



Buena Sanitation District

December 23, 2015

County of San Diego
Planning & Development Services
Attn: Peter Eichar
5510 Overland Ave, Suite 310
San Diego, CA 92123

Subject: Response to Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for Project Number PDS2012-3800-12-005/PDS2014-REZ-14-006, Property Specific Requests (PSR) General Plan Amendment and Rezone

Dear Mr. Eichar,

Thank you for the opportunity to review the NOP for the above noted project. The project proposes to increase densification in certain areas that are within the Buena Sanitation District (District) sewer service area or could potentially be served by the District. Therefore, the Buena Sanitation District (District) is a Responsible Agency as defined under State CEQA Guidelines Section 15381. Pursuant to Section 15082(b) of the State CEQA Guidelines, the District has the following comments regarding the NOP:

PSR Areas NC22, NC37, and NC42

1. Utilities and Service System

Sewer Service and Capacity: These specific PSR areas in the project are either partially served or could potentially be served by the District. The EIR should verify if there is sufficient capacity in the District's sewer system for this project.

The District appreciates this opportunity to comment on the NOP. If you have any questions or would like to arrange a meeting to discuss these issues, please call me at (760) 643-5416.

Sincerely,

Elmer Alex, PE
Principal Engineer

CC: John Conley, Director of Community Development and Engineering
Greg Mayer, City/District Engineer

From: ClarkeMH@aol.com
To: [Eichar, Peter](#)
Cc: dandd2@peoplepc.com; hecht.deb@gmail.com; desertguy1@sbcglobal.net; david.mayer@wildlife.ca.gov; Susan_Wynn@fws.gov; Mendel_Stewart@fws.gov; [Elias, Alexandra](#); [Lardy, Eric](#); sifarrell@cox.net; dsilverla@me.com; beckehl@cox.net
Subject: NOP, SEIR for Property Specific Requests, GP Amendment and Rezone
Date: Saturday, February 27, 2016 3:35:52 PM

To: Peter Eichar, Dept. of Planning and Development Services, County of San Diego
From: Mary H. Clarke, Co-Chair, North County MSCP/MHCP Task Force, Sierra Club, San Diego Chapter
Subject: Comments on NOP, SEIR for Property Specific Requests, General Plan Amendments and Rezone
Date: Feb. 27, 2016

Dear Mr. Eichar:

Thank you for the opportunity to comment on the Notice of Preparation for a Subsequent EIR for the Property Specific Requests for Amendments to the General Plan. I am commenting on behalf of the North County MSCP/MHCP Task Force of the Sierra Club, San Diego Chapter.

Our Task Force, which focuses on North San Diego County, has many concerns regarding these property specific requests (PSRs), particularly since most of them are located in North County and most of them involve increasing the density/footprint of development.

Our Task Force has been involved in the development of the North County MSCP (NC-MSCP) since the late 1990s. We have followed its development closely and have commented on NC-MSCP documents, the most recent document being the Preliminary Public Review Draft of Feb. 19, 2009. In our comment letter of April 6, 2009, we contend that the NC-MSCP does not conserve enough valuable habitat. (The habitat to be conserved in the NC-MSCP is primarily in the Pre-Approved Mitigation Area, or PAMA.) We continue to urge the County to seek ways to increase the extent of valuable habitat to be conserved in the Plan, not reduce it by allowing more development to occur as per the PSRs.

Our concerns about the PSRs are that these Requests will impact the PAMA and reduce the preservation of valuable habitat, compromising listed species. This is the primary concern of our Task Force, although in general, there are many other significant concerns such as impacts to core areas and linkages; impacts due to extension of roads and other infrastructure to accommodate increased density of development; degradation of rural areas by urban-type development; and increases in greenhouse gases due to increased development, to name a few.

We would like to point out that there is a Planning Agreement (PA) for the Proposed North and East County MSCP Plans, signed onto by the County of San Diego, the U.S. Fish and Wildlife Service and the California Dept. of Fish and Wildlife in May, 2014. Exhibit B (Interim Review Process) of the PA states that the purpose of the Interim Review Process is to insure that discretionary projects approved or initiated in the North or East County MSCP Planning Areas prior to the adoption of the Plans do not compromise the successful implementation of the Plans. (Rezoning is considered discretionary actions -- see Exhibit B, p. 2.) We think it is highly likely that many of the PSRs for rezonings will compromise the successful implementation of the Plans. Therefore, we request that the SEIR address all impacts to the PAMA and listed species in the NC-MSCP, and to the extent possible, given that the East County MSCP has yet to be developed, to valuable habitat and listed species in the East County Plan.

We appreciate that the County will address impacts to all of the Environmental Factors shown on the Initial Study Checklist for CEQA review. We anticipate a thorough and complete analysis and evaluation of each factor for each PSR.

Lastly, we would like to point out that the North County MSCP should be finalized before any General Plan amendments are approved that may compromise the Plan or reduce the PAMA.

Please add me to your contact list for future notices, workshops, public documents and hearings involving the SEIR for Property Specific Requests.

Thank you for your consideration of these comments. Please feel free to contact me if you have any questions.

Sincerely,

Mary H. Clarke
2006 Trevino Ave.
Oceanside, CA 92056

From: [Nancy Earl](#)
To: [Eichar, Peter](#)
Subject: Feedback Project #PDS2012-3800-12-005; PDS2014-REZ-14-006
Date: Thursday, December 17, 2015 11:23:24 AM

Hello Peter, My name is Nancy Earl and I live at 2375 Royal Oak Dr. in Escondido. My home and community will be effected by the proposed revisions to the existing General Plan Land Use and zoning designations on nearby private properties. I would like to state here that I am absolutely NOT in favor of the proposed revisions as they will result in additional homes being built in the designated areas. My objection is based on the following: 1. There will be a significant increase in traffic. Roads that feed to the 15 Freeway, and the 15 Freeway itself, are already congested...especially during commute times. 2. Wildlife in the designated areas will be negatively impacted. As we are all aware, wildlife habitats are lost when homes are built in or near them resulting in the loss of the wildlife. 3. The proposed areas are natural and beautiful. Destroying these aesthetically pleasing natural areas to build homes results in little more than ugly urban blight.

