Response to Comment Letter I69

Olivia Waegner
February 13, 2014

I69-1 The County of San Diego (County) acknowledges the commenter’s opposition to the Proposed Project. The County acknowledges the commenter’s support for the No Project Alternative. The decision makers will consider all information in the Final Program Environmental Impact Report (FPEIR) and related documents before making a decision on the Project. The information in this comment will be provided in the FPEIR for review and consideration by the decision makers.

I69-2 Potential impacts to groundwater were considered and discussed in Sections 3.1.5.3.4, Groundwater Resources, and 3.1.9.3.1, Water, of the Draft Program Environmental Impact Report (DPEIR). Also, see common response WR1. Based on the environmental analysis, it was determined that the Proposed Project would have a less than significant impact on groundwater supply. As stated in Section 3.1.9.3.1, the County will place conditions on the Major Use Permit that will restrict the amount of water that is permitted to be withdrawn from the on-site wells in order to prevent interference with off-site wells.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, the County does not anticipate that 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 14 CCR 15131). However, the information in this comment will be included in the FPEIR for review and consideration by the decision makers. The County acknowledges that the Proposed Project would have a significant and unmitigable impact on visual character and quality (DPEIR Section 2.1.7). See response to comment I17-5 for details related to landscaping that will be implemented to reduce visual impacts.

The Proposed Project would not result in dangerous use conflicts between construction vehicles and local traffic. In addition, Ribbonwood Road can accommodate 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).

Based on the environmental analysis, it has been determined that the Proposed Project would have a less than significant impact to biological resources with the implementation of mitigation, including
potential impacts related to glare effects on avian species. This issue is discussed in Section 2.3, Biological Resources, of the DPEIR. Please also refer to the response to comment F1-6.

References

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