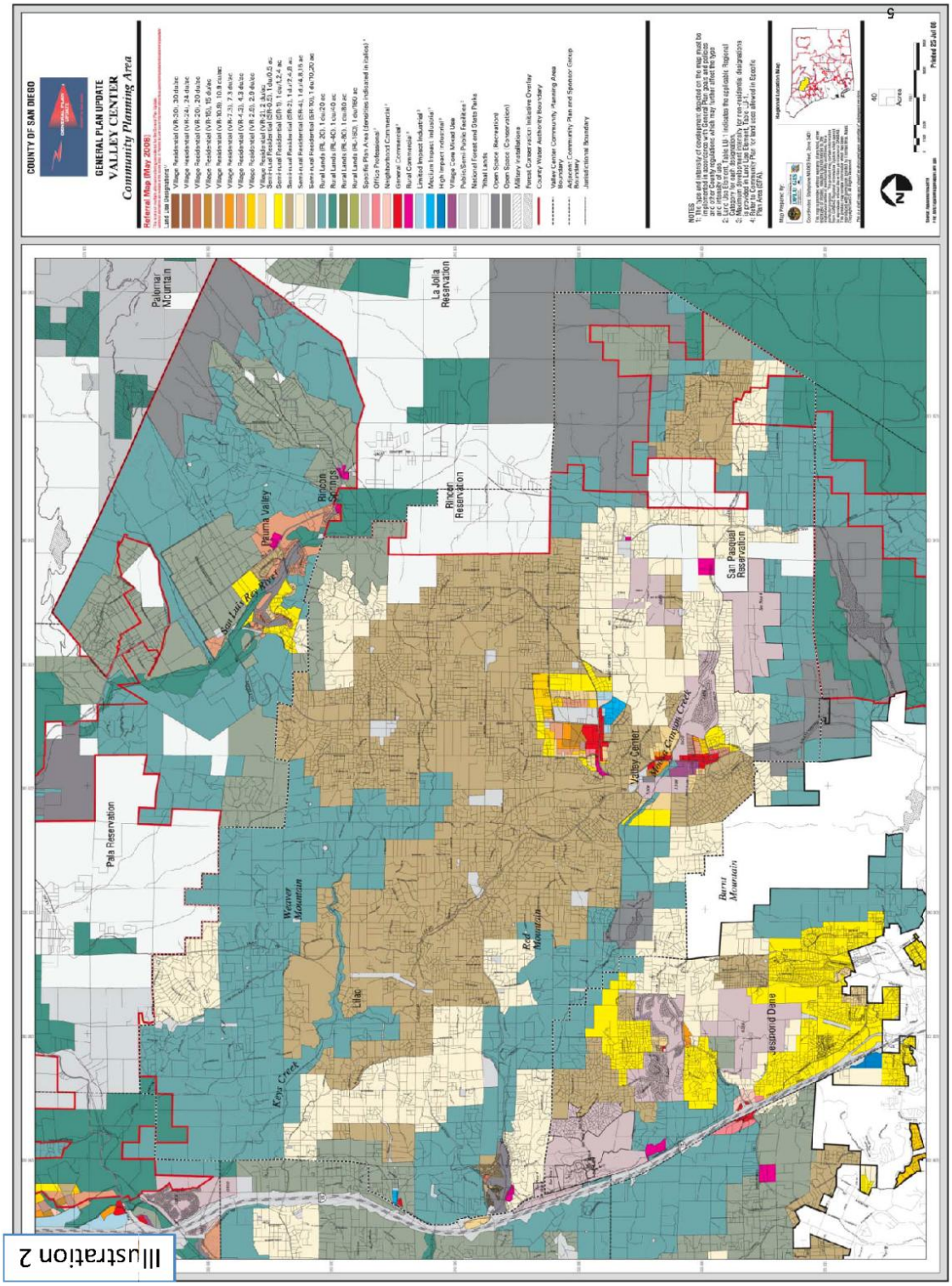


Differences between Village maps

1. 3/2009 VCCPG adoption of Recommended Land Use Designation Changes for VC Villages
   - Environmentally Superior map for Villages as baseline
   - Change residential land use to match currently developed use
2. Weston properties – matches yield for commercial/residential per developer. Property to be developed with specific plan. Average density 7.3
3. Current ball fields and future park – change from Public/Semi Public to Open Space Recreation.
4. Feather density from highest in Weston development north to library from 7.3 to 4.3 du/ac
5. Feather density from highest in Weston development north to library from 4.3 to 2.9 du/ac
6. Feather density from highest in Weston development north to library from 4.3 to .2 du/ac
7. Developer requests C-1 on south side of VC Road instead of Rural Commercial

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-5. cont.



Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-5. cont.

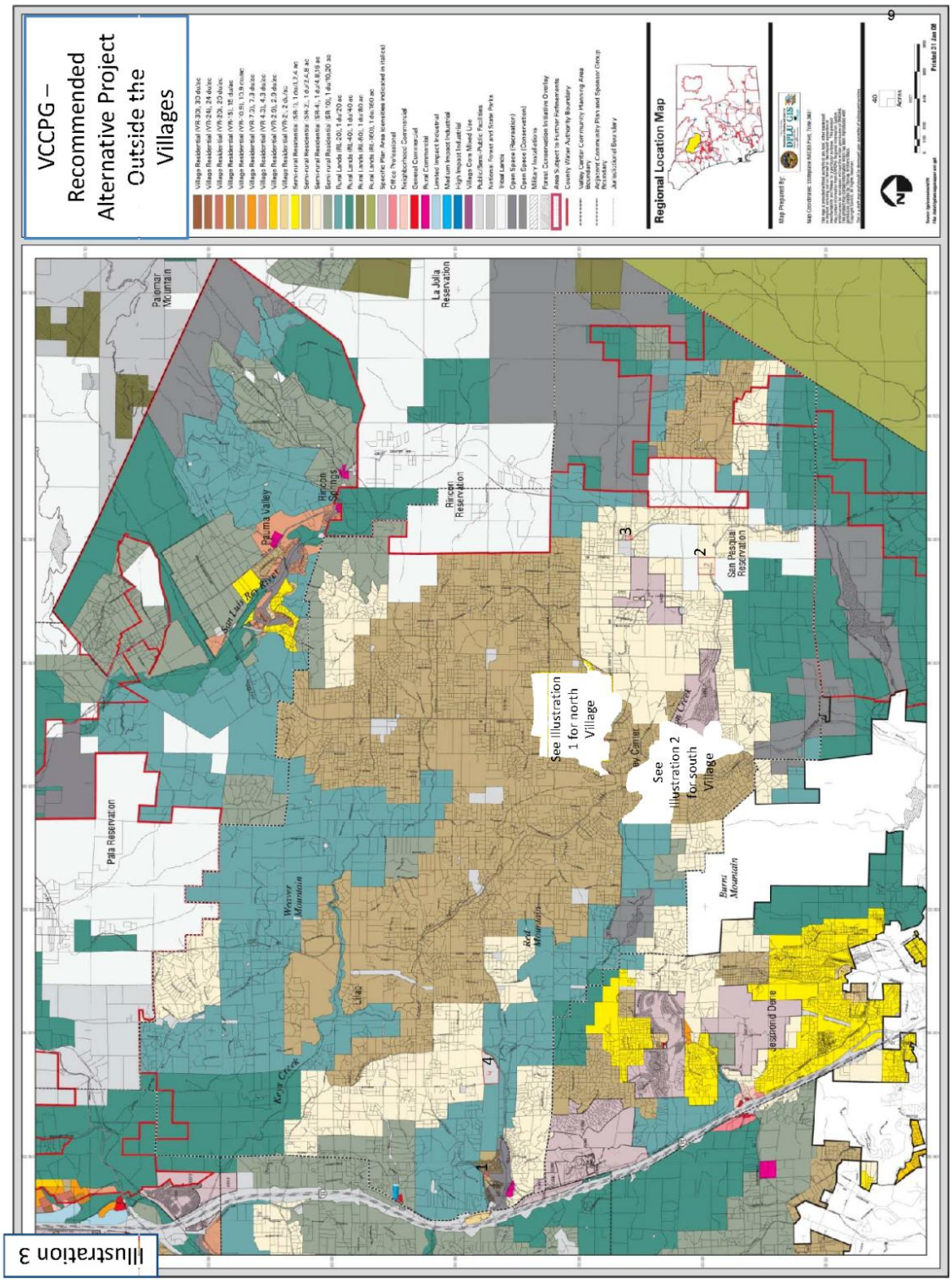


Illustration 3

Comment Letter C 14, Valley Center Community Planning Group (cont.)

