

Draft Responses to Comment Letter D

Individual
Leonard Nielsen
February 20, 2013

	Comment	Response to Comment
<p>D -1</p>	<p>My name is Len Nielsen and I am a property owner at 6191 Alpine Blvd. in Alpine. My neighbors and I are not involved in planning issues. However, about a year ago, one of my neighbors heard that the Forest Conservation Initiative that had impacted our properties for so many years had been terminated. Finally! The County had come to Alpine to discuss changes, they said, and they had brought a map that called for my property and those of my near neighbors at the North and West to be changed to 1 acre minimum. That was fine with us. I didn't hear any more.</p> <p>Now, I understand that map was somehow not the map passed by the Alpine Planning Group. That is hard to understand, since none of us out here opposed it, and why is it anyone else's business?</p>	<p>The commenter is referring to the portion of the project area known as AL-6 . Based on input from various property owners, a Semi-Rural 1 designation was included as a preliminary recommendation at the beginning of the planning process. However, since there was a lack of consensus for which designation should be applied in this area, the Alpine Community Planning Group (CPG) formed a subcommittee to solicit input from property owners through a series of workshops. The subcommittee was also responsible for bringing a recommendation back to the Alpine CPG. These workshops were well attended by area residents; however, there was a significant difference of opinion among the community representatives. At the April 26, 2012 meeting, the Alpine CPG recommended a land use map that included the SR-4 designation on the subject property. This map became the Draft Plan / SEIR Proposed Project. The Staff Recommendation for this parcel is also SR-4, which is consistent with the recommendations from the Alpine CPG workshops. The area is groundwater dependent and this designation is also the most consistent with the five-acre minimum lot size required by the Groundwater Ordinance. The final land use designation will ultimately be determined by the County Planning Commission and County Board of Supervisors.</p>

Draft Responses to Comments

	Comment	Response to Comment
D -2	<p>We understand that, under current groundwater restrictions, no one out here can divide their property to put a house on less than 5 acres anyway –no matter what the land reclassification is. It would take imported water being extended all the way out here for development to happen. However, looking to the future, we would like to have that open when water does come. We do not want our children to have to pay for some expensive “amendment” to make that happen.</p>	<p>The County disagrees that a higher density should be applied solely to keep the opportunity open for more dense development if water service is extended to the area in the future. The SR-4 designation was determined through an extensive public outreach process and is consistent with the preference of a majority of property owners who participated the community planning workshops.</p>
D -3	<p>Since I have been told that this is a time for comments to be made regarding the plan that was passed, I am registering my opposition, and that of my neighbors, to this change from the county’s initial map showing 1 acre minimum –to the current map showing 1 house per 4 acres. We believe that since we are very close to an off ramp, and since right across the freeway from us is intensive casino development, that 4 acre minimum for the future is ridiculous.</p> <p>Please rectify this error in judgment, apparently made by people who do not live in this neighborhood.</p>	<p>See response to comments D-1 and D-2 above. In addition, it should be noted that the Staff Recommendation does include SR-1 designation adjacent to the commercial areas near the I-8 on/off ramps consistent with the property owners’ requests in this area.</p> <p>This comment will be included in the Final SEIR and made available to the decision makers for their consideration. Ultimately, the Board of Supervisors will determine the final land use designations for the FCI Lands GPA Project.</p>