

A-8 San Diego Association of Governments

A-8-1 The comment states that SANDAG is submitting comments based on policies contained in San Diego Forward: The Regional Plan, and that comments are submitted from a regional perspective. The County acknowledges the comment as an introduction to comments that follow. This comment is included in the Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

A-8-2 The comment requests the proposed project continue to take into consideration consistency with guiding plans for the region, including the land use and transportation goals of both the San Diego County General Plan and SANDAG's Regional Plan. The comment states that SANDAG supported the County's General Plan Update which "shifted 20 percent of future growth from eastern backcountry areas to western communities...reflect[ing] the County's commitment to a sustainable growth model that facilitates efficient development near infrastructure and services, while respecting natural resources and protection of existing community character in its extensive rural and semi-rural communities." The comment states that SANDAG realizes that General Plans are intended to be dynamic document updating to reflect market forces and population growth and trends. The comment expresses SANDAG's support for key land use principals that preserve natural resources and limit urban sprawl.

The comment addresses general subject areas (consistency with regional planning documents), which received extensive analysis in the Draft EIR, specifically in Section 3.3, Land Use and Planning, and Section 2.7, Greenhouse Gas Emissions. As determined in Section 2.7.3.2, "although the total VMT would be higher under the "Proposed Project" assessment, when compared to the "No Project/General Plan" assessment, the overall VMT ... of the project would be within 4.5 percent of SANDAG-forecasted VMT for the region." (DEIR, p. 2.7-44) Accordingly, the DEIR found that, "the project would be generally consistent with the planned uses and VMT under the No Project (General Plan) condition (Appendix R)." (DEIR, p. 2.7-44) Further, the DEIR describes that "[a]s a planned community located near job centers and existing land uses, the proposed project itself also contains a balanced mix of uses [which] allows for the project to reduce VMT by offering resident-serving land uses internally," and that "the project's mix of land uses, ... would combine with an integrated pathway and trail plan and dense, internal streets and roads that promote a pedestrian experience ...and facilitate non-vehicular travel, consistent with SB 375 and SANDAG's Regional Plan." (DEIR, p. 2.7-44) As a result, the DEIR determined that "implementation of the project would be considered consistent with planned land uses and associated VMT projections for the project Site accounted for in

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SANDAG’s Regional Plan, and thus, the project would be consistent with the goals of SB 375.” (DEIR, p. 2.7-44)

With respect to the proposed Project’s compliance with the County of San Diego General Plan, Section 2.7.3.2 of the DEIR states that the proposed Project “would be consistent with the policies ... in the Conservation and Open Space Element of the County’s General Plan that are designed to reduce the emissions of GHGs; reduce energy use in buildings and infrastructure; and promote the use of renewable energy sources, conservation, and other methods of efficiency. (DEIR, p. 2-7-44). Table 2.7-17, County of San Diego General Plan – Project Consistency Analysis, outlines how the proposed Project would be consistent with applicable policies, and Appendix DD, Land Use Consistency Analysis, analyzes the proposed Project’s consistent with all applicable goals and policies of the County General Plan. As determined in Section 2.7.3.2 and Section 3.3.3.2, impacts would be less than significant with respect to consistency with applicable plans, policies and regulations.

The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

A-8-3 The comment states that SANDAG appreciates the project’s consideration of future coordination efforts to “identify the necessary improvements to the regional transportation network and to support appropriate priority in the Regional Transportation Plan.” The comment requests Section 2.13, Transportation and Traffic, of the DEIR reference future *Rapid* Route 235 (Temecula [Peak Only] Extension of Escondido to Downtown Rapid). The County agrees with the comment. The Transportation and Traffic Section 2.13.8, Consistency with Applicable Plans, Policies, and Ordinances (page 2.13-57), has been revised in the Final EIR to reference the future *Rapid* Route 235 as requested.

A-8-4 The comment states that SANDAG has a number of additional resources for additional information or clarification on smart growth and transportation demand management. The County acknowledges the comments, appreciates the references for additional information and notes that the comment does not raise any specific issue regarding the Draft EIR and, therefore, no more specific response can be provided or is required. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

A-8-5 The comment requests that additional information related to the Project be provided to SANDAG and provides the contact information. The County acknowledges the comment and notes it provides concluding remarks that do not raise new or additional environmental issues concerning the adequacy of the Draft EIR. For that reason, the County provides no further response to this comment.