Outside the Villages

C14-6. Illustration 2 shows the EIR Project (Referral Map) for outside the Villages. Adoption of the Draft Land Use Map (Illustration 3) outside the Villages increases the rural land use designation throughout Valley Center and reduces the amount of acreage for Commercial and the Village designations. Three impacts are highlighted on Illustration 3:

1. Circle R condos on Old Castle Road change from VR 20 to SR2.
2. Bates Nut Farm on Woods Valley Road changes from Rural Commercial to SR4.
3. Two parcels across from the Middle School on North Lake Wohlford Road change from Rural Commercial to SR4.

C14-7. Additional recommendations for the VCCPG this report include changing the designation of a mitigation bank on Old Castle Road from Public/Semi-Public Facilities to Open Space Conservation. (Number 4 on Illustration 3)

VCCPG - Recommended Alternative Project Impacts

C14-8. Adoption of the VCCPG – Recommended Alternative Project will reduce the impacts of the GPU in the following areas:

- Designates 20.9 acres of Village Residential 15 dwellings units per acre (VR 15) in the north Village and 0 acres of VR 15 in the south Village
- Designates 53 acres of General Commercial (C1) in the north Village and 48.2 in the south Village
- Keeps the north and south Villages' acreage to 1019 acres, stopping at the Primary School east on Fruitvale past Cole Grade Road
- Adds 1,415 additional housing units to the north and south Villages
- Adds population of 4,163 to north and south Villages
- Results in a Level of Service (LOS) E/F for nine road segments and 15.9 lane miles

C14-9. Table 1: EIR Project with the VCCPG – Recommended Alternative Project Comparison

	EIR Project	VCCPG – Recommended Alternative Project	Difference
VR 15 acreage	64	20.9	-43.1 acres
C 1 acreage	158.4	101.2	-57.2 acres
Village acreage	1391	1019	-372 acres
New Village housing units	2862	1415*	-1447 housing units
New Village population	8228	4163*	-4065 population
LOS E/F road segments	13	9	-4 road segments
LOS E/F lane miles	24.7	15.9	-8.8 lane miles

*Calculations are estimated

C14-10. In addition, the VCCPG - Recommended Alternative Project supports the following GPU Goals and Policies and EIR Mitigation Measures better than any of the EIR study

Comment Letter C 14, Valley Center Community Planning Group (cont.)

alternatives. A full description of the following Goals, Polices and Mitigation Measures is in Attachment 3.

Village

- Policy LU-1.6: Village Expansion.
- Policy LU-9.7: Town Center Planning and Design.
- Policy LU-11.2: Compatibility with Community Character.
- Policy LU-12.4: Planning for Compatibility.
- Policy LU-5.4: Planning Support.
- Policy LU-9.4: Infrastructure Serving Villages and Community Cores.
- Policy LU 11.6: Office Development.
- Policy LU 14.2: Wastewater Disposal.
- Policy LU 14.4. Sewer Facilities:
- Policy LU 18.1: Compatibility of Civic Uses with Community Character.
- Policy LU 18.2: Co-location of Civic Uses.
- Policy LU 21.2: Location of Parks:
- Policy S-9.4: Development in Villages.
- Policy COS-13.2: Palomar and Mount Laguna.
- Policy COS-14.1: Land Use Development Form.
- Policy COS-14.2: Villages and Rual Villages.
- Policy H-1.3: Housing near Public Services.
- Policy LU-5.1: Reduction of Vehicle Trips within Communities. Policy LU-12.2:

C14-10. cont.

Semi-Rural/Rural

- Mitigation Measure AES-1.1.
- Policy LU-6.1: Environmental Sustainability.
- Policy LU-6.3: Conservation-Oriented Project Design.
- Policy H-2.1: Development That Respects Community Character.
- Policy LU-1.4: Leapfrog Development.
- Policy LU-2.2: Development Densities and Lot Sizes.
- Policy LU-6.4: Sustainable Subdivision Design.
- Policy LU-6.10: Protection from Wildfires and Unmitigable Hazards.
- Policy LU-8.1: Density Relationship to Groundwater Sustainability.
- Policy S-3.4: Service Availability.
- Policy S-9.2: Development in Floodplains.
- Policy S-9.3: Development in Flood Hazard Areas.
- Policy LU-10.4: Commercial and Industrial Development.
- Policy LU-11.8: Permitted Secondary Uses.
- Policy M-1.1: Prioritized Travel within Community Planning Areas.
- Policy M-1.2: Interconnected Road Network.
- Policy M-1.3: Treatment of High-Volume Roadways.
- Policy M-2.1: Level of Service Criteria.
- Policy M-2.2: Access to Mobility Element Designated Roads.
- Policy M-2.3: Environmentally Sensitive Road Design.
- Policy M-3.3: Multiple Ingress and Egress.
- Policy M-3.5: Access Roads.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-10. cont.

- Policy M-4.3: Rural Roads Compatible with Rural Character.
- Policy M-9.1: Transportation Systems Management

Circulation Subcommittee Recommendations

C14-11. At its August 10, 2009 meeting, he VCPPG approved to designate Valley Center Road as a boulevard from Woods Valley Road to Cole Grade Road. In addition, the VCCPG Circulation subcommittee approved the following motions as mitigation measures to the EIR:

C14-12. MOTION 1: Recommend that the VCCPG and GPU Subcommittee include the following mitigation proposals to the Draft EIR Response on the Mobility Element:

1. Request density reduction and use the SANDAG model numbers
2. Increase connectivity (C14-13.)
3. Accept minor failures (C14-14.)
4. Stop allowing gated communities and open existing gates (C14-15.)
5. Provide school bus drop-off and pickup areas (C14-16.)
6. Solicit casino help with traffic mitigation and mass transit (C14-17.)

(Elmore/Geinzer): Passed 6-0-0

C14-18. MOTION 2: To accept Mobility Element ID # 18 Mirar de Valle as shown on the Mobility Element Map M-A-23 at the projected reduced Level of Service E or F due to terrain constraints and environmental sensitivity. (Hofler/Elmore) Passed: 4-2-0 (Geinzer/Glavinic-Nay)

C14-19. MOTION 3: To make the following changes to the Valley Center Planning Area Mobility Element Map (Attachment 2):

1. ID# 1 Couser Canyon change Planned GPU Designation from 2.2F to RRC (Rural Residential Collector)
2. ID #6 Lilac Road change Planned GPU Designation from 2.2E from Boundary to West Lilac to RRC. (C14-20.)
3. ID #12 Fruitvale make entire length, both east and west of Yellow Brick Road GPU Designation 2.2C and remove gate west of Yellow Brick. (C14-21.)
4. ID #15 New Road 15 change Planned GPU Designation from LPR (Local Public Road) to RRC. (C14-22.)
5. ID #17 New Road 17 change Planned GPU Designation from LPR (Local Public Road) to RRC. (C14-23.)
6. ID #23 West Oak Glen from New Road 3 to Cole Grade change Planned GPU Designation from LPR (Local Public Road) to 2.2E (Glavinic/Elmore) Passed 6-0-0 (C14-24.)

Other EIR Comments

C14-25. Other EIR comments are covered in Attachment 4. Comments focus on the EIR document as a whole and reflect what is wrong or missing and why; particularly if a Mitigation Measure is incorrectly labeled Infeasible, or suggests a missing Mitigation Measure that is feasible.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

Population of Valley Center

Since the beginning of the General Plan Update process in the late 1990's, the population numbers have been in flux. From the beginning, the Board of Supervisors promised the community an iterative process that would work 'from the ground-up'. County staff promised a process that would result in "right-sized" villages that would provide a comfortable, rural village ambiance - not a high density, urban town. With those promises in mind, we expected to reduce the proposed size of the villages, and in doing so bring the total community population reasonably close to what the BOS voted on in 1998 - 33,000.

Table 1 recaps the different population numbers for Valley Center and the County totals throughout the GPU process.

C14-26.