I am not sure if I will be able to attend the meeting this evening in the County Building at 6pm on Overland Ave., so I wanted to give my feedback just in case I cannot attend. Thank you for your consideration of my opinion and please forward my thoughts to the Planning Commission as I am certain that others in the proposed areas share them.

Nancy Earl
858-204-2750

Sandra Farrell
1900 Esplendido Ave
Vista, CA 92084

February 14, 2016

Peter Eichar
Dept. of Planning and Development Services
5510 Overland Ave
San Diego CA 92123
Peter.Eichar@sdcounty.ca.gov

pds.advanceplanning@sdcounty.ca.gov

**RE: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT for
Property Specific Requests General Plan Amendment and Rezone**

(GPA 12-005; REZ 14-006) Project Numbers. PDS2012-3800-12-005; PDS2014-REZ-14-006ENV.
REVIEW NUMBER: PDS2012-ER-12-00-003; SCH#2015121012

Dear Mr. Eichar,

Thank you very much for this opportunity to provide input to this Notice of Preparation for Property Specific Requests, General Plan Amendment and Rezone. Upon review of the NOP for the Supplemental Environmental Impact Report (SEIR) to amend the County General Plan, it appears the County is using public money to accommodate a few property owner specific requests. But for the desires of specific property owners there is no need for this General Plan Amendment (GPA) or associated costs. In addition, many of these Property Specific Requests (PSRs) are connected with a development project and this GPA will bring the property density in line with the density of a proposed project.

Although the SEIR is to study the impacts associated with amending an existing General Plan and not to identify impacts connected with project specific plans, the goal of many of the PSRs is to bring the density up so that it matches a proposed development project. The projects in many cases are linked to the proposed GPA. General Plans tend to not get into specific project impacts because those impacts can't be known until a project is proposed and a project Environmental Impact Report (EIR) is done. However, some of the PRSs have significant amounts of environmental documentation. The impacts and mitigation measures are known. It would be disingenuous of the County and not keeping with the spirit of CEQA, if the County did not include past environmental documentation. The County should include any known, foreseeable, or impacts likely to occur due to implementation of the Property Specific Requests (PSRs) that are to be studied for this General Plan Amendment (GPA). Any reasonable person would want to know of previously identified impacts that could be created if the GPA is implemented.

For instance, the County knows of existing environmental documentation for projects proposed for NC22 and NC42. For both these projects there is a long history of concerns raised on proposed projects for these two PSRs. Therefore the SEIR for the GPA cannot use the language of a program EIR or state that impacts need to be addressed at a project level when they are revealed since there is existing documentation of the impacts already part of public record.

I would like the SEIR to cover the following:

1. To include past environmental documentation on the areas of the PSRs that have development projects or have existing environmental studies so that the decision makers and public can understand how the GPA relates to the land and any in-process or proposed development projects located within each of the PSRs.
2. To include past comments submitted by governmental agencies associated with in-process or proposed development projects located within each of the PSRs so decision makers and public can understand how the implementation of the GPA may:
 - a. allow a project to move forward that could result in significant negative impacts
 - b. be in conflict with other governmental agency policies, planning, and/or recommendations.

For NC22 there are comment letters from the Wildlife Agencies, LAFCO, EPA and the County that go back to 1990 for a project the property owner has been processing with the City of San Marcos and may want to process the project with the County. This project is called the San Marcos Highlands.

3. To include past comments submitted to in-process or proposed development projects located in the PSRs from non-governmental organizations and the public so the decision makers and public can understand how implementing the GPA may create significant negative impacts for the environment and/or the community. For NC22 please see comments submitted for the San Marcos Highlands project. For NC42 there are not only comments submitted for the project known as Merriam Mountains but also comments submitted to the Draft North County MSCP specific to NC42.
4. The SEIR should discuss why the line running at a diagonal through NC22 does not follow any existing property line. It should show how the density change supports an existing project by including a map graphic showing the NC22 area with the San Marcos Highlands project overlaid so that decision makers and the public can see how the PSR matches a development plan for a project currently being proposed through the City of San Marcos. The SEIR should also look at the project showing how much is being proposed outside the City of San Marcos and discuss the impact of annexation and urbanization on adjacent rural county areas.
5. Because I live in the "Study Area" created for NC22, I would like the SEIR to explain why the east end of Esplendido Avenue is part of the Property Specific Request. To my knowledge, no one on Esplendido asked to part of a study area. The SEIR needs to discuss if the formation of the Study Areas was done to address a problem of "Spot Zoning" created by NC22.

6. The SEIR should also explain how many of the parcels on Esplendido that are in the Study Area can actually build to the density being considered in this GPA. Many of the parcels on Esplendido are on steep slopes and have limited access.
7. The SEIR needs to identify the likelihood of the areas included in the Study Area of actually building to the density requested since the properties on the east end of Esplendido do not receive services such as sewer or natural gas and the cost to build those services to the east end of Esplendido is not likely to occur due to cost. Also, water pressure is a problem along the homes on the east end of Esplendido so the SEIR needs to discuss how services could be provided to serve a higher density.
8. The SEIR should note if the increase in density proposed in the PSRs and Study Areas will create unrealistic expectations by property owners to develop properties beyond the carrying capacity of the land.
9. The SEIR needs to study the impact of increasing the density in the Study Areas for NC22 will have on wildlife corridors in the area. The increased density in the Study Areas may preclude needed wildlife movement.
10. The SEIR needs to study the impact of increasing the density in NC42 regarding wildlife movement and connectivity.
11. The SEIR needs to look at habitat planning for the North County. The SEIR should study delay of implementation of this GPA until the North County MSCP is completed so that the decision makers and the public know the impact of the PSRs on habitat planning in the area.

