

Draft Responses to Comment Letter V

Individual
 Nicole McDonough
 March 16, 2013

	Comment	Response to Comment
V-1	I wanted to resend my thoughts on the proposed changes in my area in case you needed another copy for the findings of the EIR. I also added a few notes at the end after the release of the EIR.	This comment is introductory in nature and does not raise a significant environmental issue for which a response is required.
V-2	<p>I just wanted to write you and express my concerns about the suggested commercial zoning at 4135 Willows Road, Alpine (404-073-09-00). The landowner and her representative were very persistent and managed to get this designation requested without the knowledge of the neighborhood. Once we discovered this we fought very hard to get the designation removed as it does not fit this area. Despite our best efforts, the designation was left on the final recommendation from the planning group. The planning group members told us they left the designation on the map because they needed to "pacify"(their words) the landowner, but that we shouldn't worry because the county would most likely remove it because of the major environmental issues. We are hoping that this indeed will be the case and will stay involved with hopes that this major issue will be resolved.</p> <p>Viejas Creek runs directly through the property in question. This creek flows year round and we are very concerned that commercial development will destroy it and this neighborhood.</p>	<p>As noted by the commenter, the Rural Commercial designation was applied to the subject property in the Draft Plan (SEIR Proposed Project) based on a recommendation from the Alpine Community Planning Group (CPG). For reference, this area is referred to as AL-2A in the staff report. Based on General Plan principles and environmental review, the staff recommendation for this property is a residential land use designation of Semi-Rural 4 (SR-4).</p> <p>The staff recommendation for a SR-4 designation, is based on the following rationale:</p> <ul style="list-style-type: none"> • Neighbor opposition to a commercial designation; • Land Use Designation consistency with the surrounding parcels; • The lack of existing commercial uses on this parcel and the surrounding area; • Increases in traffic associated with commercial use; and • Site constraints (wetlands) that reduce the viability of commercial uses onsite <p>While County staff will be recommending a designation of SR-4 for the property, the final determination will ultimately be made by the Board of Supervisors.</p>

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<p>V-3</p>	<p>Although we do deal with a lot of traffic on our street, we are currently working with Viejas to get that problem solved once and for all. The absence of traffic will make our neighborhood a wonderful place to live thanks in large part to its rural setting surrounded by lots of trees and lush vegetation.</p> <p>We have also received the suggested road changes due to the proposed spot commercial zoning on the west end of Willows Road. It would be impossible to widen the road without destroying homes, septic systems, wells, large trees and property values. The widening of the road would be detrimental to this our community and would make our dream of eliminating casino traffic non-existent. I know that if you drove down our street and saw the neighborhood you would see for yourself that the proposed commercial designations on this end are a bad fit.</p>	<p>The comment is referencing Willows Road west of Viejas Casino Road in Alpine. A Traffic Impact Assessment Analysis (TIAA) [Appendix D of the Draft SEIR] prepared by RBF Consulting included this area within Focus Area A-1 and determined that buildout of the Draft Land Use Map would result in a net increase of 9,565 ADTs over the ADTs forecast from buildout of the land uses analyzed in the 2011 General Plan Update land use map. To resolve the increased traffic and resulting road level of service (LOS) deficiencies, a six-lane Prime Arterial would be required to fully mitigate the resulting traffic congestion.</p> <p>Under the General Plan Update, the County, in coordination with the Alpine Community Planning Group, determined that it was preferable to accept a failing level of service (LOS E or F) rather than adding travel lanes to this segment of Willows Road. In addition, in an April 4, 2013 letter from the Alpine CPG, the CPG did not support the Traffic Analysis’s recommendation to widen this segment of Willows Road as part of the FCI Lands GPA project.</p> <p>Staff is recommending a less intense land use map for the FCI Lands GPA as compared to the draft SEIR Proposed Project. Although it would still result in a failing LOS, buildout of the staff recommended land use map would result in 4,942 fewer ADTs than buildout of the Draft Land Use Map. Consistent with the Alpine CPG’s determination, staff is recommending to the Planning Commission that the County continue to accept a LOS of E or F for this segment of Willows Road rather than increase the number of travel lanes.</p>