VOLUME II

DRAFT RESPONSES TO PUBLIC COMMENTS RECEIVED ON THE DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Forest Conservation Initiative Lands GPA (GPA 12-004)
State Clearinghouse (SCH) No. 2012081082

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Introduction to Draft Responses to Comments for the FCI Lands GPA Project SEIR

This Draft Supplemental Environmental Impact Report (SEIR) for the FCI Lands GPA was circulated for public review from February 1st through March 18th of 2013. The Proposed Project analyzed in this SEIR is called the "FCI Lands Draft Plan" as shown in Appendix A. The Proposed Project/Draft Plan was developed through extensive coordination with the various community planning groups and community sponsor groups (CPGs) affected by the GPA. Therefore, the Proposed Project/Draft Plan primarily reflects the land use designations preferred by the CPGs.

The County received 41 comment letters in response to the SEIR Notice of Availability. The majority of the comments address the merits of the land use designations shown in the Proposed Project/Draft Plan. To properly evaluate all of the public comments and to make every effort to best meet the project objectives, the County assembled a staff working group to review all of the pertinent information and made changes where appropriate. As such, the staff working group has developed an alternative to the Proposed Project/Draft Plan, which is called the Staff Recommendation. It should be noted that the Staff Recommendation does not substantially differ from the Proposed Project/Draft Plan; however, it includes changes in some areas where multiple stakeholders have different land use preferences. As discussed in many of the draft responses to comments below, the Staff Recommendation is based on a number of important considerations, such as the Community Development Model in the General Plan, the constraints on various properties, the existing or planned vehicular access to areas, the existing parcel sizes (parcelization), and the surrounding land uses.

The County intends to present the Staff Recommendation to the County Planning Commission after notice has been given to all of the stakeholders, including the CPGs, the people who provided SEIR comments, and the property owners. For each area of the project where there are competing interests from stakeholders, the staff report to the Planning Commission will show the "Area of Consideration," the various issues and positions, and staff's recommended land use designation (whether different from the Proposed Project/Draft Plan or the same).

While County staff will present its recommendation at the project hearings, the Planning Commission, and ultimately the Board of Supervisors, will have the discretion to choose an alternative and/or make additional changes. During the hearing process, the County will strive to ensure that various alternatives are presented and discussed and that all stakeholders have an opportunity to be heard.

The following responses to comments have been prepared to address the issues raised in each letter of comment the County received on this project. Since the Staff Recommendation was prepared following the receipt of the comments, the responses will first address the comment on the project

described as the FCI Draft Plan. Thereafter, if the project has been revised in the Staff Recommendation map, this revision will be noted in the response to the comment so the commenter can review the manner in which staff addressed the comment.