

I-137 Dee Folse

- I-137-1** The comment expresses concern about traffic in the surrounding area and first responder access in an area prone to fires. The comment addresses general subject areas, which received extensive analysis in the Draft EIR, specifically Section 2.13 Transportation and Traffic, and in Appendix N-2 Emergency Evacuation Plan. Please refer to **Topical Response HAZ-1**. The comment does not raise any specific issue regarding that analysis 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.
- I-137-2** The comment asks how the Board of Supervisors can consider the Newland Sierra project when it goes against the General Plan for the area. The Draft EIR details that project development would require amendments to the General Plan, including a General Plan Amendment to amend the North County Metropolitan Subregional Plan Map from existing General Commercial, Office Professional, Semi-Rural 10, and Rural Land 20 designations to Village Core Mixed Use, Semi-Rural 1, and Open Space Conservation. (Draft EIR Section 1.6, Project Inconsistencies with Applicable Regional and General Plans, p. 1-29 – 1-32.) With these General Plan Amendments, the Draft EIR finds the project would be consistent with the General Plan. See **Topical Response LU-1**. 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.
- I-137-3** The comment expresses concern over water supply and asks if they would be required to cut water usage by 30%. The following statement was published by the Vallecitos Water District:

“The Vallecitos Water District is not in a drought emergency and therefore is not imposing any mandatory water-use cuts (reductions). In addition, the District would never impose water-use reductions to any customers to allow for any proposed development, including the Newland Sierra project.

To continue to provide reliable water service to our customers, Vallecitos is guided by its Master Plan, which analyzes existing and future land uses, as well as current water demands and trends, to evaluate the existing and future water needs for District customers well into the future. Even with the 1,624 acre-feet* of annual water demand projected for the proposed Newland Sierra development, the District has already anticipated greater water use (1,825 acre-feet per year) identified for this property during the 2017 Master Plan process without the development. In other words, even if this development

Comment Letter Responses

moves forward, the District will have sufficient water supplies for all new and existing customers.

During the recent drought, the cutbacks to our customers were not due to a supply shortage, as Vallecitos had sufficient water supplies. The cutbacks were mandated by an Executive Order from Governor Brown. Even during the depth of the drought, Vallecitos' water provider - the San Diego County Water Authority (SDCWA), projected 85,196 acre-feet of water in storage after assuming an additional three consecutive years of drought. Since the drought has ended, SDCWA now has 171,000 acre-feet of water in storage, and no restrictions on deliveries to the Vallecitos Water District, or any agency. This is in addition to the drought-resilient water available from the Pacific Ocean from the District's direct connection to the Claude "Bud" Lewis - Carlsbad Desalination Plant."²¹⁶

Regarding the proposed project's impacts to water supply, the DEIR analyzes water supply in Section 2.14.1, Water Supply and Service, Appendix S, Water Supply Assessment, and as **Topical Response UTL-1**. The proposed project would increase overall demand for potable water; however, the DEIR compares the planned water usage for the project Site with the estimated water demand based on the proposed project land uses and water conservation measures and concludes the impacts to water supplies would be less than significant. 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.

²¹⁶ <http://www.vwd.org/Home/Components/News/News/2358/18?backlist=/>