I appreciate the opportunity to submit comments to the Notice of Preparation to the General Plan Amendment for the Property Specific Requests. Please let me know if you need any environmental documents referenced in this document. You can reach me at slfarrell@cox.net or at 760-415-3349

Sincerely,

Sandra Farrell

From: [Lynne Malinowski](#)
To: [Eichar, Peter](#)
Cc: [Lynne Malinowski](#)
Subject: North County Metro Specific Requests GPA and Rezone
Date: Thursday, February 25, 2016 3:06:25 PM

February 25, 2016

Mr. Mark Wardlaw, Director

Planning & Development Services

5510 Overland Avenue, Suite 310

San Diego, CA 92123

RE: North County Metro Property Specific Requests GPA and Rezone: Study areas NC37, NC38, NC41, NC42, and NC48

Mr. Wardlaw,

I am a property owner in San Marcos, and a horse rider in the Twin Oaks Valley area (North County Metro.)

I have looked at the requests cited above, and have deep concerns about the potential adverse changes that would be made to the character of this area.

The General Plan for 2020 was made with the intention of locating development in certain specific areas and allowing the retention of rural character in existing rural and agricultural areas. In other words, put the developments where the transit and the infrastructure already exist, not continue a sprawl into our precious low density back country and rural areas.

Changing the zoning on these areas to have increased density will put further strain on the already maxed out roads which already need a lot of maintenance. It will further exacerbate the safety issues of high speed traffic in rural winding roads (e.g., Deer Springs Road, Twin Oaks Valley Road, and others). And it is well known that when major roads become congested, local residential streets become alternatives for bypasses, and those 25mph speed limits are recklessly unheeded. It is unsafe to try to walk, bike, or ride horses in these areas due to the traffic conditions. We shouldn't be compounding these problems with additional traffic.

In fact, if you look at this specific North County Metro area, you will see the history of quiet, rural/agricultural, horse friendly character, which has attracted likeminded residents to choose this area above others to live and locate their businesses for more than a century. This area is a jewel in the region where encroaching subdivisions and commercial development are applying pressure to 'pave paradise and put up a parking lot.' These specific requests aim to do just that. The rural quality of life is the legacy of this valuable area, and should not and cannot be erased for the sake of unchecked sprawl.

Please help save the Twin Oaks Valley by retaining the current GP2020 zoning for these parcels.

Lynne Malinowski

Property owner

Lynne.Malinowski@gmail.com

From: [Eichar, Peter](#)
To: [Eichar, Peter](#)
Subject: North County Metro Property Specific Requests GPA and Rezone: Study areas NC37, NC38, NC41, NC42, and NC48
Date: Friday, February 26, 2016 1:31:46 PM

Peter Eichar, AICP
County of San Diego

From: Patty Morton [mailto:patty@pathfinderfarm.com]
Sent: Friday, February 26, 2016 1:18 PM
To: Eichar, Peter
Subject: RE: North County Metro Property Specific Requests GPA and Rezone: Study areas NC37, NC38, NC41, NC42, and NC48

February 26, 2016

Mr. Mark Wardlaw, Director
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: North County Metro Property Specific Requests GPA and Rezone: Study areas NC37, NC38, NC41, NC42, and NC48

Mr. Wardlaw,

Our area is currently being studied for an amendment to the General Plan. The properties under consideration are asking to increase density in an already impacted area. The area of Twin Oaks is rural residential and has had a long history of agricultural farming and equestrian heritage. Business and residents interested in the rural lifestyle associated with these interests have gravitated to this community. Twin Oaks has a unique character and has been an equestrian hub with Walnut Grove Park and the existing regional trail system central to our community.

The rural residential and agricultural nature of our community creates natural limitations. Agriculture business is evolving into a high impact industry that does not directly contribute financially to our communities' roadways and infrastructure in addition rapid growth in the San Marcos and surrounding areas have generated high volume cut through traffic and our roads are congested and failing.

Our roads need long overdue upgrades- our community and the properties requesting density increases have sensitive drainage issues and topographical challenges, we are experiencing severe drought conditions. The reality of our community is the fact that there are limitations to what it can support as far as residential development and increased density. Our community will evolve and change with the times. Growth is inevitable – density is on the rise, agricultural operations continue to expand. We want to preserve the rural character that is our history. People have long been drawn to this community to enjoy the horse and rural lifestyle.

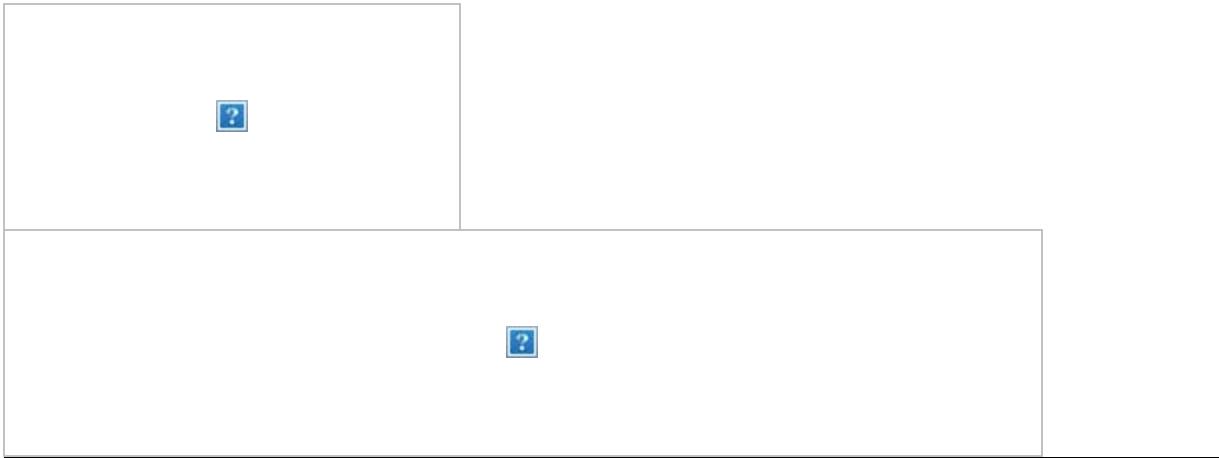
I am asking that the zoning currently in place not be amended and that all future zoning consideration follow our established community plan. Attention to the Master Parks and Trails Plan implementation to fulfill connectivity between City and County master trails plans should remain a high priority. A balanced process in our community's development is needed.

