

O-3.2 Hidden Valley Zen Center

- O-3.2-1** The comment states that the commenter is writing on behalf of the Hidden Valley Zen Center about its concerns over the proposed project.

The County acknowledges the comment as an introduction to comments that follow. The County notes that the comment 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. 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.

- O-3.2-2** The comment states that the commenter is appalled that this is happening again. The comment states that the number of housing units is outrageous, and that this would not solve the housing crisis because the price of the units would not help first-time buyers or middle class renters.

The County notes that the comment 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. 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.

Nonetheless, the County refers the commenter to **Response to Comment O-2.1-4**. This response discusses how the Newland Sierra Project would accommodate a wide range of income levels, including, “325 age-qualified housing units, 15% of the total housing proposed in the project,... 762 multi-family townhome and row townhome-style units ... and 173 units in family clusters in its Valley, Knolls, and Summit neighborhoods” (Draft EIR, Appendix DD, Land Use Consistency Analysis, Table 1). The proposed project does not preclude the future development of affordable housing units because the typology described above, including the multi-family townhome and row townhomes units, cluster units, and age-qualified units, could be considered viable affordable housing types.

Lastly, the County acknowledges the comment and notes that the comment raises economic, social, or political issues (provision of affordable housing) that do not appear to relate to any physical effect on the environment. 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.

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O-3.2-3 The comment states that the Hidden Valley Zen Center is a retreat center, and that silent meditation is practiced outdoors. The comment states that construction noise would disrupt these practices.

The County acknowledges the comment. As stated in Section 2.10, Noise, of the Draft EIR (page 2.10-16):

The proposed project would include development of a variety of land uses on the project Site, including residential and commercial uses, a school site, parks, and open space, as well as supporting on-site and off-site roadway and infrastructure improvements. Construction of these land uses and infrastructure improvements would occur in two phases, with construction estimated to begin in January 2018 and end in November 2027. Phase 1 is anticipated to begin in January 2018 and continue through December 2024. Phase 2 is anticipated to begin in December 2020 and continue through November 2027.

Construction noise in any one particular area would be temporary and short-term. Construction noise typically occurs intermittently and varies depending on the nature of each phase of construction (e.g., demolition, site preparation, grading and excavation, building construction) due to the different types of construction activities such as hauling material via trucks, pouring concrete, and using power tools. Additionally, the noise levels generated by particular pieces of construction equipment, including earthmovers, material handlers, and portable generators, could reach high noise levels for brief periods.

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As the loudest construction activity associated with on-site construction of the proposed project would occur during excavating/grading and finishing, which is estimated to generate average noise levels of 89 dBA at 50 feet, at the rate of noise attenuation noted above, the on-site construction noise would be 83 dBA L_{eq} at 100 feet, 77 dBA L_{eq} at 200 feet, 71 dBA L_{eq} at 400 feet, and so on. ...

Construction staging areas would be located within the project Site. Staging areas during construction would be located within the proposed project limits at the maximum distance from existing sensitive receptors to the extent feasible. Construction equipment repairs, such as refueling and air filter replacement, would occur on Site. However, any major repairs would occur at an off-site location. All equipment repairs would be completed in the staging areas and would be conducted during the County Noise Ordinance's allowable hours and days of operation for construction. Additionally, the proposed project would implement PDF 33 through PDF

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38 which would require properly maintained construction equipment with noise-reduction features (e.g., intake, exhaust mufflers, engine shrouds), use of electrical power tools, locating construction equipment staging areas away from residences and schools, and use of noise attenuation techniques (e.g., noise blankets and temporary barriers) to reduce noise levels to below 75 dBA L_{eq} at the property lines of existing residences. With implementation of these project design features, impacts from construction equipment noise would be less than significant.

The Hidden Valley Zen Center would be approximately 740 feet away from the project's Plan Area. Based on this distance and through implementation of project design features (PDFs) and mitigation measure M-N-6, construction noise would be attenuated and impacts would be less than significant.

In addition, construction of Sierra Farms Park would be subject to the same PDFs and mitigation measures to ensure that noise impacts would be less than significant. As stated in the Draft EIR, Section 3.4.3.2, Construction of New Recreational Facilities, impacts to recreational facilities are addressed throughout the applicable chapters of the Draft EIR.

Further, Section 2.10, Noise, evaluates the potential impacts of operational noise sources, including from recreational facilities. As explained in Section 2.10.3.2, Project-Generated Airborne Noise, "any activities considered a nuisance would be illegal under the County's Noise Ordinance, which would be enforced by the San Diego County Sheriff's Department." As a result, "no exceedance[s] of the County's noise standard are expected to occur from recreational ... activities." Accordingly, it is not expected that the park would have a significant noise impact to surrounding land uses. The Final EIR has been revised to include a brief discussion of the potential for off-site noise impacts from Sierra Farms Park. Please see Section 2.10 of the Final EIR.

O-3.2-4 The comment states that the project would generate additional traffic and that the roads are unable to handle traffic associated with the proposed project; therefore, the Hidden Valley Zen Center is in jeopardy.

This comment addresses traffic, which received extensive analysis in Section 2.13, Transportation and Traffic, of 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.

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- O-3.2-5** The comment states that the project would ruin the Hidden Valley Zen Center’s religious work, will destroy the nature of the area, and will not solve any problems.

This comment 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. To the extent that the comment’s reference to “the nature of the area” concerns biological resources, the comment addresses a general subject area that received extensive analysis in Section 2.4, Biological Resources, 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. As the comment does not raise any specific issue regarding the Draft EIR’s analysis, no more specific response can be provided or is required.

- O-3.2-6** The comment states that the project is not reasonable. This comment 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. 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.