	BOS 1998	2002 Working Copy Map	Referral Map	Hybrid Map	Draft Land Use Map	Environ Superior map	VCCPG - Recommended Alternative Map*
North Village			4129	4187	4187	2376	1849
South Village			4099	3949	3949	2739	2297
VC	33,000	38,300	39,320	38,590	37,460	30,690	33470
County	660,731	678,500	678,270	670,370	669,140	641,070	674,188

*Refer to VCCPG - Recommended Project Alternative section, Illustration 1 and 3

Report approved 5-0 by the GPU Subcommittee on August 20, 2009

Respectfully submitted,

Rich Rudolf

Chairperson

GPU Subcommittee

Comment Letter C 14, Valley Center Community Planning Group (cont.)

Attachment 1

EIR Review Guidance

The GPU Subcommittee followed the following advice[1] in preparing its recommendation for the VCCPG on the Draft EIR on the Draft GPU.

The primary purpose of CEQA is to let the decisionmakers and the public know what impacts a project will have on the environment, how much of an impact may occur, and what can be done to reduce those impacts. CEQA also establishes a duty for public agencies to avoid or minimize environmental damage, with an emphasis on prevention.

An Environmental Impact Report (EIR) provides the information needed for the Planning Commission and Board of Supervisors to deny approval or require substantial changes to any project, so that it would protect our community's interests. The Planning Commission or Board of Supervisors should not approve a project as proposed if there are feasible alternatives or ways available to substantially reduce potential impacts. Impacts must be reduced to the extent feasible, and Mitigation Measures must be enforceable.

C14-1. cont.

Planning Group review of this EIR is an opportunity to consider the Revised General Plan Update and share expertise; evaluate DPLU analyses; check for completeness and accuracy; identify areas of concern; and present alternative or additional options for consideration.

Environment, as defined under CEQA, deals with physical changes that can affect an area. This includes effects of the GPU on traffic conditions; noise; the availability of sewer, water, and other utilities; air quality; fire and police protection. The EIR must look at both direct and indirect impacts. Loss of water in a stream might not cause a problem at a project site, but could kill fish or interfere with irrigation several miles downstream. It must also look at cumulative impacts. How will the impacts of this GPU, combined with other projects in progress or planned for the foreseeable future, affect the community? A good EIR should look at all concerns and should back up its conclusions with facts. A conclusion that isn't supported is only an opinion.

Our recommendations address: whether a potential significant impact has not been adequately identified; if no, or insufficient, mitigation has been proposed for a potentially significant impact; identifies the specific impact in question; explains why we believe the impact would occur; and explains what additional mitigation measure(s) or changes in proposed mitigations or to the GPU we recommend.

[1] Paraphrased from remarks by Shaelyn Strattan, Siting Project Manager/California Energy Commission, Former Planner III/Calaveras County Planning Department and currently an Independent Environmental Planning Consultant/Project Manager).

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-27.

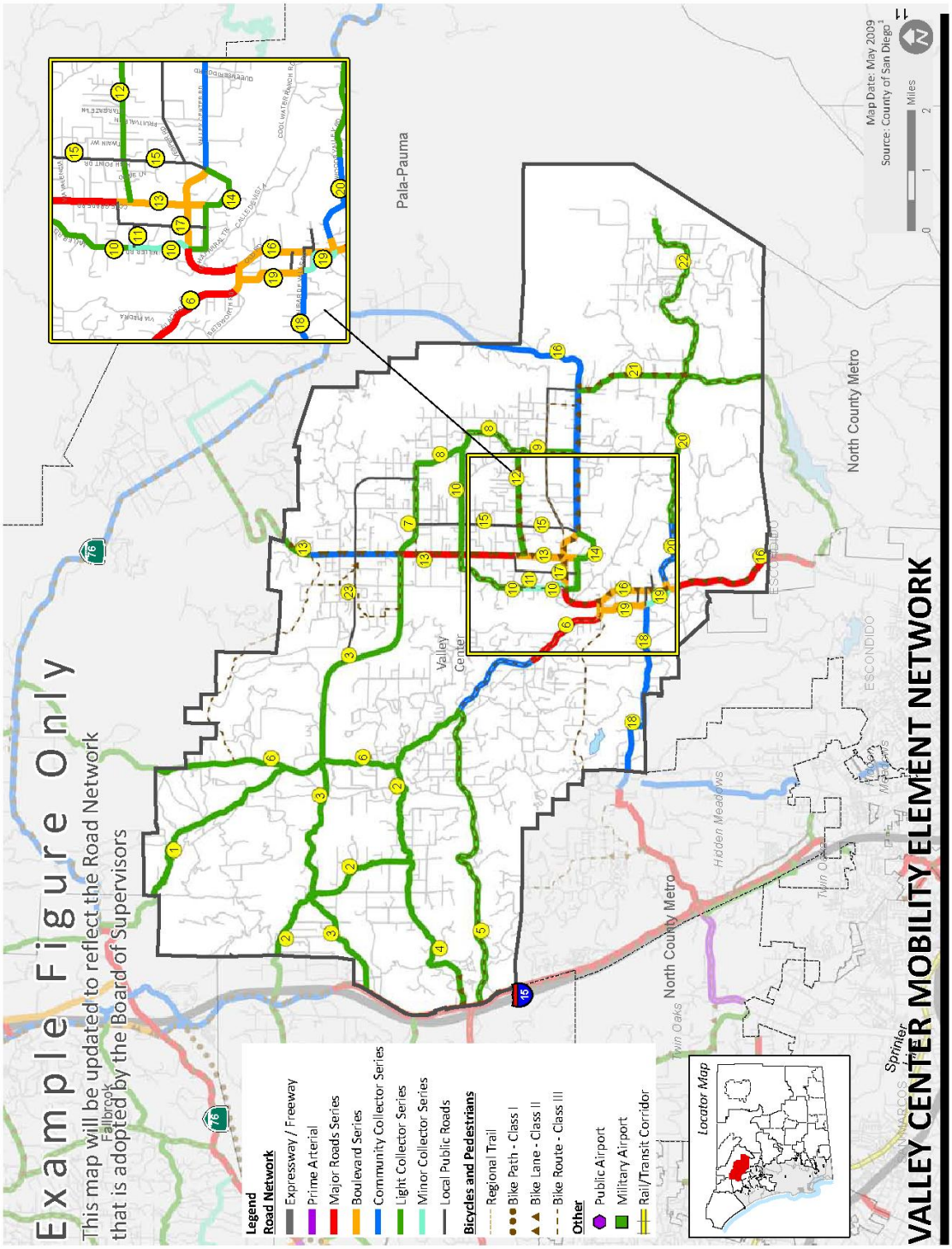


Figure M-A-23

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-27. cont.

Mobility Element Network—Valley Center Community Planning Area Matrix

ID[a]	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
1	**Couser Canyon Road (SC 240)** Segment: Fallbrook CPA boundary to Lilac Road	**2.2F Light Collector** Reduced Shoulder	**Improvement Option** Reduce shoulder width to six feet for use as a bike lane (requires parking prohibition)
2	**West Lilac Road (SC 270.1 / 280.2)** Segment: Bonsall CPA boundary to Lilac Road	**2.2E Light Collector**	None
3	**New Road 3** Segment: Old Highway 395 to Cole Grade Road at Cool Valley Road	**2.2C Light Collector** Intermittent Turn Lanes	**Recommended Improvement** Align Cool Valley Road with Hilldale Road at Cole Grade Road. (Note: new road is within current alignment of Hilldale Road)
4	**Circle R Road (SC 280.1)** Segment: Old Highway 395 to West Lilac Road	**2.2E Light Collector**	None
5	**Old Castle Road (SF 1415)** Segment: Old Highway 395 to Lilac Road	**2.2D Light Collector** Improvement Options [Passing Lanes]	None
6	**Lilac Road (SA 110/ SF 1415)** Segment: Pala/Pauma Subregion boundary to Valley Center Road	**2.2E Light Collector** Pala/Pauma Subregion boundary to Old Castle Road **2.1D Community Collector** Improvement Options [Raised Median]—Old Castle Road to Anthony Road **4.1B Major Road** Intermittent Turn Lanes—Anthony Road to Betsworth Rd. **4.2A Boulevard** Raised Median—Betsworth Road to Valley Center Rd.	**Accepted at LOS E/F** Segment: ~~Betsworth~~ New Road 19 to Valley Center Road

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-27. cont.