Patty Morton

2101 Marilyn Lane San Marcos CA 92069

APN 182-074-10-00

From: [Patty Morton](#)
To: [Eichar, Peter](#)
Subject: RE: North County Metro Property Specific Requests GPA and Rezone: Study areas NC37, NC38, NC41, NC42, and NC48
Date: Friday, February 26, 2016 1:02:19 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)



Sent via Email to Peter.Eichar@sdcounty.ca.gov

February 25, 2016

Mr. Mark Wardlaw, Director
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: North County Metro Property Specific Requests GPA and Rezone: Study areas NC37, NC38, NC41, NC42, and NC48

Mr. Wardlaw,

The Twin Oaks Valley Equestrian Association, on a unanimous vote of 8-0-0, approved the following letter:

Our North County Metro area is currently being studied for amendments to the General Plan. The properties under consideration are asking to increase density in an already impacted area. This raises several concerns for both residents and business leaders within the region:

Community Character:

The area of Twin Oaks is rural residential and has had a long history of agricultural farming and equestrian heritage. Businesses and residents interested in the rural lifestyle associated with these qualities have gravitated to this community to enjoy the extra space larger lots and lower densities provide. Twin Oaks has a unique character and has been an equestrian hub with Walnut Grove Park and the existing regional trail system being central to our community.

Infrastructure Limitations:

The rural residential and agricultural nature of our community creates natural limitations. As agricultural business evolves into a high impact industry, there is little contribution to our community's roadways and infrastructure. In addition, the unmet infrastructure needs associated with rapid growth in San Marcos and surrounding areas has

generated high volume cut-through traffic in this region, and our roads are congested and failing. The region sees very little support to accommodate these impacts as the county continues to grow.

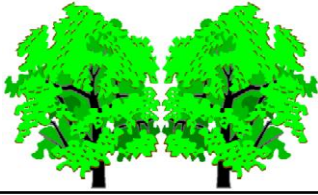
Further, our community and the properties requesting density increases have sensitive drainage issues and topographical challenges that will be adversely impacted with the introduction of more traffic and congestion, and we are deep in the midst of a multi-year severe drought. There are limitations to what this community can support in terms of residential development and increased density, and these zoning changes stand to impact areas far outside the scope of the development projects proposed.

Conclusion:

We understand that our community will evolve and change with the times; growth is inevitable throughout the county. However, as agricultural operations continue to expand and the county explores further increases in density, we want to preserve the rural character that is our history and our legacy for the current residents as well as for those who have long been drawn to this Twin Oaks community to enjoy the horse and rural lifestyle.

We are asking that the zoning currently in place not be amended and that all future zoning consideration follow our established community plan. Attention to the Master Parks and Trails Plan implementation to fulfill connectivity between City and County master trails plans should remain a high priority, as well as the continued inclusion of trail easements as part of any future subdivision or planned development of these lands. While members of the community seek to establish balanced partnerships with developers, it is important that the character of the community be preserved and its limitations be recognized.

Patricia Morton
Chair, Twin Oaks Valley Equestrian Association



Twin Oaks Valley Community Sponsor Group

P.O. Box 455

San Marcos, Ca. 92079

Sent via Email to Peter.Eichar@sdcounty.ca.gov

February 17, 2016

Mr. Mark Wardlaw, Director
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

**RE: PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENMDENT
& REZONE Notice of Preparation of an Environmental Impact Report –
Comments: Project Number(s) PDS2012-3800-12-005; PDS2014-REZ-14-006**

Mr. Wardlaw:

The Twin Valley Oaks Sponsor Group, on a vote of 5-0-0, approved the following letter:

We appreciate the opportunity to respond to the Notice of Preparation to GPA 12-005. Within our community there is concern that the purpose of this GPA appears to be only to accommodate a few property owners who felt they deserved more density. In many cases within the Twin Oaks Valley Community planning area, these property owners have purchased highly constrained land; land located in flood zones, watershed land, steep slopes, high fire danger areas or land containing sensitive habitat areas. Therefore, the SEIR needs to discuss how the money spent on this GPA by the County taxpayers will benefit the public at large greater than the property owners making the Property Specific Requests (PSR). The public needs assurance that the GPA is not driven by special interests but by wise planning. The SEIR should also point out flaws in the General Plan that allow County sponsored PSRs as a fix.

During the development of the current County General Plan, Planning Director, Gary Pryor, said the one of the intents of the then proposed County General Plan was to provide realistic expectations of what could be built given the constraints of the land. In his view, one of the key problems of the old General Plan was that

it created unrealistic expectations by property owners who purchased land that had topographical and environmental challenges.

Even at a macro planning level, the SEIR needs to demonstrate the density requested in each of the PSRs is attainable and does not create unrealistic expectations by property owners.

The proposed GPA, that addresses these property owners PSR to increase density, could have a significant negative impact on rural Twin Oaks Community and the adjacent communities. Although we can appreciate that the General Plan is a macro level plan, the General Plan needs to make sure what is in the plan is feasible and practical. The SEIR for the GPA needs to study the feasibility and practicality of the General Plan and GPA given the future funding for services, topography, ability of water, climate change, greenhouse gases, and other factors that ultimately impact growth within the Twin Oaks Valley planning area. Therefore, the SEIR for this GPA needs to open up the General Plan and re-evaluate both with and without the PSRs all impacts so that the public knows the General Plan with and without this GPA is feasible.

Transportation and Traffic- Circulation Feasibility:

For instance, the Circulation Element for the General Plan notes widening of both Buena Creek Road and Deer Springs Road but both roads are constrained by waterways and either steep slopes or existing dwellings. The PSRs proposed for the GPA stand to significantly increase traffic through the Twin Oaks Community and may require mitigation, including the widening of the above referenced roads. The SEIR needs to demonstrate the widening of these roads is feasible, meaning it is physically possible and economically practical to do so, in order for the public to be assured that future road improvements will not only accommodate the General Plan density but any increase in density created by the PSRs or any growth inducement the PSRs will trigger.

