

I-50 David Brazier

I-50-1 The comment states that Sarver Lane will be severely impacted and that the EIR has neglected to address impacts to residents and businesses along Sarver Lane. The comment also states that they are concerned about negative impacts to the Hidden Valley Zen Center. All potential environmental impacts associated with the proposed project have been analyzed and fully disclosed in the Draft EIR. Potential traffic impacts have been adequately analyzed in Section 2.13 Traffic and Transportation. The project would widen and improve Sarver Lane a second primary access into the project. For issues relating to the project's traffic impacts and mitigation, please see **Topical Response TR-3**. 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-50-2 The comment states they concern regarding the realignment of the Sarver Lane because the road would encroach into mature California live oak trees, which form a natural barrier between the road and the main meditation hall. The comment also states that these trees are significant in terms of their age and stature. To clarify, the tree species the comment is referring to is Coast live oak. As stated on page 2.4-14 in Section 2.4 Biological Resources, Coast live oak woodland occurs throughout the project Site and off-site areas, including west along Sarver Lane, along and east of Gist Road, east of the water tower located southeast of Camino Mayor, west along North Twin Oaks Valley Road, and along Deer Springs Road (Figures 2.4-5A through 2.4-5E). As shown on Figure 2.4-5C, the Coast live oak woodland the comment is referring to is mapped as disturbed.

As stated on page 2.4-69, improvements to Sarver Lane would result in impacts to less than 0.01 acre of non-wetland waters and 0.56 acre of CDFW-only coast live oak woodland. Impacts were determined to be significant (Impact V-4) and mitigation measures were included that would reduce impacts to less than significant. The proposed project would result in permanent direct impacts to County RPO wetlands, CDFW riparian habitat, and non-wetland waters of the United States/state, which would be reduced to less than significant through M-BIO-8A through M-BIO-8E. 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-50-3 The comment states that increased traffic noise on Sarver Lane will result in a significant impact. Increased noise due to additional traffic has been adequately analyzed in the Draft EIR in Section 2.10.4. As stated therein, off-site traffic noise impacts were evaluated based on the calculated change in noise levels due to the increase or decrease in traffic volumes. As shown in Table 2.10-19, project traffic

Comment Letter Responses

would not result in a substantial noise increase under future with implementation of the project conditions at any of the modeled receiver locations. 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-50-4 The comment expresses concern regarding increased noise levels coming from the future park and proposed composting operation. Please refer to **Response to Comment O-5.2-2**. 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-50-5 The comment expresses concern regarding potential odor issues coming from the proposed composting operation. As stated on page 2.3-58 in Section 2.3 Air Quality, the proposed project would include equestrian facilities and trails that could generate potential odors, as well as a homeowners association (HOA) maintained green waste collection area within the HOA maintenance yard of the Sierra Farms Park. The green waste collection area is for landscape trimmings from common area landscapes to be chipped and ground into mulch or compost for reuse in common landscape areas. This area would be designed to collect approximately 30 to 40 yards of material at a time (approximately three open stalls 10' wide x 10' long x 6' tall) and would be buffered with screening shrubs.

Section 4.1 of the project's Vector Management Plan includes measures related to nuisance odors associated with equestrian uses (Appendix M). Measures include cleaning of corrals, waste management and disposal, cleaning of water troughs, and general sanitation management. Additionally, the proposed project would be required to comply with the odor policies enforced by SDAPCD, including Rule 51 in the event a nuisance complaint occurs, and County Code Sections 63.401 and 63.402, which prohibit nuisance odors and identify enforcement measures to reduce odor impacts to nearby receptors. As such, proposed residential, commercial and educational uses would not generate objectionable odors off-site. Thus, the impacts associated with odors would be less than significant.

I-50-6 The comment states that years of vibration and shaking due to blasting during construction would result in a severe impact on the activities at the Hidden Valley Zen Center. As stated in Section 2.10.7.3 Groundborne Vibration, as the blasting locations, necessary geotechnical data, or blasting and materials handling plans are not known at this time, it is not possible to conduct a noise analysis assessing the proposed blasting and materials handling associated with the proposed project (Impact N-9). Mitigation measure M-N-5 would require preparation of a blasting plan requiring compliance with applicable standards. Additionally, M-N-8 is proposed,

Comment Letter Responses

which would require a vibration monitoring plan and require data be sent to the County noise control officer who would take the steps necessary to ensure that future vibration levels do not exceed applicable limits, including suspending construction activities that would result in excessive vibration levels until either alternative equipment or alternative construction procedures have been identified to reduce vibration levels below County standards. Therefore, with implementation of mitigation measures M-N-5 and M-N-8, vibration impacts from blasting (Impact N-9) would be less than significant.

I-50-7 The comment expresses concern regarding increased travel time due to construction operations and in the future due to increased traffic volumes. Potential traffic related impacts during construction and operation have been adequately analyzed in Section 2.10 Transportation and Traffic. The comment addresses general subject areas, which received extensive analysis in the Draft EIR. Please see **Topical Response TR-3**. 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-50-8 The comment expresses concern regarding an increase in air pollution due to construction and increased traffic, and the reduced air quality due to dust, particulate matter, and exhaust emissions. Potential air quality impacts due to construction and increased traffic volumes have been adequately analyzed in Section 2.3 Air Quality. 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-50-9 The comment is concerned about a diminished rural atmosphere and degradation of natural aesthetic elements. The project's consistency with community character was analyzed in Section 2.1.3.2, Visual Character or Quality. Regarding natural aesthetic elements, as stated on page 2.1-53, planning for the proposed project took into account existing landforms and topography by concentrating development between and away from ridge lines. Prominent ridges and landforms were mapped, and each neighborhood was designed to minimize disturbance to prominent peaks and landforms on the project Site. Also, as proposed, three large continuous blocks of open space habitat have been incorporated into the design of the proposed project and would work as a buffer to reduce the project's visibility from I-15 and residential properties to the east. The landscape character of the proposed project would also be informed by the natural terrain. For example, overall landscape theme would include

Comment Letter Responses

preservation and re-use of natural Site boulders paired with oak trees and native and adapted low-water-use plants and planned roadside swales would mimic the natural Site hydrology. 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.