

Draft Responses to Comment Letter E

Individual
Pam and Greg Nelson
February 26, 2013

	Comment	Response to Comment
E -1	<p>Thank you for explaining the amendment to the General Plan that would include the FCI listed parcels in our area. This seems an ideal fit to me since it keeps these parcels in the low density status as are the surrounding parcels. I support this amendment.</p>	<p>The County acknowledges the commenter's support for the proposed FCI Lands General Plan Amendment.</p>
E -2	<p>Also, while reviewing the map that was included, I noticed the light-colored parcels adjacent to the Warner Springs Resort. One is included in this amendment. I hope this parcel will also become the same low-density zoning (80 acre minimum).</p>	<p>The parcel referenced by this comment is part of the Warner Springs Specific Plan and has a Specific Plan Area (SPA) designation. Staff is recommending that the SPA designation be retained for this parcel in lieu of a Rural Lands 80 designation. The Specific Plan shows this area as part of the community open space. Therefore, increased development density would not occur on this property.</p>
E -3	<p>Our only means of transportation is to use State Highway 79. This highway is often highly impacted by "desert" traffic that includes many big recreational vehicles and trailers. We also have Julian and scenic highway drivers. Our main destination for services and medical emergencies are in Temecula. This is the major route from Freeway 15 that adds traffic heading to Vail Lake Resort, Palm Desert and Idyllwild. The two-lane 79 becomes very busy at times with cars stopped due to accidents, fires, and events taking place. There are no good alternatives to avoid these problems and 79 is not built to accommodate any more traffic. High density housing projects in Warner Springs would cause an additional stress on our already impacted 79 route.</p>	<p>The concern for additional traffic on State Route 79 is acknowledged. The FCI Lands GPA would not result in any increased development potential for Warner Springs. Therefore, the project would not result in any increase in traffic for Highway 79 from this area.</p>

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E -4	<p>The parcel adjacent to the Warner Springs Resort includes an easement for the Pacific Crest Trail. This very popular trail attracts thousands of hikers and equestrians. Placing a development or destroying the beautiful habitat around this trail would be disappointing to many that regularly use this trail. The Caliente proposed Wilderness is adjacent to this parcel, as well, demonstrating the value of this area. Equestrians use the area regularly and the California Riding and Hiking Trail runs on the west side of the parcel. Please keep the Warner Springs Resort parcels in the low-density status.</p>	<p>The County acknowledges the concerns regarding impacts to Pacific Crest Trail. The proposed FCI Lands GPA project would not increase density in this area and would not result in impacts to the trail.</p>

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