

## Response to Comment Letter I104

**Paula Byrd**  
**February 28, 2014**

**I104-1**

This comment is introductory in nature and does not raise an environmental issue for which a response is required. The County of San Diego (County) acknowledges that this comment is separate from the one provided by Howard Cook (see comment letter I95).

### Comment Letter I104

**Hingtgen, Robert J**

**From:** Paula Byrd <paulabyrd46@yahoo.com>  
**Sent:** Friday, February 28, 2014 11:29 AM  
**To:** Hingtgen, Robert J  
**Subject:** Rancho Boulevard Petition, Letter and Signatures  
**Attachments:** Robert Hingtgen ltr Boulevard res..rtf; Blvd signature.jpg

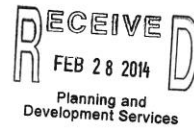
This petition is the one I personally went door to door in my neighborhood (Rancho Boulevard Estates). Howard Cook's petition is additional.

Paula Byrd  
619.742.5095

I104-1

February 24, 2014

Mr. Robert Hingtgen  
Planning & Development Services  
5510 Overland Avenue, Ste., 310  
San Diego, CA 92123



Re: Boulevard Community Opposing the Proposed Soitec Solar Projects

Dear Robert Hingtgen:

The community of Boulevard would like to take this opportunity to state our many concerns and opposition regarding the proposed four Boulevard Soitec projects with 7,409-8415 CPV Solar Trackers.

1. **1. Water:** Water is a MAIN concern and very precious to all residents of the Boulevard area. Real people and families live in Boulevard. The community depends on the water resources for consumption, watering livestock, and plants. To allow Soitec to pump and use billions of gallons of water for construction then after the panels are installed, continue to pump water to clean panels is very frightening and disturbing. Real people live here! If our wells dry up, our homes will be worthless. For most of us, this is all we have.
2. **2. Property Values:** When the real estate market took a dive, property values decreased significantly, however, we homeowners still make our mortgage payments because we love Boulevard for its beautiful, serene lifestyle. To permit Soitec Solar to proceed and install the solar panels will create a MAJOR eyesore and will turn Boulevard into an undesirable place to live and our homes again will decrease even more in value.
3. **3. Traffic:** Ribbonwood, the two-lane road was never designed for the large trucks and construction equipment and large panel delivery trucks, which will create an extremely dangerous situation for homeowners going to and from home.
4. **4. Who Benefits:** The only beneficiary of the Soitec project would be Soitec and the power company. The residents and families in Boulevard would have zero benefits as discussed and confirmed by Pat Brown at the Boulevard Planning meeting, held on February 6, 2014.
5. **5. Visuals/Aesthetics:** The EIR does not reflect our community. The Boulevard Estates was NOT included in the glare report in the EIR. As stated on the EIR page 60, "Views from private residences are not analyzed in this CEQA process and there are very limited views of the project from public roads used to

I104-2

I104-3

I104-4

I104-5

I104-6

## I104-2

The County acknowledges the commenter's opposition to the Proposed Project. The information in this comment will be in the Final Program Environmental Impact Report (FPEIR) for review and consideration by the decision makers.

Potential impacts to groundwater are considered and addressed in the Draft Program Environmental Impact Report (DPEIR); refer to Section 3.1.5.3.4, Groundwater Resources, and Section 3.1.9.3.1, Water. Also, see common response WR1. The DPEIR found that the Proposed Project would have a less than significant impact on groundwater supply. As stated in Section 3.1.9.3.1, conditions will be placed on the Major Use Permit that will restrict the amount of water that is permitted to be withdrawn from the on-site wells in order to prevent interference with off-site wells. As such, it is not anticipated that the wells of neighboring residents will be significantly impacted as a result of the Proposed Project.

## I104-3

This comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to environmental impacts. See California Environmental Quality Act (CEQA) Guidelines, Section 15131. However, this information will be in the FPEIR for review and consideration by the decision makers. The County acknowledges that the Proposed Project would have a significant and

	<p>unmitigable impact on visual character and quality (DPEIR Section 2.1.7).</p> <p><b>I104-4</b> The County disagrees that Proposed Project construction would result in dangerous use conflicts between construction vehicles and local traffic, or that Ribbonwood Road was not designed for the operation of construction vehicles. Potential traffic hazards during construction are considered and addressed in Section 3.1.8.3.4, Traffic Hazards Due to Design Feature. The County found that the Proposed Project would have less than significant impacts related to traffic. Project design features, such as a traffic control plan and notification of residents would ensure that the Proposed Project would not create local driving hazards (see PDF-TR-1).</p> <p><b>I104-5</b> This comment does not raise specific issues related to the Proposed Project or the adequacy of the environmental analysis in the DPEIR; therefore, no additional response is provided or required. Social and economic effects need not be considered in an environmental impact report. See CEQA Guidelines Section 15064(e).</p> <p><b>I104-6</b> The County disagrees that the DPEIR does not reflect the community surrounding the Proposed Project. Please refer to Section 2.1.1.1 of the DPEIR, which discusses the environmental setting of the Proposed Project and surrounding area. The commenter refers to</p>
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	<p>page 60 of Appendix 2.1-2 of the DPEIR. This section describes the viewer groups that were considered in the visual analysis. The viewer groups include residents, which are generally described and intended to be inclusive of all rural residential land uses in the area. The report acknowledges that local residents are anticipated to have high sensitivity to changes in visual resources of the area. As indicated in the DPEIR, potential impacts to visual character and quality would be reduced through implementation of Mitigation Measure M-AE-PP-1, which includes landscape screening measures. In addition, project design features described in the DPEIR would lessen aesthetic impacts. For example, PDF-AE-1 would pull back grading and would avoid the installation of trackers in the low topographical saddle occurring in the southernmost extent of the Rugged solar farm site. However, impacts related to visual character and quality would remain significant and unavoidable after implementation of mitigation measures and project design features. Should the decision makers wish to adopt the Proposed Project, a Statement of Overriding Considerations will be included in the record.</p> <p>The County appreciates the photos submitted by the commenter. These will be included in the FPEIR for review and consideration by the decision makers. It should be noted that per CEQA Guidelines (14 CCR</p>
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access these residences. Therefore, local residents' exposure to the project site is anticipated to be similar as motorists on Interstate 8 or McCain Valley Road." This statement is untrue. Please find the attached photos for review showing the TRUE reflection of our community and homes. These photos were taken from the back yards of residences' of several homes located in the Rancho Boulevard Estates looking east directly to the proposed Rough Acres site. Most assuredly, the residents of the Boulevard Estates will lose their visual beauty if solar project is approved.

