

I-187 Georgeann Higgins

- I-187-1** 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.
- I-187-2** The comment asks how the residents will evacuate during a fire or earthquake. The comment also asks if they're supposed to spill out onto already crowded roads. Appendix N-2 is the Evacuation Plan for the Newland Sierra project, which was prepared in coordination with the Deer Springs Fire Protection District and County of San Diego. The project Evacuation Plan does not conflict with existing evacuation and pre-plans. From Page 2.8-20 of the Draft EIR, "the intent of the evacuation plan is to guide implementation of an evacuation procedure such that the process of evacuating people from the Site is facilitated in an efficient manner and according to a pre-defined, practiced evacuation protocol." See **Topical Response M-HAZ-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-187-3** The comment states that water and drought are problems and if VWD doesn't see fit to increase their provisions and resources for existing residences, why burden them anymore. Section 2.14 Utilities and Service Systems includes an analysis on the sufficiency of water supplies, which begins on page 2.14-37. Please also refer to **Topical Response UTL-1 and UTL-2**.
- I-187-4** The comment asks if Newland is going to pay for building extra schools and improving and expanding existing ones. Impacts to schools have been extensively analyzed in the Draft EIR Section 3.5 Public Services. As stated on page 3.5-18, in recognition of the impact on school facilities created by new development, the school districts and the development may enter into various mitigation agreements to ensure the timely construction of school facilities to house students from new residential development. The primary financing mechanism authorized in these mitigation agreements is the formation of a community facilities district, pursuant to the Mello-Roos Community Facilities District Act of 1982.

In lieu of a mitigation agreement, the proposed project would be required to pay state-mandated school facilities fees to each school district to contribute a fair-share amount to help maintain adequate school facilities and levels of service. Regulatory compliance ensures that there would be sufficient facilities to serve the proposed project's additional students. Ultimately, the provision of schools is the responsibility of the school districts. SB 50 provides that the statutory fees found in the Government and Education Codes are the exclusive means of considering and mitigating for

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school impacts. Imposition of the statutory fees constitutes full and complete mitigation (Government Code Section 65995(b)).

The proposed project would either pay the state-mandated school fees or enter into a School Mitigation Agreement(s) to ensure that schools are built as population increases during the phased development. Therefore, impacts related to school facilities 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. No further response is required or necessary.

- I-187-5** The comment expresses concern over impacts to wildlife as result of population density, noise, traffic, and pollution. Indirect impacts to wildlife as a result of increased human activity, lighting, noise, and the introduction of pollutants have been adequately disclosed and accounted for in Section 2.4 Biological Resources. Mitigation measures have been provided to reduce potential indirect impacts to below a level of significance when feasible. The comment addresses general subject areas, which received extensive analysis in the Draft EIR. 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-187-6** The comment states that living in impacted areas causes aggression and violence (Calhoun, John, B. 1962). The County notes the comment. The comment does not raise any specific issue regarding analysis provided in the Draft EIR and it does not raise an environmental issue within the meaning of CEQA. 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. No further response is required because the comment does not raise an environmental issue.
- I-187-7** The comment states that County would not have heard a peep from the community if the County were to build the 99 homes allowed by the General Plan. Draft EIR directly compares the proposed project land uses to the Existing General Plan Land Uses in Section 4.5, Existing General Plan Alternative. (Draft EIR, p. 4- 16.) Compared with the project, Section 4.5.5 has determined that the Existing General Plan Alternative would actually result in greater significant impacts to Transportation and Traffic, Biological Resources, Cultural Resources, Aesthetics and Mineral Resources compared to the project. (Draft EIR, p. 4-24.) 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. No further response is required.

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I-187-8 The comment states that if we left more areas of open space, trees, and agriculture, it would make the City a more desirable place to live. The County acknowledges the comment and notes it expresses the opinions of the commenter, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. 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. No further response is required or necessary.

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