

Draft Responses to Comment Letter AA

**Individual
Randy Rusch
March 18, 2013**

| | Comment | Response to Comment |
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| AA-1 | Section 2.13 Transportation and Traffic of the FCI SEIR does not specify the acreage of ROW that would be required to be taken through emit domain in the future to accomplish the required widening of the roads. | <p>The SEIR Appendix D Traffic Study identifies road classifications necessary to accommodate the increased traffic volumes with buildout of the Draft Plan/SEIR Proposed Project. However, both the Alpine Community Planning Group (CPG) and County staff are only recommending widening the segment of Willows Road from the Viejas Casino east to Interstate 8. A level of service (LOS) E or F would be accepted for the remaining road segments.</p> <p>Tables M-1a, M-1b, M-1c of the General Plan Mobility Element identify the right-of-way (ROW) necessary for full buildout of each road classification. As shown on this table a Boulevard with Intermittent Turn Lanes (the classification recommended by both the Alpine CPG and County staff for Willows Road east of the Viejas Casino) would require between 92 to 120 feet of ROW. Based on the parcel line boundaries in this area of Alpine, little if any additional ROW from property owners would be required to construct this road. There is already approximately 100 to 110 feet separating the parcels on opposite sides of the street. Also, the General Plan does not implement roadway changes. These occur through the Capital Improvements Program when required to accommodate new development. The General Plan reserves ROW to allow expansion should future road improvements be necessary.</p> |
| AA-2 | This would have an immediate serious impact on the | In accordance with state law, any project that proposes to |

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| | <p>property value on many of the residents that reside next to Alpine Blvd. Some of the residents that are currently living along Alpine Blvd between West Willows and East Willows share commons wells that supply two households which would also be a significant burden.</p> | <p>increase the allowable land use intensity of development must consider the changes to the road network to accommodate this development. This comment contends that a road classification with increased ROW requirements would have a negative impact on land values. However, the comment offers no evidence to support this. Land values may just as likely increase as a result of the project allowing for development at increased intensities.</p> |
| <p>AA-1</p> | <p>I would like to recommend that for the purpose of this SEIR that NO road widening be conducted or ROW being reserved. In the very long range future when imported water and sewer is brought the area, the Developer shall be required to conduct an updated EIS/EIR at that time to determine the amount of property to be surrendered to emit domain for road widening.</p> | <p>The County acknowledges and appreciates this comment. The information provided in this comment letter will be included in the Final SEIR and made available to decision makers for their consideration.</p> |

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