MOBILITY ELEMENT NETWORK APPENDIX

Mobility Element Network—Valley Center Community Planning Area Matrix

ID[a]	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
7	**Cool Valley Road (SC 300)** Segment: Cole Grade Road to Villa Sierra Road	**2.2E Light Collector**	**Recommended Improvement** Refer to New Road 3 above
8	**Villa Sierra Road (SC 300)** Segment: Cool Valley Road to Mac Tan Road	**2.2E Light Collector**	None
9	**Mac Tan Road (SC 300)** Segment: Villa Sierra Road to Valley Center Road	**2.2E Light Collector**	None
10	**Miller Road** Segment: Valley Center Road to Villa Sierra Road	**2.3B Minor Collector** Intermittent Turn Lanes—Valley Center to new local public road (south of Misty Oak) **2.2E Light Collector** New local public road (south of Misty Oak) to Villa Sierra Road	None
11	**New Road 11 (south of Misty Oak Road)** Segment: Miller Road to Cole Grade Road	**2.3B Minor Collector** Intermittent Turn Lanes	None
12	**Fruitvale Road (SC 310)** Segment: Cole Grade Road to Villa Sierra Road	**2.2C Light Collector** Intermittent Turn Lanes—Cole Grade Road to Villa Sierra Road	**Recommended Improvement** Align Fruitvale Road with New Road 11 at Cole Grade Road.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-27. cont.

MOBILITY ELEMENT NETWORK APPENDIX

Mobility Element Network—Valley Center Community Planning Area Matrix

ID[a]	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
13	**Cole Grade Road (SA 110)** Segment: New Road 14 to Pala/Pauma Subregion boundary	**2.2B Light Collector** Continuous Turn Lane—New Road 14 to Valley Center Road **4.2A Boulevard** Raised Median—Valley Center Road to Horse Creek Trail **4.1A Major Road** Raised Median—Horse Creek Trail to Cool Valley Road **2.1A Community Collector** Raised Median—Cool Valley Road to Pauma Heights Road **2.1C Community Collector** Intermittent Turn Lanes—Pauma Heights Road to McNally Road **2.2E Light Collector** McNally Road to Pala/Pauma Subregion boundary	None
14	**New Road 14** Segment: Valley Center (at Miller Road) to Valley Center Road (at New Road 15)	**2.3A Minor Collector** Raised Median	None
15	**New Road 15 / High Point Drive** Segment: Valley Center (at New Road 14) to Cool Valley Road	**Local Public Road**	None

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-27. cont.

MOBILITY ELEMENT NETWORK APPENDIX

Mobility Element Network—Valley Center Community Planning Area Matrix

ID[a]	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
16	**Valley Center Road** Segment: North County Metro Subregion boundary to Pala/Pauma Subregion boundary	**4.1A Major Road** Raised Median—North County Metro Subregion boundary to Woods Valley Road **4.2A Boulevard** Raised Median—Woods Valley Road to Lilac Road **4.1A Major Road** Raised Median—Lilac Road to Miller Road **4.2A Boulevard** Raised Median—Miller Road to New Roads 14/15 **2.1D Community Collector** Improvement Options [Raised Median]—New Roads 14/15 to Pala/Pauma Subregion boundary	**Accepted at LOS F** Segment: Lilac Road to ~~Cole Grade~~Indian Creek Road and Highpoint Drive to Pala/Pauma Subregion boundary
17	**New Road 17** Segment: New Road 14 to New Road 11	**Local Public Road**	None
18	**Mirar de Valle Road (SC 990.2)** Segment: North County Metro Subregion boundary to New Road 19	**2.1D Community Collector** Improvement Options [Raised Median]	**Accepted at LOS E/F** Entire segment
19	**New Road** Segment: Lilac Road to Valley Center Road	**4.2B Boulevard** Intermittent Turn Lanes—Lilac Road to Mirar de Valle Road **2.3A Minor Collector** Raised Median—Mirar de Valle Road to Woods Valley Road	None

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-27. cont.

Mobility Element Network—Valley Center Community Planning Area Matrix

ID[a]	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
20	**Woods Valley Road (SC 1010)** Segment: Valley Center Road to Lake Wohlford Road	**2.~~1A~~ 1D Community Collector** Improvement Options [Raised Median and Right-Turn Lanes]—Valley Center Road to ~~Woods Valley Ranch entrance~~Oakmont Rd. **2.2C Light Collector** Intermittent Turn Lanes—~~Woods Valley Ranch entrance~~Oakmont Rd. to Lake Wohlford Road	**Accepted at LOS E** Segment: Oakmont Rd to Karibu Ln.~~TBD~~
21	**Lake Wohlford Road** Segment: North County Metro Subregion boundary to Valley Center Road	**2.2C Light Collector** Intermittent Turn Lanes	None
22	**Paradise Mountain Rd. (SC 1010.1)** Segment: Lake Wohlford Road to Hell Hole Canyon Open Space Preserve entrance	**2.2E Light Collector**	None
23	**West Oak Glen Road** Segment: New Road 3 to Cole Grade Road	**Local Public Road**	None

a. ID = Roadway segment on Figure M-A-24

Comment Letter C 14, Valley Center Community Planning Group (cont.)

Attachment 3

VCCPG - Recommended Alternative Project Impacts

The VCCPG Recommended Alternative Map supports the GPU Goals and Policies and EIR Mitigation Measures better than the EIR alternatives in the following areas:

Village

- Policy LU-1.6: Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:
    - Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding;
    - Potential Village development would be accommodated by the General Plan road network;
    - Public facilities and services can support the expansion without a reduction of services to other County residents; and
    - The expansion respects and enhances community character, the scale, and the orderly and contiguous growth of a Village area.

C14-28.

- Policy LU 9.7: Town Center Planning and Design. Plan and guide the development of Town Centers and Transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to respect and enhance the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in town centers and villages.

- Policy LU-11.2: Compatibility with Community Character. Require that commercial, office and industrial development be located, scaled and designed to respect and enhance the unique character of the community.

- Policy LU 12.4: Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts.

- Policy LU 5.4: Planning Support. Undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.

- Policy LU 9.4: Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for villages and community cores and sized for the intensity of development allowed by the Land Use Map.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

- Policy LU 11.6: Office Development. Locate new office development complexes within village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access)with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.

- Policy LU 14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonable expected demands.

- Policy LU 14.4. Sewer Facilities: Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond Village boundaries (or extant Urban Limit Lines) except when necessary for public health, safety, or welfare.

- Policy LU 18.1: Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, and small swap meets, farmers markets, or other community gatherings.

C14-28. cont.

- Policy LU 18.2: Co-location of Civic Uses. Encourage the co-location of civic uses such as County library facilities, community centers, parks and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.

- Policy LU 21.2: Location of Parks: Locate new parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of the community.

- Policy S 9.4: Development in Villages. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant environmental impacts.

- Policy COS 13.2: Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.

- Policy COS 14.1: Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by

Comment Letter C 14, Valley Center Community Planning Group (cont.)

utilizing compact regional and community-level development patterns while maintaining community character.

- Policy COS 14.2: Villages and Rual Villages. Incorporate a mixture of uses with Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.

- Policy H-1.3: Housing near Public Services. Encourage the development of housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

- Policy LU-5.1: Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within villages and rural villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit when appropriate.

- Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements to Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve a higher LOS but do not achieve a LOS of D or better.

C14-28. cont.

Semi-Rural/Rural

- Mitigation Measure AES-1.1. Adopt the General Plan Regional Category map and Land Use Maps which locate land uses of less density or intensity on lands that contribute to scenic vistas.

- Policy LU-6.1: Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

- Policy LU-6.3: Conservation-Oriented Project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.

- Policy H-2.1: Development That Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element and Community Plans.

- Policy LU-1.4: Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model and Community Plans. For

Comment Letter C 14, Valley Center Community Planning Group (cont.)

purposes of this policy, leapfrog development is defined as village densities located away from established Villages or outside established water and sewer service boundaries.

- Policy LU-2.2: Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.
- Policy LU-6.4: Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities consistent with the applicable community plan.
- Policy LU-6.10: Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in very high and high hazard fire areas or other unmitigable hazardous areas.
- Policy LU-8.1: Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.
- Policy S-3.4: Service Availability. Plan for development where fire and emergency services are available or planned.

C14-28. cont.

