This comment is introductory in nature and does not raise an environmental issue for which a response is required. The County of San Diego (County) acknowledges that this comment is separate from the one provided by Howard Cook (see comment letter I95).
The County acknowledges the commenter’s opposition to the Proposed Project. The information in this comment will be in the Final Program Environmental Impact Report (FPEIR) for review and consideration by the decision makers.

Potential impacts to groundwater are considered and addressed in the Draft Program Environmental Impact Report (DPEIR); refer to Section 3.1.5.3.4, Groundwater Resources, and Section 3.1.9.3.1, Water. Also, see common response WR1. The DPEIR found that the Proposed Project would have a less than significant impact on groundwater supply. As stated in Section 3.1.9.3.1, conditions will be placed on the Major Use Permit that will restrict the amount of water that is permitted to be withdrawn from the on-site wells in order to prevent interference with off-site wells. As such, it is not anticipated that the wells of neighboring residents will be significantly impacted as a result of the Proposed Project.

This comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to environmental impacts. See California Environmental Quality Act (CEQA) Guidelines, Section 15131. However, this information will be in the FPEIR for review and consideration by the decision makers. The County acknowledges that the Proposed Project would have a significant and
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<th>Response to Comments</th>
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<td><strong>I104-4</strong></td>
<td>The County disagrees that Proposed Project construction would result in dangerous use conflicts between construction vehicles and local traffic, or that Ribbonwood Road was not designed for the operation of construction vehicles. Potential traffic hazards during construction are considered and addressed in Section 3.1.8.3.4, Traffic Hazards Due to Design Feature. The County found that the Proposed Project would have less than significant impacts related to traffic. Project design features, such as a traffic control plan and notification of residents would ensure that the Proposed Project would not create local driving hazards (see PDF-TR-1).</td>
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<tr>
<td><strong>I104-5</strong></td>
<td>This comment does not raise specific issues related to the Proposed Project or the adequacy of the environmental analysis in the DPEIR; therefore, no additional response is provided or required. Social and economic effects need not be considered in an environmental impact report. See CEQA Guidelines Section 15064(e).</td>
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<td><strong>I104-6</strong></td>
<td>The County disagrees that the DPEIR does not reflect the community surrounding the Proposed Project. Please refer to Section 2.1.1.1 of the DPEIR, which discusses the environmental setting of the Proposed Project and surrounding area. The commenter refers to an unmitigable impact on visual character and quality (DPEIR Section 2.1.7).</td>
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Response to Comments

page 60 of Appendix 2.1-2 of the DPEIR. This section describes the viewer groups that were considered in the visual analysis. The viewer groups include residents, which are generally described and intended to be inclusive of all rural residential land uses in the area. The report acknowledges that local residents are anticipated to have high sensitivity to changes in visual resources of the area. As indicated in the DPEIR, potential impacts to visual character and quality would be reduced through implementation of Mitigation Measure M-AE-PP-1, which includes landscape screening measures. In addition, project design features described in the DPEIR would lessen aesthetic impacts. For example, PDF-AE-1 would pull back grading and would avoid the installation of trackers in the low topographical saddle occurring in the southernmost extent of the Rugged solar farm site. However, impacts related to visual character and quality would remain significant and unavoidable after implementation of mitigation measures and project design features. Should the decision makers wish to adopt the Proposed Project, a Statement of Overriding Considerations will be included in the record.

The County appreciates the photos submitted by the commenter. These will be included in the FPEIR for review and consideration by the decision makers. It should be noted that per CEQA Guidelines (14 CCR
access these residences. Therefore, local residents’ exposure to the project site is anticipated to be similar as motorists on Interstate 8 or McCain Valley Road.” This statement is untrue. Please find the attached photos for review showing the TRUE reflection of our community and homes. These photos were taken from the back yards of residences’ of several homes located in the Rancho Boulevard Estates looking east directly to the proposed Rough Acres site. Most assuredly, the residents of the Boulevard Estates will lose their visual beauty if solar project is approved.

Bottom line, the residents of the Boulevard area do not want this project. Many residents attended the February 6th meeting and expressed opposition loud and clear.

Attached is a petition with signatures and addresses of the Boulevard residents and surrounding areas who oppose the Soitec Solar Projects.

15000 et seq.) and County guidelines for determining significance, visual analysis of Proposed Project effects is required only from public viewpoints. CEQA analysis is not required for views from private property. However, considerations of community character and local visual resources were analyzed in the DPEIR, as previously described in this response.

The comment includes an excerpt from “page 60” of the EIR however, the referenced statement was not included in Chapter 2.1, Aesthetics, of the DPEIR. Section 2.1.1.3 of the DPEIR does state “although views from private residences are not analyzed under CEQA, local residents experience views of the site from public viewpoints in close proximity to their homes from the transition from private driveways to public streets. Therefore, residents are considered in the current analysis.” The Boulevard Estates area was not selected as a key view location however; this is not intended to imply that the Rugged Solar Project would not be visible from the Boulevard Estates area. Visibility of the project site from surrounding areas is depicted on Figure 4, Project Viewshed Analysis/Landscape Character Units, of Appendix 2.1-2. Figure 4 suggests that views of the Rugged Solar LLC Project may be available to residents in the Boulevard Estates area.
Please refer to Section 3.1, Identify Potential Glare Issues, of Appendix 2.1-3 for the methodology employed by POWER Engineers to identify residences within one mile of the Rugged Solar Project solar equipment having potential to receive glare during project operations. Please also refer to response to comment C2-81 concerning residences in the surrounding area not identified in Boulevard Glare Study as having potential to receive glare. See also common response AES1.

The commenter’s opposition to the Proposed Project is noted and will be included in the administrative record for review and consideration by the decision makers.

The County acknowledges the 23 signatures included with the petition.
Attachment
Comment I104-9

I104-9 This comment includes photos of the visual character of the Proposed Project area. Refer to the response to comment I104-6.