Bottom line, the residents of the Boulevard area do not want this project. Many residents attended the February 6<sup>th</sup> meeting and expressed opposition loud and clear.

Attached is a petition with signatures and addresses of the Boulevard residents and surrounding areas who oppose the Soitec Solar Projects.

I104-6  
Cont.

I104-7

15000 et seq.) and County guidelines for determining significance, visual analysis of Proposed Project effects is required only from public viewpoints. CEQA analysis is not required for views from private property. However, considerations of community character and local visual resources were analyzed in the DPEIR, as previously described in this response.

The comment includes an excerpt from "page 60" of the EIR however, the referenced statement was not included in Chapter 2.1, Aesthetics, of the DPEIR. Section 2.1.1.3 of the DPEIR does state "although views from private residences are not analyzed under CEQA, local residents experience views of the site from public viewpoints in close proximity to their homes from the transition from private driveways to public streets. Therefore, residents are considered in the current analysis." The Boulevard Estates area was not selected as a key view location however; this is not intended to imply that the Rugged Solar Project would not be visible from the Boulevard Estates area. Visibility of the project site from surrounding areas is depicted on Figure 4, Project Viewshed Analysis/Landscape Character Units, of Appendix 2.1-2. Figure 4 suggests that views of the Rugged Solar LLC Project may be available to residents in the Boulevard Estates area.

1. Name: Lynne Oppenheimer Address 39544 Clements Ph. 766-4125
2. Name: Charles Wagner Address 39526 Clements Ph. 766-4124
3. Name: Mary Ann Oppenheimer Address 39544 Clements Ph. 766-4125
4. Name: William J. Oppenheimer Address 39410 Clements St Ph. 619-249-1164
5. Name: Michael S. Morcin Address 39545 Clements St Ph. 619-766-9916
6. Name: William Ketterman Address 39330 Clements St Ph. 619-766-4209
7. Name: Paula Byrd Address 39376 Opaloka Ph. 619-742-5095
8. Name: Liff A. Byrd Address 39376 Opaloka Ph. 619-742-5095
9. Name: Charles E. Brand Jr. Address 39282 Opaloka Ph. 619-766-4969
10. Name: Dorcas Stalen-Brand Address 39282 Opaloka Ph. 619-766-4969
11. Name: Marie Morgan Address 2912 Ribbonwood Rd. Ph. 619-766-4751
12. Name: DERE FORSBURG Address 1621 Terra Vista Way Ph. 619-303-8989
13. Name: Nicholas Forsberg Address 1621 Terra Vista Way Ph. 619-303-8989
14. Name: Lianne Moore Address 36587 Old Highway Rd. Ph. 619-418-2851
15. Name: Red Meeks Address 36587 Old Highway Rd. Ph. 619-418-2851
16. Name: Scott Morgan Address 2912 Ribbonwood Rd. Ph. 619-766-4751
17. Name: SAVINE BACKBURN Address 33310 Hwy 94 Ph. 619-766-4576
18. Name: Kristin Britschgi Address 2538 Lin Oak Trail Ph. 619-766-4841
19. Name: PRISCILLA Monday Address 2496 Tierra Heights Smt Ph. 619-766-4559
20. Name: Larry Monday Address 2496 Tierra Heights Smt Ph. 619-766-4559
21. Name: Linda Shannon Address 2587 Ribbonwood Rd. Ph. 619-766-4005
22. Name: DAVID Shannon Address 2587 Ribbonwood Rd. Ph. 619-766-4005
23. Name: Dawn Mann Address 39545 Clements Ph. 619-766-9916

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Please refer to Section 3.1, Identify Potential Glare Issues, of Appendix 2.1-3 for the methodology employed by POWER Engineers to identify residences within one mile of the Rugged Solar Project solar equipment having potential to receive glare during project operations. Please also refer to response to comment C2-81 concerning residences in the surrounding area not identified in Boulevard Glare Study as having potential to receive glare. See also common response AES1.

**I104-7**

The commenter's opposition to the Proposed Project is noted and will be included in the administrative record for review and consideration by the decision makers.

**I104-8**

The County acknowledges the 23 signatures included with the petition.

Attachment  
Comment I104-9

**I104-9** This comment includes photos of the visual character of the Proposed Project area. Refer to the response to comment I104-6.

