

ATTACHMENT

For Item

#01

June 12, 2023

June 15, 2023

PUBLIC COMMUNICATION RECEIVED BY THE
CLERK OF THE BOARD

DISTRIBUTED 6/14/2023

From: [avocadogrove](#)
To: [FGG, Public Comment](#)
Subject: [External] Butterfield Trails Park
Date: Tuesday, June 13, 2023 8:00:19 PM

As a Valley Center resident I strongly support this park. It benefits residents as well as those passing through town. It is an especially important balance to the immediate area that is becoming more commercial and crowded as we speak. Open space is essential and now is time to make this happen for benefit of all now and in the future.

I'm asking for your favorable vote....money well spent!!

Thank you.

Maureen Moffatt
Valley Center

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

From: [Wayne Hilbig](#)
To: [FGG, Public Comment](#)
Subject: [External] The New Fiscal Budget & Butterfield Trails Ranch....Valley Center
Date: Tuesday, June 13, 2023 10:28:36 PM

Supervisors:

As part of the new budget, I urge you to acquire this 60 acre property in the heart of Valley Center to become a World Class Park. According to tax roles, there are approximately 1,470 homes very near, most within bicycling distance...924 within walking distance (adjacent to Butterfield or across the street in two subdivisions of 650 and 274 homes.

The County's independent appraisal of value was \$5 million. The purchase price is 40% less at \$3 million because a conservation foundation is covering \$2 million! The Parks Department says they have \$1 million meaning the remaining amount is \$2 million.

These civic groups support the acquisition:

Valley Center Community Planning Group, Valley Center Business Association, Friends of Hellhole Canyon, Valley Center History Museum, Cosmic Solar, Valley Center Trails Association, Valley Center Vaqueros, Valley Center Art Gallery, The Rincon Band of Luiseño Indians, The Woods Valley Homeowners Association and the Boy Scouts.

Butterfield would provide a complete park which has scores of huge oaks, a pond, archaeological sites, multiple varieties of birds, views of mountains and the valley, adjacent to both Moosa Creek and the Native Oaks Golf Course. The property needs to be preserved.

Thank you,
Wayne Hilbig

From: [Kathy Welsh](#)
To: [FGG, Public Comment](#)
Subject: [External] Butterfield Trails
Date: Wednesday, June 14, 2023 2:39:01 PM

To whom it may concern,

We encourage the San Diego County Board of Supervisors to include the purchase of Butterfield Trails in the budget. This would be a spectacular landscape as a central park for Valley Center.

Thanks, David & Kathleen Welsh

From: [David H. Weibel](#)
To: [FGG, Public Comment](#)
Cc: [Joseph D. Petta](#)
Subject: [External] FW: June 27, 2023 Board of Supervisors Hearing on Proposed Budget
Date: Wednesday, June 14, 2023 4:40:46 PM
Attachments: [image001.png](#)
[Comment Letter to Board of Supervisors re 6-27-23 Hearing - 6-14-23.pdf](#)

Good afternoon.

Pursuant to an out-of-office response received from Andrew Potter, we are forwarding the e-mail below (and attachment) to your e-mail address.

Thank you,



David H. Weibel
Legal Secretary
Shute, Mihaly & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102-4421
p: 415/552-7272 x234 |
www.smwlaw.com | A San Francisco Green Business

From: David H. Weibel
Sent: Wednesday, June 14, 2023 4:08 PM
To: andrew.potter@sdcounty.ca.gov
Cc: district1community@sdcounty.ca.gov; joel.anderson@sdcounty.ca.gov; terra.lawson-remmer@sdcounty.ca.gov; jim.desmond@sdcounty.ca.gov; cao_mail@sdcounty.ca.gov; Joseph D. Petta <petta@smwlaw.com>
Subject: June 27, 2023 Board of Supervisors Hearing on Proposed Budget

Mr. Potter,

Attached is a letter to the San Diego Board of Supervisors and Chief Administrative Officer on behalf of our clients, Save Our Forest and Ranchlands and Cleveland National Forest Foundation, regarding the June 27, 2023 hearing and, more specifically, the Alpine Park Sports Complex Project.

Please let me know if you have any difficulty accessing the attachment.

Thank you,

David H. Weibel



Legal Secretary
Shute, Mihaly & Weinberger LLP
396 Hayes Street
San Francisco, CA 94102-4421
p: 415/552-7272 x234 |
www.smwlaw.com | A San Francisco Green Business



396 HAYES STREET, SAN FRANCISCO, CA 94102
T: (415) 552-7272 F: (415) 552-5816
www.smwlaw.com

JOSEPH D. PETTA
Attorney
Petta@smwlaw.com

June 14, 2023

Via Electronic Mail Only

Board of Supervisors & Chief Administrative Officer
County of San Diego
1600 Pacific Highway, Fourth Floor, Room 402
San Diego, California 92101
Telephone: (619) 531-5600
E-mail: Andrew.Potter@sdcounty.ca.gov

Re: June 27, 2023 Board of Supervisors Hearing on Proposed Budget

Dear Board of Supervisors and Chief Administrative Officer:

On behalf of our clients Save Our Forest and Ranchlands ("SOFAR") and the Cleveland National Forest Foundation ("CNFF," together the "Clients"), we submit the following comments on the Chief Administrative Officer's proposed County budget for Fiscal Years 2023 through 2025. As organizations dedicated to the protection of vital natural resources and to good city and regional planning, our Clients would like to bring to your attention a particular proposed budget item, the appropriation of an additional \$5 million in funding (Fiscal Year 2023-24) for the planning of the Alpine Park Sports Complex Project (the "Project"), misleadingly named "Alpine Local Park" in the proposed budget. For the reasons below, our Clients sincerely request that the item be amended.

