

Response to Comment Letter I4

Katie Williams
January 17, 2014

I4-1

This comment was received within the public review period and not past the deadline as the commenter indicates. The County of San Diego (County) posted a notice for the public review period for the Draft Program Environmental Impact Report (DPEIR) consistent with California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.) on January 2, 2014. The 45-day public review period ended February 17, 2014, and was extended to March 5, 2014. The DPEIR was made available for review on the County CEQA public review Web page (http://www.sdcountry.ca.gov/pds/ceqa_public_review.html), at the Planning & Development Services Project Processing Counter (5510 Overland Avenue, Suite 110, San Diego, California 92123) and at the Campo-Morena Village Library and Jacumba Library (at 31356 Highway 94, Campo, California 91906, and 44605 Old Highway 80, Jacumba, California 91934, respectively). County staff attended the Boulevard Planning Group meeting on January 2, 2014, to present a brief overview of the DPEIR to the community, and again on February 6, 2014, to make a more detailed presentation and to answer questions and receive comments. The location, date, and time of these meetings were also posted in the notice.

Jun 21 09:38 576 # 16197132334 p 1

Comment Letter I4

SOITEC SOLAR DEVELOPMENT
PROGRAM ENVIRONMENTAL IMPACT REPORT

3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP); 3600 12-005 (REZ),
3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP); LanWest 3300 12-002
(MUP); ENVIRONMENTAL LOG NO.: 3910 120005 (ER)

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
December 6, 2012 through January 7, 2013

PUBLIC SCOPING MEETING COMMENT SHEET

Tuesday, December 18, 2012
COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 110
SAN DIEGO, CA 92123

RECEIVED
JAN 17 2014
Planning and Development Services

WRITTEN COMMENT FORM

• We just saw these papers to respond!! (After your deadline) Already

• We own 2 beautiful home directly across the street from this project - 50 feet away - at (1) 880 Tierra del Sol and (2) 686 Tierra del Sol (brown wood fence) (white fence)

• We are directly, negatively impacted and we are not receiving this critically important information. Katie Williams 1/17/14

(Attach additional pages as needed)

See Page 2 for WRITTEN COMMENTS

MAIL, FAX or E-MAIL FORMS TO:

Robert Hingtgen
County of San Diego
Department of Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
FAX #: (619) 694-3373
e-mail: robert.hingtgen@sdcounty.ca.gov

Signature: Katie Williams
Print Name: Katie Williams
Address: 4653 Lawler Court
City: La Mesa State: CA Zip Code: 91941
(619) 726-1532
Phone Number

