

Draft Responses to Comment Letter MM

**Individual
Theresa Accero
March 19, 2013**

	Comment	Response to Comment
MM -1	The EIR for the GPA offers an environmentally superior "Modified" Alternative that is much better than what the developers and planning groups are suggesting. Only the Modified Alternative follows the General Plan Guiding Principles by minimizing development in intact biological habitat, in high fire hazard zones, and in remote, dispersed locations away from infrastructure and services.	The County acknowledges support for the Environmentally Superior or "Modified" Alternative. With the exception of the new village in Alpine discussed in response to comment MM-3 below, the Staff Recommendation land use map is very similar to the Environmentally Superior alternative. To ensure consistency with the General Plan Guiding Principles, the Staff Recommendation land use map proposes to reduce densities in remote areas of Alpine, Dulzura, Pendleton-DeLuz, and Palomar Mountain compared to the densities proposed by the Draft Plan. Ultimately, the County Board of Supervisors will determine the appropriate land use designations to apply in the project area and will consider all information in the Final EIR and related documents before making a decision on the project.
MM -2	If the Amendment Project had correctly applied the Guiding Principles of the adopted General Plan, the Amendment would not be a problem for the natural environment and the entire County taxpayer base.	See response to comment MM-1 above. The Staff Recommendation is very similar to the project analyzed in the Environmentally Superior alternative, with the exception of the new Alpine village.
MM -3	Instead, Community Planning Groups' and property owners' input led to the proposed Project. The result has significant and inappropriate intensification of development, including a new 'village' in Alpine. The impact on natural resources and on the cost of public services for this kind of rural dispersed development is unsustainable and should be opposed.	The County does not agree that the new village in Alpine is an inappropriate intensification of development. This area is not adjacent to National Forest lands, rather is bordered by Interstate 8, the Viejas Reservation, and Rural Commercial-designated lands. In addition, in August 2007 the Board of Supervisors directed staff to prepare a special study to evaluate this area due to the proximity (approximately 1,000 feet) of non-tribal semi-rural residential development to the

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		<p>tribal gaming facilities, and the impacts to those residents from the gaming facilities. The staff recommendation in this area is the result of a planning process involving multiple stakeholders including Community Planning Group representatives, study area residents, along with a representative from Viejas. This area has excellent direct access to Interstate 8 and is easily accessible from the larger Alpine Village. In addition, the higher density development makes the expansion of imported water and sanitary sewer services more feasible. Ultimately, the County Board of Supervisors will make the final decision as to the appropriate land use designations and will consider all information in the Final EIR and related documents before making a decision on the project.</p>