- Policy S-9.2: Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.
- Policy S-9.3: Development in Flood Hazard Areas. Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding.
- Policy LU-10.4: Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.
- Policy LU-11.8: Permitted Secondary Uses. Provide a process where secondary land uses may be permitted when appropriate and compatible with the primary commercial, office, and light industrial uses, in order to better serve the daily needs of employees and to reduce the frequency of related automobile trips. This policy is not intended for high impact industrial uses.
- Policy M-1.1: Prioritized Travel within Community Planning Areas. Provide a public road network that accommodates travel between and within community

Comment Letter C 14, Valley Center Community Planning Group (cont.)

planning areas rather than accommodating overflow traffic from State highways and freeways that are unable to meet regional travel demands.

- Policy M-1.2: Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.

- Policy M-1.3: Treatment of High-Volume Roadways. To avoid bisecting communities or town centers, consider narrower rights-of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development. Reduce noise, air, and visual impacts of new freeways, regional arteries, and Mobility Element roads, through landscaping, design, and/or careful location of facilities.

- Policy M-2.1: Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a LOS of D or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in Appendix I.

- Policy M2.2: Access to Mobility Element Designated Roads. Minimize direct access point to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.

C14-28. cont.

- Policy M-2.3: Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.

- Policy M-3.3: Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law, and local regulations.

- Policy M-3.5: Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.

- Policy M-4.3: Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character consistent with community plans.

- Policy M-9.1: Transportation Systems Management. Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection

Comment Letter C 14, Valley Center Community Planning Group (cont.)

C14-28. cont.

improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

Attachment 4
Other EIR Comments

	EIR Chapter; Section Number and page	What is wrong or missing and why	Suggested Mitigation Measure
C14-29.	Air Q 2.3.2.3 Local p 2.3-13	Fugitive Dust—No discussion of post-clearing and grubbing or construction dust, such as dust from horse arena use impact on neighbors	Needs GP Policy or Mitigation Measure to control horse arena dust in enforceable way
C14-30.	***2.3.3.5 Issue 5: Objectionable Odors*** Page 2.3-26	List of Wastewater Treatment Facilities omits Woods Valley Treatment Plant in Valley Center	Add to the list: Woods Valley Treatment Plant in Valley Center
C14-31.	***2.3.6.2 Issue 2: Air Quality Violations*** **Infeasible Mitigation Measures** p 2.3-32	Rejected 4th bullet Mitigation Measure to require development to tie into an existing or planned alternative transportation network, such as transit (bus, train, trolley), bicycle network, walkways, and trails. Rejection based on lack of existing alternative network—ignores "planned" portion of proposed Mitigation	Delete sentence rejecting measure, add as feasible measure. At worst, add as feasible to "Encourage, to maximum extent possible…".
C14-32.		Rejected 5th bullet Mitigation Measure to require development to require on-site renewable energy systems	Change to to "Encourage, to maximum extent possible…"and add to list of feasible measures
C14-33.	**Mitigation Measures Air-2.1** p 2.3-34	Not clear that Mitigation Measure re Alternative Powered Vehicles includes Electric cars	Add Electric cars to clarify
C14-34.	***2.3.6.4 Issue 4: Sensitive Receptors*** **Infeasible Mitigation Measures** Pages 2.3-36-37	Rejected 2 bulleted Mitigation Measures for Diesel vehicles and Equipment, because expressed as "require"	Change to to "Encourage, to maximum extent possible…"and add to list of feasible measures
C14-35.	Biology ***2.4.3.1 Issue 1: Special Status Plant and Wildlife Species*** **Summary p.2.4-24**	Summary concludes impact significant, but does not state whether proposed Mitigation Measures will reduce below level of significance or not	Add sentence stating impact of application of feasible Mitigation Measures
C14-36.	***2.4.3.2 Issue 2: Riparian Habitat and Other Sensitive Natural***	Summary concludes impact significant, but does not state whether proposed Mitigation Measures will reduce below	Add sentence stating impact of application of feasible Mitigation Measures

Comment Letter C 14, Valley Center Community Planning Group (cont.)

	EIR Chapter; Section Number and page	What is wrong or missing and why	Suggested Mitigation Measure
C14-36. cont.	***Communities* Summary p. 2.4-26**	level of significance or not	
C14-37.	***2.4.3.3 Issue 3: Federally Protected Wetlands* Summary p. 2.4-28**	Summary concludes impact significant, but does not state whether proposed Mitigation Measures will reduce below level of significance or not	Add sentence stating impact of application of feasible Mitigation Measures
C14-38.	***2.4.3.4 Issue 4: Wildlife Movement Corridors and Nursery Sites* Summary p. 2.4-30**	Summary concludes impact significant, but does not state whether proposed Mitigation Measures will reduce below level of significance or not	Add sentence stating impact of application of feasible Mitigation Measures
C14-39.	***2.7.3.7 Issue 7: Emergency Response and Evacuation plans page 2.7-45***	Under the heading "Proposed General Plan Update Goals and Policies" the second paragraph discusses Policy M-3.3 requires that new development provide multiple access/egress routes. It then states that if multiple access routes are not achievable then….create the "Same practical effect".	Creating the "same practical effect" should not be an option. New developments should be required to provide multiple access/egress routes. Policy M-3.3 requires development to provide multiple ingress/egress routes in conformance with State law and local regulations. Policy M-3.3 is one of the policies which would mitigate the proposed project impacts related to the impairment of Emergency response and evacuation to below a level of significance. Adding the "Same practical effect" waters down the effectiveness of this policy and will effect the level of significance. Therefore, delete the rest of the paragraph which discusses the "same practical effect" (page 2.7-45 top of page).
C14-40.	***2.7.6.8 Issue 8: Wildland fires page 2.7-57***	3 of the 4 mitigation measures are considered infeasible claiming that they are in conflict with goals of the housing element and do not achieve one of the primary objectives of the proposed project which is to accommodate a reasonable amount of growth. There is no factual basis to support this. A	Change the first 3 mitigation measures from infeasible to feasible.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

	EIR Chapter; Section Number and page	What is wrong or missing and why	Suggested Mitigation Measure
C14-40. cont.		reasonable amount of growth can be accommodated in lower fire areas.	
C14-41.	Hydrology ***2.8.6.2 Issue 2: Groundwater Supplies and Recharge* Infeasible Mitigation Measures p. 2.8-66**	Rejected last bulleted Mitigation Measure as Infeasible to impose Moratoria in any areas of the County that would have the potential to adversely impact groundwater supplies and recharge, because it would effectively result in no new impacts	Change Mitigation Measure to "Selectively Impose Moratoria…where application of all feasible Mitigation Measures still do not reduce impact below significant, on a case by case basis."
C14-42.	Recreation ***2.14.1.2 Recreational Facilities Managed By Other Entities (Non-County)*** **Local Government and Public Utility-Owned Lands** Page 2.14-4	No mention of Community Service Districts, such as the Valley Center Community Services District (VC Parks & Recreation District)	Add discussion of Community Service Districts, such as the Valley Center Community Services District (VC Parks & Recreation District)
C14-43.	***2.14.2.2 State*** **California State Government Code 66477 (The Quimby Act) p. 2.14-8**	States Quimby Act exactions can be used for land or park facilities, but does not make clear that can NOT be used for improvements and maintenance to these areas.	Add statement that can NOT be used for improvements and maintenance to these areas.
C14-44.		States **The Landscaping and Lighting Act of 1972 is authority for acquisition improvements and maintenance, but sets forth no governing authority for park powers for** Community Service Districts, such as the Valley Center Community Services District (VC Parks & Recreation District)	Add discussion of the authority for and powers of Community Service Districts, such as the Valley Center Community Services District (VC Parks & Recreation District)
C14-45.	***2.14.6.1 Issue 1: Deterioration of Parks and Recreational Facilities*** **General Plan Update Mitigation Measures Rec-1.5 p.2.14-25**	No discussion that PLDO money inadequate, and grants and districts highly unlikely to obtain sufficient funds to meet goals. Discussion should include basis for financial assumptions; should result in conclusion that impact of growth will be "Significant and Unmitagable."	Add discussion of financial assumptions that could lead to conclusion that sufficient funds could be obtained. Highly unlikely, change conclusion to impact is "Significant and Unmitagable."

Comment Letter C 14, Valley Center Community Planning Group (cont.)

