

I-26 Barbara Bensen (1)

- I-26-1** 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-26-2** The comment states that Vallecitos Water District projects a water supply deficit for the next 20 years and that the District's Water Supply Assessment requires a 36% water supply cut to existing customers in order to serve the Newland Sierra development. The following statement was published by VWD:

“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 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

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Pacific Ocean from the District's direct connection to the Claude "Bud" Lewis - Carlsbad Desalination Plant." ²⁰⁹

Regarding the proposed projects impacts to water supply, the DEIR analyzes water supply in Section 2.14.1, Water Supply and Service. The proposed project would increase overall demand for potable water; however, the DEIR compares the planned water usage for the project Site (based on General Plan land uses) 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. For additional detail refer to **Topical Responses UTL-1 and ULT-2**.

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I-26-3 The comment states that I-15 and SR-78 are already jammed. The comment asks how it can be guaranteed that citizens and commuters can be evacuated safely during an emergency. With respect to emergency evacuation, 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, and does not conflict with existing evacuation plans. From Page 2.8-20 of the DEIR, "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." Appendix N-2 identifies the proposed project's evacuation road network, including internal roads which connect to three primary ingress/egress roads, and ultimately connect to major evacuation routes, including, Deer Springs Road, Sarver Lane, North Twin Oaks Valley Road, Buena Creek Road and Interstate 15. Also see **Topical Response HAZ-1**. 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-26-4 The comment states that the County Board of Supervisors spent millions of dollars and 10 years developing a General Plan that protected and downzoned this area, and that a few years ago the Board of Supervisors voted to approve the plan and protect this area from development. The comment does not challenge the adequacy of the Draft EIR, nor does it does not raise an environmental issue within the meaning of

²⁰⁹ The VWD's "Correction of Misinformation" is incorporated by reference and available for public review upon request to the County. It is also available for review at VWD's website: <http://www.vwd.org/Home/Components/News/News/2358/18> (last accessed November 8, 2017.)

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CEQA. However, it should be noted the Draft EIR includes the Existing General Plan as an Alternative. Please refer to DEIR Section 4.5 for a comparison of the impacts of the proposed project and the Existing General Plan. In addition, the Draft EIR thus acknowledges the project would develop more residential than permitted by the existing General Plan land use designations, but would develop substantially less commercial space and retain more open space than existing General Plan designations. 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. See **Topical Response LU-1**.

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