The SEIR for the GPA should also discuss if right of way currently exists to widen roads that could need to be widened to accommodate the PSRs. If not, the SEIR needs to discuss how additional easement will be obtained. This is part of the feasibility study that needs to occur so that the public knows the any mitigation for road improvements in the future, needed to accommodate either the current General Plan or the GPA, may result in the condemnation of private property or evoke the eminent domain process. The public shouldn't find this out during project level planning. The SEIR needs to study Deer Springs Road, Buena Creek

Road, Twin Oaks Valley Road, and the future extension of Las Posas Road as well as SR78 and I-15.

Because the existing roadways through the community are congested and not adequately maintained, the additional density increase from the PSRs may result in a physical deterioration of the existing Twin Oaks community because residents may not have access to a functioning road system. Many residents along Deer Springs and Buena Creek Road report having difficulty getting out of their driveways due to traffic. In addition, the roads have been allowed to deteriorate which lowers the desirability of the community and lowers property tax revenue. Several of the PSRs with current project maps submitted to either the County or adjacent Cities, contain largely residential development not be served by public transportation. Since residential development historically does not generate enough tax revenue to pay for services, including roads maintenance, the SEIR needs to study the long term impacts of the PSRs on traffic through the community and the long term impact on the County's ability to maintain the roadway system with additional density from the PSRs.

Community Character/Community Plan:

The SEIR also needs to compare the current population of the Twin Oaks Valley Community with the projected density under the General Plan at build out, and compare these numbers to the maximum potential density with the PSRs that are within the Twin Oaks Valley Community planning area. The SEIR also needs to look at how this change in density will impact the community character of the Twin Oaks community. The SEIR finally, should study the cumulative impacts of all the PSRs proposed in the North County on the Twin Oaks Community and neighboring communities.

Because the County General Plan references Community plans the SEIR needs to study the impact of the PSRs on past work done on the Twin Oaks Community Plan. The Twin Oaks community worked many years with County staff on its Community Plan. In fact, the Community has had an unofficial printed Community Plan since the 1980s. Although this older plan had not been adopted by the Board of Supervisors both staff and the community referenced the former Community Plan during workshops on the new Community Plan. Unfortunately, the new Twin Oaks Community Plan could not be completed in time to be included in the New General Plan, but the documents exist as a draft Community Plan. The community continues to ask County staff help to finalize the Twin Oaks Community Plan.

We feel strongly that the completion of the Twin Oaks Valley Community Plan should be part of this GPA so that the General Plan is complete for the Twin Oaks Community and the PSRs can be reviewed in context to the Community Plan. To accommodate the PSRs first and then craft a Community Plan to support the PSRs seems like backward planning. However, if the County intends to use this method of planning then the SEIR should explain to the public the method of its logic and study the impact of not completing the Twin Oaks Community Plan has on the General Plan. The SEIR should also study the impact these PSRs will have on past work done by Staff and the community on the Twin Oaks Community Plan. The County has documents from the previous Community Plan and the in process Draft Community Plan. If not, those documents are available from the Twin Oaks Valley Community Sponsor Group and should be included in the SEIR for the GPA.

In addition, since the County is willing to spend resources that include staffing, money and time to complete SEIR for a small segment of the County's population asking for PSR, it should also complete the other 7 remaining community plans prior to the completion of any SEIR in those areas too.

According to the County, the "General Plan provides a renewed basis for the County's diverse communities to develop Community Plans that are specific to and reflective of their unique character and environment consistent with the County's vision for its future". The community plan supports the General Plan and defines the community character of the area.

If there are no funds available to complete the community plans, then the SEIR for the PSR should be put on hold. If the County proceeds with the its commitment of limited resources, then it needs to explain in detail why there is no conflict of interest or bias. Such a one-sided approach will not benefit the community and will generate significant opposition and anger.

Growth Inducing:

Because the density proposed by the PSRs could significantly increase the population of the Twin Oaks community and place higher density housing next to older rural residents, the SEIR for the GPA needs to study if implementing the PSRs will be growth inducing or divide an existing community.

The inclusion of Study Areas, properties that are being studied to also get an increase in density even though the property owners didn't request appears to be a

growth inducing. The SEIR needs to discuss why the Study Areas were included in the GPA and if this action is growth inducing.

Study Areas:

Since most of the Study Area parcels are on 1.5 to 2 acres and on steep slopes, they may not be able to build to the density being considered in the GPA. The SEIR needs to evaluate the Study Areas, on parcel-by-parcel bases, to show the public how the Study Areas will/will not benefit from being included with the PSRs in the GPA. In addition, the SEIR needs to discuss if the inclusion of the Study Areas was to help prevent the interpretation that the PSRs were “Spot Zoning” or “*granting to a particular parcel of land a classification concerning its use that differs from the classification of other land in the immediate area. Spot Zoning amounts to an Arbitrary, capricious, and unreasonable treatment of a limited area within a particular district and is, therefore, a deviation from the comprehensive plan*”.

Housing:

The GPA for the PSRs appears not to be needed to accommodate housing in the County according to the County of San Diego General Plan Annual Progress Report, 2014 Accomplishments, report to the Board of Supervisors <http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP-APRs/GPAPR2014.pdf> This report states on page 2, under Housing Element Update , “This revision demonstrated that the County General Plan fully accommodates the unincorporated county Regional Housing Needs Assessment for the planning projection period of 2010 through 2020” The SEIR for the GPA needs to discuss how the increased density as proposed by the PSRs is needed given the revised Housing Element states that the existing GP accommodates for adequate housing.

Habitat Planning

Because the Twin Oaks Community contains a rich assortment of flora and fauna and contains several creeks, the SEIR for the GPA needs to consider the impact the PSRs could have on habitat planning. The Twin Oaks Community contains valuable habitat that may become part of NC Multiple Species Conservation Plan and which could be impacted by the GPA. In addition, the GPA may impact work being done on the adjacent Multiple Habitat Conservation Plan. (The southern

portion of the Twin Oaks area is listed in the Federal Register as the Focused Planning Area for MHCP, Multiple Habitat Conservation Plan).

The SEIR needs to note that portions of Twin Oaks contain important watersheds and wetlands as well as sensitive and endangered species. In addition, the Buena Creek Gnatcatcher Preserve is located within the Twin Oaks community and may be directly or indirectly impacted by the PSRs and /or the Study Areas. Before this GPA is completed the North County MSCP should be completed so that the public can understand the full impact the PSRs could have on both the North County MSCP and the adjacent habitat conservation plan, the MHCP.