	EIR Chapter; Section Number and page	What is wrong or missing and why	Suggested Mitigation Measure
C14-45. cont.	***2.14.6.2 Issue 2: Construction of New Recreational Facilities*** **p.2.14-27**	No discussion that PLDO money inadequate, and grants and districts highly unlikely to obtain sufficient funds to meet goals. Discussion should include basis for financial assumptions; should result in conclusion that impact of growth will be "Significant and Unmitagable."	Add discussion of financial assumptions that could lead to conclusion that sufficient funds could be obtained. Highly unlikely, change conclusion to impact is "Significant and Unmitagable."
	2.14.7.1 Issue 1: Deterioration of Parks and Recreational Facilities **p.2.14-28**	No discussion that PLDO money inadequate, and grants and districts highly unlikely to obtain sufficient funds to meet goals. Discussion should include basis for financial assumptions; should result in conclusion that impact of growth will be "Significant and Unmitagable."	Add discussion of financial assumptions that could lead to conclusion that sufficient funds could be obtained. Highly unlikely, change conclusion to impact is "Significant and Unmitagable."
	2.14.7.2 Issue 2: Construction of New Recreational Facilities **p.2.14-28**	No discussion that PLDO money inadequate, and grants and districts highly unlikely to obtain sufficient funds to meet goals. Discussion should include basis for financial assumptions; should result in conclusion that impact of growth will be "Significant and Unmitagable."	Add discussion of financial assumptions that could lead to conclusion that sufficient funds could be obtained. Highly unlikely, change conclusion to impact is "Significant and Unmitagable."
C14-46.	**Table S-1. Summary of Project Impacts p.S-7**	Chart portrays impact of the Referral Map with and without Mitigation. IT does NOT do the same for the four alternative Maps, and is thus most Unhelpful in understanding which of the 5 options is really the "best"	Add Charts with columns for all four Alternatives showing not just whether the same, better or worse than the Referral Map, but whether they result in more or less conclusions of "Less than Significant" after application of feasible Mitigation
C14-47.	**Table S-1. Summary of Project Impacts p.S-7**	Chart includes conclusions of "Less than Significant" after application of feasible Mitigation" which should be correct per above comments, where applicable	Make corrections
C14-48.	**Table S-2. Summary of Analysis for Alternatives to the General Plan Update**	Chart portrays impact of the Referral Map with and without Mitigation. IT does NOT do	Add columns for all four Alternatives showing not just whether the same, better or

Comment Letter C 14, Valley Center Community Planning Group (cont.)

	EIR Chapter; Section Number and page	What is wrong or missing and why	Suggested Mitigation Measure
C14-48. cont.	**p.S-21**	the same for the four alternative Maps, and is thus most Unhelpful in understanding which of the 5 options is really the "best"	worse than the Referral map, but whether they result in more conclusions of "Less than Significant" after application of feasible Mitigation
C14-49.	**Alternatives 4.1 Rationale for Alternative Selection Village Intensification Alternative** Page 4-7	The principal reason for rejecting the Village Intensification Alternative was that it is outside the range of reasonable alternatives identified by the BOS. CEQA requires in Section 15126.6 of the CEQA Guidelines that an Environmental Impact Report (EIR) describe a range of reasonable alternatives to the proposed project or to the proposed project location that would feasibly attain most of the project objectives but would avoid or lessen any significant environmental impacts. Board designation is NOT one of the Project Objectives listed on Pages S-2-3	Rather than a "major departure" from the process, it would result in satisfaction of the main principle of the entire process—Smart Growth. The greater employment opportunities within intensified Villages would result in huge decreases in miles traveled and GHGs, and far better satisfaction of AB 32 than any of the other alternatives. The small variation in population accommodated across the Project and four alternatives is the strongest argument that a "reasonable range of Alternatives" has NOT been selected.
C14-50.	***4.4.2.2 Agricultural Resources p. 4-47***	"Implementation of the proposed Environmentally Superior Map Alternative would also potentially result in a conflict with existing Williamson Act Contracts or with existing agricultural zoning."	Why?
C14-51.	***4.4.2.5 Cultural Resources*** Page 4-49	Development under the Environmentally Superior Map Alternative would have the potential to substantially alter the significance of historical resources, or destroy archaeological resources, paleontological resources, and human remains that are potentially present on or below the ground surface	Why, when next sentence is : "Compared to the proposed project, the Environmentally Superior Map Alternative would decrease the overall development in the unincorporated County and would result in fewer potential impacts to cultural resources due to destruction during

Comment Letter C 14, Valley Center Community Planning Group (cont.)

	EIR Chapter; Section Number and page	What is wrong or missing and why	Suggested Mitigation Measure
C14-51. cont.		during ground-disturbing construction activities. High intensity development would have a higher potential to impact the significance of cultural resources because it would require more ground-disturbing construction activities than lower intensity development.	construction or alteration to the significance of a resource post-construction."
C14-52.	***4.4.2.5 Cultural Resources*** Page 4-49	No statement of whether the application of Mitigation Measures would reduce the Impact below Significant, for the Environmental Map	Add statement of whether the application of Mitigation Measures would reduce the Impact below Significant.
C14-53.	***4.4.2.14 Recreation*** Page 4-53	No statement of whether the application of Mitigation Measures would reduce the Impact below Significant, for the Environmental Map	Add statement of whether the application of Mitigation Measures would reduce the Impact below Significant.
C14-54.	***4.4.2.15 Transportation and Traffic*** Page 4-53	No statement of whether the application of Mitigation Measures would reduce the Impact below Significant, for the Environmental Map	Add statement of whether the application of Mitigation Measures would reduce the Impact below Significant.
C14-55.	***4.4.2.16 Utilities and Service Systems*** Page 4-54	Several of the conclusions that impact would not be reduced below the level of Significant, with or without Mitigation do not appear justified by any data.	Revise to show basis for what appears to be a subjective conclusion, or reflect that impact is less than the Project, and less than Significant, in most or all respects in this category.
C14-56.	***4.4.2.18 Fulfillment of Project Objectives*** Page 4-55	"For objectives 3 and 10 (reinforce the vitality, local economy, and character of communities; and recognize community and stakeholder interests), the Environmentally Superior Map Alternative would be considered in less fulfillment of the objectives because this alternative proposes a smaller population than the proposed project and because this alternative does not reflect community and stakeholder interests to the	Be more objective in the concluding analysis, and reflect that the Environmentally Superior Map satisfies all the Project Objectives better than the Project.

Comment Letter C 14, Valley Center Community Planning Group (cont.)

	EIR Chapter; Section Number and page	What is wrong or missing and why	Suggested Mitigation Measure
C14-56. cont.		extent of the proposed project." Statement is subjective. At some point, more population destroys the vitality and character of the community—why isn't the Environmentally Superior Population better than the over-populated Referral Map? The Map that best reflects stakeholders is the Draft Land Use Map, NOT the Referral Map, and the Environmentally Superior Map more closely resembles it, than does the Referral map.	

Responses to Letter C 14, Valley Center Community Planning Group

C14-1 The comment (Attachment 1) identifies the EIR review guidance used by the Valley Center Community Planning Group (VCCPG). This comment does not raise a significant environmental issue for which a response is required.

C14-2 These introductory comments regarding impacts associated with the Referral Map (the proposed project in the DEIR) are more fully developed later in this comment letter and therefore more detailed responses are presented later for each topic.

C14-3 The County appreciates the comment and recognizes that a significant level of development is likely to occur in the future. As a result, the impacts evaluated by the DEIR are based on full build-out of each land use map alternative.

C14-4 The County appreciates the level of effort that went into review of the land use map by the commenter. As part of the VCCPG comment letter, these land use recommendations for inside the villages will be included in the Final EIR and available to the Board of Supervisors who will ultimately determine which land use map is adopted.

C14-5 The County acknowledges these additional recommendations, which have also been documented in the VCCPG-preferred land use map. See response to comment C14-4 above.

C14-6 These land use recommendations for outside the villages have been documented in the VCCPG-preferred land use map. See response to comment C14-4 above.

C14-7 The County appreciates the comment and will revise the land use map for parcel APN 185-250-16-00 to reflect a land use designation of Open Space Conservation rather than Public/Semi-Public. Ultimately, the Board of Supervisors will decide which land use map to adopt.

C14-8 The County appreciates the additional rationale that the VCCPG has provided in support of the VCCPG-preferred land use alternative. The County agrees that the VCCPG-recommended land use map is less intensive than the Referral Map and could result in fewer impacts. This information will be included in the Final EIR and available to the Board of Supervisors who will ultimately determine which land use map is adopted.

C14-9 The County acknowledges the differences between the Valley Center Community Planning Group-preferred land use alternative as compared to the proposed project, the Referral Map (see also response to comment C14-8 above).