COMMENTS MUST BE RECEIVED BY 4:00 PM, JANUARY 7, 2013

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I4-1

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| <div data-bbox="214 313 367 332" data-label="Text">Jun 21 00:08:57a #</div> <div data-bbox="674 306 760 324" data-label="Text">16197132334</div> <div data-bbox="831 308 856 324" data-label="Text">p.3</div> <div data-bbox="390 371 781 415" data-label="Section-Header"> <p align="center">SOITEC SOLAR DEVELOPMENT PROGRAM ENVIRONMENTAL IMPACT REPORT</p> </div> <div data-bbox="306 428 846 483" data-label="Text"> <p align="center">3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP), 3600 12-005 (REZ), 3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP); LanWest 3300 12-002 (MUP); ENVIRONMENTAL LOG NO.: 3910 120005 (ER)</p> </div> <div data-bbox="354 496 793 540" data-label="Text"> <p align="center">NOTICE OF PREPARATION PUBLIC REVIEW PERIOD December 6, 2012 through January 7, 2013</p> </div> <div data-bbox="380 545 768 570" data-label="Section-Header"> <p align="center">PUBLIC SCOPING MEETING COMMENT SHEET</p> </div> <div data-bbox="399 579 747 652" data-label="Text"> <p align="center">Tuesday, December 18, 2012 COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES 5510 OVERLAND AVENUE, SUITE 110 SAN DIEGO, CA 92123</p> </div> <div data-bbox="472 657 674 678" data-label="Section-Header"> <p align="center">WRITTEN COMMENT FORM</p> </div> <div data-bbox="220 652 1005 776" data-label="Text"> <p>(1) How can you approve "Massive, Industrial Complexes" (30' high Solar Panels) literally <u>fifty (50) feet</u> away from residential homes? I4-2</p> </div> <div data-bbox="262 786 1005 902" data-label="Text"> <p>(2) There is little water in area! What happens to all the residential well water when wells go dry? because of this massive project? I4-3</p> </div> <div data-bbox="252 894 1005 1002" data-label="Text"> <p>(3) Who will compensate property owners directly uncompensated for loss of value of property with this project. I4-4</p> </div> <div data-bbox="283 1039 525 1060" data-label="Section-Header"> <p>MAIL, FAX or E-MAIL FORMS TO:</p> </div> <div data-bbox="283 1071 558 1179" data-label="Text"> <p>Robert Hington County of San Diego Department of Planning & Development Services 5510 Overland Avenue, Suite 110 San Diego, CA 92123 FAX #: (619) 694-3373 e-mail: robert.hington@sdcounty.ca.gov</p> </div> <div data-bbox="634 972 919 1179" data-label="Text"> <p><u>Katie Williams</u> 1/7/2014 Signature Date <u>Katie Williams</u> Print Name <u>4653 Lawler Court</u> Address <u>La Mesa, CA 91941</u> City State Zip Code <u>(619) 726-1532</u> Phone Number</p> </div> <div data-bbox="306 1193 835 1219" data-label="Text"> <p align="center">COMMENTS MUST BE RECEIVED BY 4:00 PM, JANUARY 7, 2013</p> </div> <div data-bbox="539 1245 648 1282" data-label="Text"> <p align="center">- 2 -</p> </div> | <div data-bbox="1050 198 1121 228" data-label="Section-Header"> <p>I4-2</p> </div> <div data-bbox="1188 198 1923 612" data-label="Text"> <p>This comment does not raise an environmental issue. However, it should be noted that the DPEIR analyzed impacts such as aesthetics and noise on the surrounding environment and nearby sensitive receptors such as residences. The County found that the Proposed Project would not have a significant impact related to noise, including for nearby residences. The County did find that the Project would have certain significant and unavoidable impacts related to visual character and quality and glare.</p> </div> <div data-bbox="1188 647 1923 1398" data-label="Text"> <p>Please refer to response to comment I1-1 for information regarding setbacks associated with the Tierra Del Sol solar farm. As shown on Figure 1-6, Tierra Del Sol Site Plan, on the west side of the project site and north of the secondary access road solar panels would be setback approximately 125 feet from the centerline of Tierra Del Sol Road. Along the northern property boundary, solar panels would be setback approximately 100 feet from the centerline of Tierra Del Sol Road with implementation of M-AE-PP-1 (see Chapter 2.1 Aesthetics and Appendix 2.1.4). With provided setbacks, the homes at the addresses referenced by the commenter would be located approximately 200 feet and 350 feet from proposed solar trackers. Per the County of San Diego Zoning Ordinance, 60 feet, 35 feet, and 25 feet are the applicable front, exterior side, and rear yard setbacks for the underlying A70 and S92 zones applicable to</p> </div> |