Alternatives to be Studied

The SEIR should study an alternative to make whole the property owners who have put forth the PSRs while keeping intact the density of the current General Plan.

During the General Plan process for the current General Plan a plan to compensate property owners who were to be “downzoned” was proposed. It used a Transfer of Development Rights as a mitigation measure to offset any loss of density.

Properties getting a density increase would compensate properties getting downzoned. For some reason this was dropped and thus triggered the whole PSR issue at the Board of Supervisors. The SEIR should study an alternative that will apply a development fee to those properties who were upzoned during the General Plan to be used to compensate those properties downzoned and thus removed the need for the PSRs and the SEIR impact on the County General Plan. Upzoning as part of the objectives stated in the 2014, Appendix 1 of the Housing Element Implementation, (CCR Title 25 6202) to Maximum Development Yields in Villages to achieve 80% gross density.

(<http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP-APRs/GPAPR2014.pdf>) could be used to obtain compensation for the PSRs.

The SEIR should study an alternative to balance out the density within each community. The Transfer of Development Right should also be studied as mitigation for the community to offset the impacts of the PSRs. Since the PSRs reflect an increase in density fees through the development process gathered from the PRS could be used to reduce the density elsewhere in the Twin Oaks Planning Area by compensating those property owners impacted by the density decrease. The overall result would be a balanced density within the community and may reduce the environmental impacts of the GPA.

We hope that you will take the necessary steps to ensure that the resources used by the County is applied equally to all those involved and not just those who have asked for Property Specific Request. A time-line of when the completions of the outstanding eight (8) community plan, including the Twin Oaks Valley Community Sponsor Group would also be helpful during the SEIR process.

Sincerely,

Tom Kumura, Chair, Twin Oaks Valley Community Sponsor Group
Tomkumura@aol.com; (760) 310-8882.

Copy: San Diego County Planning Commission c/o
Lisa.Fitzpatrick@sdcounty.ca.gov; Eric.Lardy@sdcounty.ca.gov;



Twin Oaks Valley Equestrian Association

PMB 430, 197 Woodland Pkwy, Suite 104 - San Marcos, CA 92069-3020

email: twinoaksvalleyequestrian@gmail.com

www.keepitequestrian.org

Sent via Email to Peter.Eichar@sdcounty.ca.gov

February 25, 2016

Mr. Mark Wardlaw, Director
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: North County Metro Property Specific Requests GPA and Rezone: Study areas NC37, NC38, NC41, NC42, and NC48

Mr. Wardlaw,

The Twin Oaks Valley Equestrian Association, on a unanimous vote of 8-0-0, approved the following letter:

Our North County Metro area is currently being studied for amendments to the General Plan. The properties under consideration are asking to increase density in an already impacted area. This raises several concerns for both residents and business leaders within the region:

Community Character:

The area of Twin Oaks is rural residential and has had a long history of agricultural farming and equestrian heritage. Businesses and residents interested in the rural lifestyle associated with these qualities have gravitated to this community to enjoy the extra space larger lots and lower densities provide. Twin Oaks has a unique character and has been an equestrian hub with Walnut Grove Park and the existing regional trail system being central to our community.

Infrastructure Limitations:

The rural residential and agricultural nature of our community creates natural limitations. As agricultural business evolves into a high impact industry, there is little contribution to our community's roadways and infrastructure. In addition, the unmet infrastructure needs associated with rapid growth in San Marcos and surrounding areas has generated high volume cut-through traffic in this region, and our roads are congested and failing. The region sees very little support to accommodate these impacts as the county continues to grow.

Further, our community and the properties requesting density increases have sensitive drainage issues and topographical challenges that will be adversely impacted with the introduction of more traffic and congestion, and we are deep in the midst of a multi-year severe drought. There are limitations to what this community can support in terms of residential development and increased density, and these zoning changes stand to impact areas far outside the scope of the development projects proposed.

Conclusion:

We understand that our community will evolve and change with the times; growth is inevitable throughout the county. However, as agricultural operations continue to expand and the county explores further increases in density, we want to preserve the rural character that is our history and our legacy for the current residents as well as for those who have long been drawn to this Twin Oaks community to enjoy the horse and rural lifestyle.

We are asking that the zoning currently in place not be amended and that all future zoning consideration follow our established community plan. Attention to the Master Parks and Trails Plan implementation to fulfill connectivity between City and County master trails plans should remain a high priority, as well as the continued inclusion of trail easements as part of any future subdivision or planned development of these lands. While members of the community seek to establish balanced partnerships with developers, it is important that the character of the community be preserved and its limitations be recognized.

Patty Morton

Patricia Morton

Chair, Twin Oaks Valley Equestrian Association

From: [Federico Agosti](#)
To: [Eichar, Peter](#)
Subject: 'PSRs GPA' Project name and number: PSR ID # NC42 and Study Area.
Date: Thursday, February 04, 2016 10:39:09 PM

From:
Agosti Federico, friend of **Hidden Valley Zen Center**:
2626 Sarver Lane, San Marcos, CA 92069.
PO Box 1355, San Marcos 92069-1355.
phone: [760-5919893](tel:760-5919893).

Hidden Valley Zen Center has a history of over 50 years, serving the community as a place for SILENT(!) retreats and daily meditation. People come here particularly because of the rural, silent environment. Mentioning again and again how wonderful peaceful, quiet and healing and what an asset to the community this place is. We strongly oppose the zoning upgrade from 1/10 to 1/2 acres for the area north of us, the parcels owned by Newland Sierra and others. Please do not destroy our valley and the Mirriam Mountains.

As an Architect who has worked in similar areas I am shocked that this could even be considered. In Germany something like this is simply NOT ALLOWED. We do not allow urban sprawl. Only farmers are allowed to build in rural areas like this. High density housing is positioned near existing high density development and public transportation. Traffic is reigned in by providing public transportation and NOT providing or limiting parking space.