C14-10 The County appreciates the analysis conducted by the VCCPG when identifying the General Plan Update goals, policies, and DEIR mitigation measures that VCCPG-preferred land use alternative would support. The County further acknowledges that the VCCPG-preferred alternative would have less intensive land uses when compared to the Referral Map. Also refer to response to comment C14-8 above.

Responses to Letter C 14, Valley Center Community Planning Group (cont.)

C14-11 The County acknowledges the VCCPG preference to classify Valley Center Road as a Boulevard from Woods Valley Road north to Cole Grade Road. Under the DEIR, Valley Center Road was classified as a Boulevard throughout this segment, with the exception of the segment from Lilac Road to Miller Road, which was classified as a 4.1A Major Road. The VCCPG preference will be included with the Final EIR and available to the Board of Supervisors who will ultimately determine which road network to adopt.

C14-12 The County understands the intent of this comment to reiterate the VCCPG's support to reduce density on the land use map to limit traffic congestion; however, the County does not understand the reference to use SANDAG model numbers in the comment. For clarification, SANDAG was the agency the County contracted with to prepare the DEIR traffic forecast model. This model applied SANDAG numbers, as recommended by the comment, such as the land uses from adopted General Plans and the road networks from adopted Circulation Elements of incorporated jurisdictions and the SANDAG Regional Transportation Plan road network.

C14-13 The County acknowledges the support for increasing connectivity of the road network. Connectivity is addressed by General Plan Update Guiding Principle #6, as well as Mobility Element Policies M-1.2, Interconnected Road Network; M-4.2, Interconnected Local Roads; M-5.1, Regional Coordination; and M-11.4, Bicycle Network Connectivity.

C14-14 The County acknowledges the support for accepting a lower level of service (LOS) for roads that are forecast to operate only a small percentage over the LOS D threshold in average daily traffic (ADT).

C14-15 The County acknowledges the VCCPG's opposition for gated communities; however, gated communities are supported by other community planning and sponsor groups in the unincorporated county. The County recommends that the VCCPG incorporate gated community restrictions in the Valley Center Community Plan text.

C14-16 The County acknowledges the VCCPG's support for school bus drop-off and pickup areas. Since the submission of this comment letter, the County of San Diego has been awarded a Caltrans Community-Based Transportation Planning Grant to prepare Community Right-of-Way Development Standards for roadways within the Valley Center CPA. This is the appropriate vehicle to address school bus drop-off and pickup areas.

C14-17 The County appreciates the VCCPG's support for Mobility Element policies M-8.6, Park and Ride Facilities, and M-8.8, Shuttles, which solicit cooperation with tribal governments in the support of transit and other facilities.

C14-18 The County appreciates the comment and acknowledges the VCCPG support for the proposed classification of Mirar de Valle Road as indicated in the General Plan Update DEIR Mobility Element road network.

Responses to Letter C 14, Valley Center Community Planning Group (cont.)

C14-19 The County appreciates the comment, but does not agree with changing the classification of Couser Canyon Road from a Mobility Element road with a Light Collector classification to a local public road. The DEIR traffic model forecast for Couser Canyon Road exceeds the threshold of 4,500 ADT for an acceptable level of service for a local public road as established by the County Public Road Standards. However, it would be appropriate to change the classification from a Light Collector to a Minor Collector. The lower design speed for the Minor Collector is more reflective of the hilly topography of the area traversed by the road. This information will become part of the Final EIR and available to the Board of Supervisors, who will ultimately decide which road network to adopt.

C14-20 The County acknowledges the VCCPG preference to change the classification of Lilac Road from a Light Collector to a local public road. However, the DEIR traffic model forecast for Lilac Road exceeds the threshold of 4,500 ADT for an acceptable level of service for a local public road as established by the County Public Road Standards for the segment of road from West Lilac Road to Couser Canyon Road. A local public road classification is appropriate for the classification from Couser Canyon Road to the Pala-Pauma Subregion boundary. This information will become part of the Final EIR and available to the Board of Supervisors, who will ultimately decide which road network to adopt.

C14-21 The County acknowledges the VCCPG preference to include Fruitvale Road (east of Villa Sierra Road) on the Mobility Element network as a Light Collector. Since the DEIR forecast for the road is below 4,500 ADT, a local public road classification would also be appropriate. This information will become part of the Final EIR and available to the Board of Supervisors, who will ultimately decide which road network to adopt.

C14-22 New Road 15 has been classified as a Rural Residential Collector, which is consistent with the local public road classification on the draft General Plan Update network.

C14-23 See response to comment C14-22 above.

C14-24 The County acknowledges that a Mobility Element road classification is more appropriate than a local public road classification for West Oak Glen Road since the DEIR traffic model forecasts more than 4,500 ADTs (refer to responses to comments C14-19 and C14-20 above). A 2.2C Light Collector classification is appropriate because it would allow for intermittent turn lanes at the High School. This information will become part of the Final EIR and available to the Board of Supervisors, who will ultimately decide which road network to adopt.

C14-25 This comment introduces specific comments on the DEIR provided as Attachment 4. Responses to these specific comments are provided in responses to comments C14-29 to C14-56 below.

C14-26 The County confirms its commitment to ensure the General Plan Update is an iterative planning process. The VCCPG recommendations for the land use map will

Responses to Letter C 14, Valley Center Community Planning Group (cont.)

be included in the Final EIR and available to the Board of Supervisors who will ultimately determine which land use map is adopted.

C14-27 The comment (Attachment 2) provides the draft General Plan Update Mobility Element road network map and matrix. This comment does not raise a significant environmental issue for which a response is required.

C14-28 This comment identified draft General Plan goals and policies that the VCCPG contends are better met by the VCCPG Land Use Alternative than the General Plan Update proposed project (Referral Map). See response to comment C14-26.

C14-29 The County has authority to ensure that dust control measures are employed during and at the completion of the construction process. Regarding dust generation from horse arenas, the County would only have the ability to consider potential impacts from dust generation if the horse arena required a use permit. In that situation, if significant impacts were identified, feasible mitigation could be imposed. However, for existing horse arenas or future horse arenas that are constructed without the need for a use permit, the County would not have any ability to impose mitigation measures. Therefore, the proposed measure would be infeasible. Furthermore, the commenter has not provided substantial evidence that the General Plan Update would result in more horse arenas or that dust from horse arenas would qualify as a significant source of air pollution requiring mitigation.

C14-30 The Woods Valley Treatment Plant has been added to the list as recommended.

C14-31 The County does not agree with this comment. The comment requests that the cited measure, which was determined to be infeasible, be added to the list of feasible proposed measures in the DEIR with the caveat that it will be encouraged to the “maximum extent possible.” However, the measure is infeasible because such transportation networks are not available in the areas where they are needed to sufficiently reduce potential impacts. Furthermore, to adopt a measure that would be implemented “to the maximum extent possible” would not qualify as mitigation pursuant to CEQA since there is no measurable success criteria associated with it.

C14-32 The recommended change is already incorporated as COS-14.9. However, to require it on every project, which is what would reduce impacts to less than significant levels, would be infeasible.

C14-33 Electric-powered vehicles has been added to both mitigation measure Air-2.1 and the corresponding draft Implementation Plan Measure 4.3.2.D as recommended.

C14-34 The County appreciates this comment and the effort to promote emission-reducing efforts for diesel vehicles. However, the County does not agree with the recommended change. The language "encourage to the maximum extent possible” would not have specific and achievable success criteria. In addition, the regulation of vehicles falls outside the County’s authority.

Responses to Letter C 14, Valley Center Community Planning Group (cont.)

C14-35 After each impact analysis throughout DEIR Chapter 2, there is a summary section which states whether or not there will be a significant impact. The determination as to whether or not a significant impact will be mitigated to a level below significance is not provided in the impact sections, but is stated in the mitigation sections. For Special Status Species, see DEIR Section 2.4.6.1 for the determination that impacts would be significant and unavoidable.

C14-36 After each impact analysis throughout the DEIR Chapter 2, there is a summary section which states whether or not there will be a significant impact. The determination as to whether or not a significant impact will be mitigated to a level below significance is not provided in the impact sections, but is stated in the mitigation sections. For Riparian Habitat and Other Sensitive Natural Communities, see DEIR Section 2.4.6.2 for the determination that impacts would be significant and unavoidable.