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| <div data-bbox="195 293 352 313" data-label="Text"> <p>Jan 21 09:03:58a #</p> </div> <div data-bbox="659 282 848 302" data-label="Text"> <p>16197132334 p.3</p> </div> <div data-bbox="371 352 770 394" data-label="Section-Header"> <p>SOITEC SOLAR DEVELOPMENT PROGRAM ENVIRONMENTAL IMPACT REPORT</p> </div> <div data-bbox="289 407 835 464" data-label="Text"> <p>3800 12-010 (GPA); Tierra Del Sol, 3300 12-010 (MUP), 3600 12-005 (REZ), 3921 77-046-01 (AP); Rugged Solar, 3300 12-007 (MUP); LanWest 3300 12-002 (MUP); ENVIRONMENTAL LOG NO.: 3910 120005 (ER)</p> </div> <div data-bbox="340 479 783 522" data-label="Section-Header"> <p>NOTICE OF PREPARATION PUBLIC REVIEW PERIOD December 6, 2012 through January 7, 2013</p> </div> <div data-bbox="363 527 756 552" data-label="Section-Header"> <p>PUBLIC SCOPING MEETING COMMENT SHEET</p> </div> <div data-bbox="386 561 737 638" data-label="Text"> <p>Tuesday, December 18, 2012 COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES 5510 OVERLAND AVENUE, SUITE 110 SAN DIEGO, CA 92123</p> </div> <div data-bbox="459 643 663 664" data-label="Section-Header"> <p>WRITTEN COMMENT FORM</p> </div> <div data-bbox="268 669 942 748" data-label="Text"> <p>(4) How can the county approve projects like this? in residential areas?</p> </div> <div data-bbox="256 743 930 927" data-label="Text"> <p>This will create electricity to send to the city. We don't want it. They are ugly to look at, create too much heat, lower our precious groundwater, and will ruin and destroy our property values. Put these in the city where the</p> </div> <div data-bbox="216 932 905 1034" data-label="Text"> <p>(Attach additional pages as needed) electricity is used - on rooftops, on top of parking structures, on buildings.</p> </div> <div data-bbox="270 1031 516 1050" data-label="Section-Header"> <p>MAIL, FAX OR E-MAIL FORMS TO:</p> </div> <div data-bbox="270 1065 550 1174" data-label="Text"> <p>Robert Hinggen County of San Diego Department of Planning & Development Services 5510 Overland Avenue, Suite 110 San Diego, CA 92123 FAX #: (858) 694-3373 e-mail: robert.hinggen@sdcocounty.ca.gov</p> </div> <div data-bbox="298 1185 833 1209" data-label="Text"> <p>COMMENTS MUST BE RECEIVED BY 4:00 PM, JANUARY 7, 2013</p> </div> <div data-bbox="516 1240 611 1278" data-label="Text"> <p>-3-</p> </div> | <div data-bbox="1186 198 1923 318" data-label="Text"> <p>the Tierra Del Sol site. As such, the Project would provide setbacks in excess of those required by the County of San Diego Zoning Ordinance.</p> </div> <div data-bbox="1050 355 1121 388" data-label="Text"> <p>I4-3</p> </div> <div data-bbox="1186 355 1923 724" data-label="Text"> <p>Potential impacts related to groundwater use were considered and addressed in the DPEIR; see Sections 3.1.5.3.4, Groundwater Resources, and 3.1.9.3.1, Water. Please also refer to common response WR1. As stated in Section 3.1.9.3.1, the County will place conditions 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.</p> </div> <div data-bbox="1050 766 1121 799" data-label="Text"> <p>I4-4</p> </div> <div data-bbox="1186 766 1923 1011" data-label="Text"> <p>This comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to environmental impacts (see 14 CCR 15131). However, this information will be presented to decision makers for their consideration during the hearing process for the Proposed Project.</p> </div> <div data-bbox="1050 1047 1121 1081" data-label="Text"> <p>I4-5</p> </div> <div data-bbox="1186 1047 1923 1334" data-label="Text"> <p>The Proposed Project is consistent with applicable land use plans, policies, and ordinances and is therefore an appropriate land use for the proposed sites (DPEIR Section 2.5.3.2). As the Proposed Project does not yet have a utility off-taker, it is not possible to determine where the electricity generated by the Project will be used.</p> </div> |
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| | <p>Related to the comment on the solar panel aesthetics, the DPEIR addressed potential impacts to aesthetics in Chapter 2.1.</p> <p>Regarding heat generated by the solar trackers, please refer to the response to comment I1-1.</p> <p>Related to concerns regarding groundwater, please refer to the above response to comment I4-3.</p> <p>The comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to environmental impacts (see 14 CCR 15064(e), 15131). However, this comment will be presented to decision makers for their consideration during the hearing process for the Proposed Project.</p> <p>Regarding the commenter's preference for distributed solar energy in urban areas, please refer to common response ALT2.</p> <p>References 14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.</p> |
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