Aesthetics : the natural beauty of the area will irreversibly be destroyed. Do we really want DS and North County to become as ugly as LA? If not we have to STOP proposals like that right now. We do NOT need more developments like San Elijo Hills, urban sprawl away from existing high density areas (more than 1/2 acres) that cause more and more areas to be sealed with concrete and asphalt (buildings, road, parking...), and create unstoppable domino effects around the area. We need to stop this NOW right at the onset! Instead we need high density affordable housing near public transportation in town.

Agriculture and Forestry Resources : This zoning upgrade will lead to loss of the more and more rarefied agricultural areas, which are essential to our landscape. It will also lead to loss of native oak forest and a habitat of arm thick Manzanitas. The Mirriam Mountain area is a very diverse area with pockets of very specific micro climates that allows for a unique mix of plants and animals.

Air Quality and Greenhouse Gas Emissions : I am particularly concerned about air quality and emissions. Practically speaking: If a neighbor right now fires up their wood stove, the smell settles in the valley and does not move till mid morning. In the afternoon/evening cool air drifts down from the north mountains and settles at the bottom of the valley. There is practically NO VENTILATION in the whole proposed upgrade area, particularly in the northern part. We are dealing with a deep U-shaped valley! If further up north development (e.g. like Newland Sierra) is allowed, the situation could easily get out of hand. Heating/cooling, wood burning and vehicle emissions will doubtlessly lead to very high levels of pollution in the Gist road, Sarver lane areas.

Biological Resources: upgraded zoning invites a domino effect and the destruction of much more precious habitat than in the study area alone. We have seen net catchers in the valley near the propose Newland Sierra Development, not only in the north eastern section. Mirriam and adjunct mountains are wildlife corridors. There are many species requiring large open spaces. Bobcats, vultures, various rare owls and many others have been seen. It is important to keep this area as the last big open space in one piece and not start cutting into it from all sides.

Cultural and Paleontological Resources : There are ancient Indian sites and less than 100a old graves in the area. Unfortunately during the last year or so, some Indian grinding holes/stones seem to have been illegally removed. Please contact the Larsen family about this. They know the area and have found this to be true.

Geology and Soils : The Mirriam Mountains are solid granit and decomposing granit. Any building activity will necessarily require blasting and grinding to a degree that will affect wildlife irreversibly. Do we expect e.g. the net catchers to stay here during years of blasting and grinding?

Global Climate Change: inviting traffic away from existing development will increase air pollution UNNECESSARILY. It is possible to provide MORE housing, causing LESS pollution by clustering affordable housing near existing high density development and infrastructure.

Hazards and Hazardous Materials : Extreme fire hazard with no exits in deep U-shaped valley surrounded by mountains. In my opinion this is unmittigable, even if three so called fire exit roads and fire station were provided. The area is extremely fire prone! Exit roads will be blocked in panic and escape over the mountains is not possible for many. Danger of land slides during and long AFTER blasting. Loosening of rocks, water entrance and eruption under frost etc.

Hydrology and Water Quality: Existing sensitive habitats will be destroyed due to changes in water and ground water levels during and after construction. We are very concerned about the dry stream on our property and our many old native oaks.

Planning and Land Use : Hidden Valley Zen Center has a history of over 50 years, serving the community as a place for SILENT(!) retreats and daily meditation. People come here particularly because of the rural, silent environment. Mentioning again and again how wonderful peaceful, quiet and healing it is and what an asset to the community. Any further development will destroy this (as well as our "business"). From the planning perspective I find it extremely short sighted to begin to break up this last large untouched area between San Marcos and Bonsall. The resulting domino effect will be impossible to restrain. Do we want to look like LA? San Elijo Hills is another bad example of short sighted development, creating enormous traffic... Where I am from development in areas like this is simply not

allowed. Only farmers may get permits to upgrade their farm. The result is an un-fragmented landscape (e.g. in Bavaria near Munich and the Alps) which visiting Americans love (!)

Noise : Hidden Valley Zen Center has a history of over 50 years, serving the community as a place for SILENT(!) retreats and daily meditation. People come here particularly because of the rural, silent environment. Mentioning again and again how wonderful peaceful, quiet and healing it is and what an asset to the community. Any further development will destroy this (as well as our "business"). In addition it is unthinkable that the necessary blasting and grinding for new developments (e.g. Newland Sierra) will not by far exceed the allowances for noise for the years(!) of ground preparation and construction.

Population and Housing : SD County needs more affordable high density housing near existing or new public transportation and exiting high density areas. NOT more expensive homes far away from all resources.
Public Services : Any public services necessary for future development, like e.g. a school in the case of Newland Sierra, will increase traffic far beyond the development itself and is not sustainable via existing infrastructure. Expanding infrastructure is not a solution!!! Even the I-15 is already jammed.

Recreation : Please do not destroy one of the last resorts for recreation. Lets preserve this beautiful spot for future generations.

Transportation and Traffic : zoning upgrade is not sustainable via existing infrastructure. Expanding infrastructure is not a solution!!! Even the I-15 is already jammed. We need less, not more traffic.

Best regards,

Federico Agosti

From: [Ben Allanoff](#)
To: [Eichar, Peter](#)
Subject: PSRs GPA re: PSR ID # NC42 and Study Area
Date: Wednesday, February 10, 2016 11:20:32 AM

Dear Mr. Eichar,

Hidden Valley Zen Center has a history of over 50 years, serving the community as a place for silent retreats and daily meditation. People come here particularly because of the rural, silent environment, mentioning again and again how wonderful peaceful, quiet and healing and what an asset to the community this place is. We strongly oppose the zoning upgrade from 1/10 to 1/2 acres for the area north of us, the parcels owned by Newland Sierra and others. Please do not destroy our valley and the Mirriam Mountains

Aesthetics : the natural beauty of the area will irreversibly be destroyed. Do we really want DS and North County to become as ugly as LA? If not we have to STOP proposals like that right now. We do NOT need more developments like San Elijo Hills, urban sprawl away from existing high density areas (more than 1/2 acres) that cause more and more areas to be sealed with concrete and asphalt (buildings, road, parking...), and create unstoppable domino effects around the area. We need to stop this NOW right at the onset! Instead we need high density affordable housing near public transportation in town.