C14-37 Please refer to response to comment C14-36 regarding the DEIR format. For Federally Protected Wetlands, see DEIR Section 2.4.6.3 for the determination that impacts would be mitigated to a level below significant.

C14-38 Please refer to response to comment C14-36 regarding the DEIR format. For Wildlife Movement Corridors and Nursery Sites, see DEIR Section 2.4.6.4 for the determination that impacts would be significant and unavoidable.

C14-39 The County appreciates and acknowledges this comment. Policy M-3.3 had previously been modified to exclude the language regarding "same practical effect." In response to this comment, the DEIR Section 2.7.3.7 under "Proposed General Plan Update Goals and Policies" has been updated to be consistent with the revised policy as recommended and as follows:

Policy M-3.3 would require new development to provide multiple access/egress routes. ~~If multiple safe routes are not achievable, require the new development projects to incorporate design, construction, and fuel management considerations that achieve the same practical affect. "Same practical effect" means to provide: 1) access for emergency wildland fire equipment; 2) safe civilian evacuation; 3) signage that avoids delays in emergency equipment responses; 4) available and accessible water to effectively attack wildfire or defend a structure from wildfire, and; 5) fuel modification sufficient for civilian and firefighter safety.~~

C14-40 The comment suggests that the infeasible mitigation measures noted in the DEIR for wildland fire impacts be implemented as feasible. Ultimately, the Board of Supervisors must adopt the mitigation measures or reject them as infeasible. This comment will be submitted to the Board of Supervisors for its consideration. However, the County disagrees with the assertion that project objectives are not a sound basis for finding a mitigation measure to be infeasible. Based on *California Native Plant Society v City of Santa Cruz*, 177 Cal. App. 4th 957; *Rejection of Alternatives Based on Project Objectives* decision makers may reject as infeasible a measure or alternative that does not satisfy the objectives associated with the project. See also response to comment S1-12. In addition, the commenter has not provided any factual

Responses to Letter C 14, Valley Center Community Planning Group (cont.)

evidence to support the assertion that "a reasonable amount of growth could be accommodated in the lower fire areas."

C14-41 The County does not agree that selective moratoria is mitigation under CEQA. A moratorium represents inaction or not undertaking the proposed project. While this is an avenue that is available to the County, it does not meet the CEQA standard for mitigation. Moreover, it would impede the County's ability to achieve the stated objectives of the project. See also responses to comments G5-73 and G5-92.

C14-42 The following language has been added to DEIR Section 2.14.1.2 under a new subheading titled "Recreational Amenities By Other Entities (Non-County)":

"In addition to the County, there are numerous agencies that provide park and recreation facilities that are open to the public. These may include school districts, community service districts, park and recreation districts, as well as non-profit agencies. In many instances, the County provides funding to these agencies for the construction of recreation facilities. In exchange for receiving the funding, the agency agrees to operate and maintain the facility as a public recreation amenity. Such agreements have facilitated the construction of recreation facilities in locations where the County would not otherwise be able to construct facilities due to a lack of operation and maintenance funding."

C14-43 The Quimby Act section has been amended to add the following sentence at the end of the section:

"Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities."

C14-44 The County agrees with this comment. The following sentence has been added to Section 2.14.2.2 of the DEIR under the subheading "The Landscaping and Lighting Act of 1972":

"In addition to local government agencies (i.e., counties and cities), park and recreation facilities may be provided by other public agencies, such as community service districts, park and recreation districts, water districts, etc. If so empowered, such an agency may acquire, develop, and operate recreation facilities for the general public."

C14-45 The County does not agree that a detailed discussion of financial assumptions related to PLDO funds, grants and bonds is appropriate as it is beyond the scope of the document. The policy is not intended to imply that the stated funding sources would be the only potential source of funds for parkland, therefore it is not necessary to determine whether those sources would provide adequate funding. The General Plan Update is a long range plan with a vision that sets goals and policies to meet that vision. It is the intent that the PLDO would provide only a portion of the goal for land acquisition and parks. That is, the PLDO does not guarantee that there would be a certain acreage of parkland, rather it is one source of funding that would go towards the provision of parks.

Responses to Letter C 14, Valley Center Community Planning Group (cont.)

C14-46 The comment is referring to Table S-1, which is a summary of impacts for the proposed project only, not a summary of the alternatives. Therefore, the County does not agree that the table should be modified to include information on alternatives.

C14-47 The comment pertains to Table S-1 and appears to suggest that corrections be made with regard to significance determinations. However, the County cannot determine which issue(s) is/are incorrect. The County has reviewed all comments and updated the DEIR. In this process, the County found that no changes to the significance determinations were warranted. Therefore, Table S-1 appears to be correct.

C14-48 The County agrees that Table S-2 does not provide the significance determinations for each alternative. Although not required, Table S-2 was provided in the DEIR as a very simple overview of how each alternative compares to the proposed project. The detailed discussion of each significance determination for each alternative is provided in Chapter 4.0 of the DEIR. It should also be noted that the purpose of the DEIR is not to show which alternative is the "best" alternative. Rather, the determination as to which alternative is least impactive while still meeting project objectives will be made by the Board of Supervisors at the time of project approval.

C14-49 The County acknowledges the comment, but does not agree that a reasonable range of alternatives has not been selected. As stated in the DEIR, additional residential units in villages would not result in a significant reduction in vehicle miles traveled since the unincorporated County does not contain major employment centers or primary transit infrastructure. Furthermore, additional environmental impacts would result from the Village Intensification alternative. See also responses to comments G2-70, S1-11, S1-12.

C14-50 To better explain why the Environmentally Superior Map could result in a conflict with existing Williamson Act contracts, the following text has been added at the beginning of the last paragraph of section 4.4.2.2 of the DEIR:

"<u>Similar to the proposed project, implementation of the proposed Environmentally Superior Map Alternative would remove the agricultural preserve designator from any lands not currently under Williamson Act Contract. The removal of the agricultural preserve designator would potentially result in a conflict with existing Williamson Act Contracts or the provisions of the Williamson Act. This is because the Environmentally Superior Map would remove non-contracted lands from County-adopted Agricultural Preserves and would also remove the “A” designator from these lands. By removing lands from a preserve at the boundary of a Contract area, new incompatible land uses could be developed adjacent to existing agricultural resources. Similar to the proposed project, this would be considered a potentially significant land use conflict to Williamson Act Contract lands</u>."

C14-51 To clarify the referenced statement, since the Environmentally Superior Map proposes less intensive development when compared to the proposed project, lesser impacts to buried cultural resources would occur due to less ground disturbing

Responses to Letter C 14, Valley Center Community Planning Group (cont.)

activities. However significant impacts would still occur when compared to existing conditions.

C14-52 This information is provided in the DEIR Summary, Table S-2. To provide further clarification, the following text has been added to the last sentence of the DEIR Section 4.4.2.5 Cultural Resources:

"...to reduce the impacts to a level of less than significant."

C14-53 This information is provided in the DEIR Summary, Table S-2. To provide further clarification, the following text has been added to the last sentence of the DEIR Section 4.4.2.14 Recreation:

"...to reduce the impacts to a level of less than significant."

C14-54 This information is provided in the DEIR Summary, Table S-2. To provide further clarification, the last sentence of the first paragraph of DEIR Section 4.4.2.15 has been revised by amending the text with the addition of "the application of mitigation measures would reduce" prior to "impacts" and deleting "would be reduced" after the word "impacts".

C14-55 This comment pertains to the discussion of the Environmentally Superior Map Alternative in DEIR Section 4.4.2.16. Additional detail describing why impacts to landfill capacity and water supply would be significant and unavoidable compared to existing conditions is provided in DEIR Sections 2.16.3.4, 2.16.3.6, and 4.2.2.16. The brief analysis provided in DEIR Section 4.4.2.16 draws upon that detail to formulate a conclusion for the Environmentally Superior Map. The County does not agree that impacts would be less than significant for these three subject areas. The County as lead agency has established a methodology and prepared guidelines for making determinations of significance. Within that framework, the County gathered data and substantial evidence as described in the previous sections related to Utilities and Service Systems and reached a conclusion. In contrast, the commenter has provided no evidence to support a different determination.

C14-56 The determination of whether or not an alternative satisfies a project objective is at the discretion of the local agency and, for this project, will ultimately be determined by the Board of Supervisors. This comment will be included in the Final EIR submitted to the Board of Supervisors for its consideration.