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Ben Allanoff

member of **Hidden Valley Zen Center:**

2626 Sarver Lane, San Marcos, CA 92069.

PO Box 1355, San Marcos 92069-1355.

phone: [760-5919893](tel:760-5919893).

From: [Johnston, Kevin](#)
To: [Eichar, Peter](#)
Subject: FW: NOP on PSR/ GPA comments
Date: Monday, February 29, 2016 8:21:02 AM

Forwarding this because I didn't see you on her email list

Kevin Johnston

Land Use/Environmental Planner

County of San Diego - Planning and Development Services

5510 Overland Avenue, Suite 310, San Diego, CA 92123

(858) 694-3084 kevin.johnston@sdcounty.ca.gov

County of San Diego General Plan documents, maps, and community plans

<http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html>

County of San Diego Zoning Ordinance

<http://www.sandiegocounty.gov/content/sdc/pds/zoning.html>

From: Royalviewranch@aol.com [mailto:Royalviewranch@aol.com]
Sent: Monday, February 29, 2016 8:17 AM
To: jason.farran@sdcounty.ca.gov; gabriel.gutierrez@sdcounty.ca.gov; daniel.howard@sdcounty.ca.gov; Johnston, Kevin; Livoni, Christopher; Wilson, Adam; Slovick, Mark; Smith, Ashley
Cc: Cox, Greg; Ron-Roberts; Jacob, Dianne; Roberts, Dave
Subject: NOP on PSR/ GPA comments

February 22, 2016

Allen F. and Karen Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761

Project Name: Property Specific Requests General Plan Amendment and Rezone

Project Number: PDS2012-3800-12-005,PDS2014-REZ-006

Env. Review Number: PDS2012-ER-12-00-003

Dear Peter:

I am writing regarding the NOP for the PSR. I will more specifically hone my concerns with Property Specific Request NC 42, Newland Sierra.

I really disagree with this entire concept. The General Plan was approved in August 2011. Immediately after the vote it was requested that several hundred properties be re-examined

for an up zone. That is a problem as it took 12 years and over 18 million dollars to complete the General Plan with hundreds of people involved as well as hundreds of meetings.

Why pass a General Plan that is already flawed going out of the gate in the Board of Supervisors opinion?

Also, why do the taxpayers have to again pay for this? These are individual requests by property owners. They should be the ones to pay.

My real problem is with NC 42, Newland Sierra. Why on earth are we paying for them? Also, we are paying for their request while they went off and filed a request on their own!

What is with the "Study Areas"? I abut Newland Sierra. I am in the "Study Area". Why should my property have to be again rezoned to make Newland Sierra a bit more compatible to the surrounding area and to make it appear as if Newland Sierra is not "spot zoning"? The surrounding area cannot make Newland Sierra compatible as Newland is requesting a zoning change that is hundreds of times over what is allowed.

Can we in the "Study Area" opt out? Unless you have over 10 acres you cannot even subdivide so this "Study Area" request is a bit disingenuous and will only lead to a lot of confusion to those in the "Study Area".

Will the County be taking into consideration the ramifications of those who are eligible in the "Study Area" and that wish to subdivide their property? This will lead to more traffic gridlock, noise, air quality, threats to the environment, as well as Green House Gas Emissions.

It is bad enough that the County is even considering these Property Specific Requests, but to now include the "Study Areas" just so as not to create "spot zoning" is an even greater threat to the General Plan just adopted in August 2011.

These "Study Areas" are "growth inducing" and they are a recipe for disaster to the General Plan. "Study Areas" need to be eliminated entirely from consideration.

What on earth is the County doing, and why?

Thank you for your time and consideration of these matters.

Sincerely,

Allen F. Binns

Karen Binns

Allen F. Binns
Karen Binns

From: [Friedenberg, Jeff](#)
To: [Eichar, Peter](#)
Subject: PSRs GPA - PSR ID #NC42 and Study Area
Date: Thursday, February 04, 2016 2:02:46 PM
Attachments: [image001.jpg](#)

Dear Mr. Eichar,

My name is Jeff Friedenbergr and I'm a 6th Grade Humanities teacher at Bernardo Heights Middle School in Poway. I've partnered with educators from Hidden Valley Zen Center for a number of years in educating students about Buddhism as part of their Social Studies (ancient history) curriculum. I'm alarmed that there is a proposal underway that would expand development into the land surrounding HVZC. This one of the last places in San Diego County where one can escape for quiet reflection and meditation. I'm afraid this expansion of development in the North County will infringe on the necessary spiritual practices of those who visit Hidden Valley Zen Center. There's a litany of other reasons why expanding development into the fragile woodland habitat of the Mirriam Mountains: Native American archaeological sites, fire danger, pollution, air quality, etc. Please carefully consider all of the long-term ramifications of the proposed expansion before making a final decision.

All my best,

Jeff Friedenbergr
Bernardo Heights Middle School
6th Grade Humanities
Master of Arts, Education
Master of Arts, Teacher Leadership



"for me, knowledge is happiness." — Miles Davis

From: flavia@cox.net
To: [Eichar, Peter](#)
Subject: Home project
Date: Thursday, February 04, 2016 2:08:44 PM

Please do not destroy the quiet serenity of the Hidden Valley Zen Center.

Flavia Gilmore

Sent from my iPad

From: [Elaine Olsen](#)
To: [AdvancePlanning_PDS](#)
Subject: Proposed Property Change
Date: Friday, December 11, 2015 9:59:44 PM

FROM: Elaine Olsen
Legemere LLC

PARCEL NUMBER: 1822702100

In reference to the notification we were sent for a proposed General Plan Amendment, I would like to make the following comment.

Our main concern with this project involves any potential road widening near our facility. Because of the horses at the equestrian center, I want to insure that the disturbance from any noise from increased traffic or proximity of traffic does not create a dangerous situation for our boarders/riders. Horses are animals that are easily frightened by noises or by things they see. This could result in a run away horse where riders could get injured.

If this project is approved, I would like to know about the possibility of constructing a sound wall on the road side of our property to help negate the noise from the road traffic. Would you be able to tell me if a sound wall could be incorporated into the plan?

Thank you,
Elaine Olsen
949-636-4150