The Project proposes construction of a massive sports complex, including all-road vehicle facilities, immediately adjacent to Wrights Field, a 230-acre nature reserve. The Project, which would develop 25 acres (requiring 22 acres of grading, see Draft EIR ("DEIR") at p. 3-5) for various recreational uses and include parking spaces for up to 275 vehicles, conflicts with the rural setting and designated open space area nearby. The park's location immediately adjacent to the nature preserve has the potential to result in significant edge effects such as degradation of habitat and habitat fragmentation due to new roadways and increased human activity, impacts to wildlife movement due to construction, impacts to breeding birds and other animals due to increased traffic and noise, and disruption of essential behavior and ecological processes due to increased

lighting and human activity. A sports complex of this size in a rural setting would attract people from distant areas, resulting in increased vehicle miles traveled (“VMT”) and corresponding increases in greenhouse gas emissions. The Project and its related background project, the Alpine Community Plan Update, together constitute a direct assault on the integrity of local and regional planning principles. Funding for such a park should be contingent on identification of a more suitable location.¹

Taken together with the County’s proposed Alpine Community Plan Update—which would have *twenty-two* unmitigable long-term impacts, and which the County approved in 2016 *in spite of* these impacts for the reason of “fair share of regional General Plan housing growth”—the proposed park Project would further add to this list of unmitigated impacts. Approval of the Project would fly in the face of both recent and longstanding State and local directives regarding climate, fire danger, and VMT reduction, and the County public’s mandate to protect the Cleveland National Forest. The proposed Park also contravenes the spirit of the County Board of Supervisors’ 2020 decision to provide vital lands in and surrounding the National Forest with special overlay protection.²

The Project is also fundamentally inconsistent with SANDAG’s Regional Plan and Sustainable Communities Strategy (“SCS”), which includes among its strategies to “focus housing and job growth in the urbanized areas where there is existing and planned transportation” and to “protect the environment and help ensure the success of smart growth land use policies by preserving sensitive habitat, open space, cultural resources, and farmland.” The preeminent goal and performance target of SANDAG’s Regional

¹ As Preserve Alpine’s Heritage noted in its law firm’s comments on the DEIR, that document “does not even consider inclusion of a singular Alternative Location Alternative, and summarily dismisses the inclusion of an Alternative Locations (“miniparks”) Alternative in one paragraph. (DEIR, p. 6-4.) The DEIR also fails to demonstrate it actually considered, or is actively seeking, other locations, including those that would not result in the same harmful impacts. No evidence is provided regarding the rejection of these alternatives for further consideration. (DEIR, pp. 6-4 to 6-5.) The County’s refusal to disclose the alternative locations that were supposedly considered but rejected on the basis of ‘confidentiality for the owners of the potential properties’ is improper and prevents the public and decision makers from evaluating the propriety of rejecting these alternative locations for failure to ‘meet many of the project objectives’ (DEIR, p. 6-5.).” See comments of Chatten-Brown, Carstens & Minter LLP submitted November 15, 2021, pp. 4-5.

² <https://eccalifornian.com/fci-overlay-approved>

Plan, as mandated by SB 375, is to reduce per-capita CO2 emissions from cars and light-duty trucks to meet the California Air Resources Board's 2020 and 2035 reduction targets for the region. Id.

In addition, the July 2020 Regional Housing Needs Allocation ("RHNA") Plan reduced the housing allocation for the 2021-2029 planning cycle in the County's unincorporated areas by 15,000 units compared to the allocation in the previous cycle. The units were transferred from the rural unincorporated areas to already urbanized areas that have established infrastructure, transit corridors, and jobs for the express reasons of making housing and transportation more affordable and to reduce VMT and greenhouse gas emissions. This means that compliance with SANDAG's Regional Plan and the RHNA would limit development in rural lands in and adjacent to forest lands, such as Alpine.

The Alpine Park Project was purportedly planned to accommodate population growth and demographic changes anticipated in the area. However, the most recent Regional Plan indicates otherwise. SANDAG adopted the 2021 Regional Plan and certified the associated EIR, both of which incorporate the Series 14 Regional Growth Forecast which SANDAG adopted in October 2019. The Regional Plan shows a drastic reduction in the projected growth in the County's unincorporated areas.

Specifically, whereas SANDAG's Series 13 housing forecast calculated an increase of 51,123 housing units in the unincorporated county between 2012 and 2050, SANDAG's current Series 14 housing forecast reduces this projected growth to an increase of just 7,419 housing units in all unincorporated areas countywide during a similar timeframe (2021 Regional Plan, Appendix F at p. F-13). This reduction in population growth in the County's unincorporated areas consequently means the Project is not necessary to accommodate growth, because the projected growth rate for the Alpine area is now substantially reduced.

In short, in order to be consistent with SANDAG's 2021 Regional Plan and Series 14 forecast and RHNA, the County will have to reduce Alpine's housing allocation from the current General Plan, which will result in significantly less population growth in the Alpine area. Based on the foregoing, there no reasonable argument supporting the need for a park Project of the proposed size, or location.

In this context, the proposed budget's \$5 million funding for the Alpine Park Sports Complex Project raises serious questions about misuse of public funds. The Project is oversized, incompatible with the rural character of Alpine, would substantially increase overall VMT, and would convert open space in an area with substantial sensitive

biological resources to an active recreational facility. The County has failed to demonstrate an actual need for the Project, or provide an accurate and complete accounting of its potentially significant impacts—especially in connection with the highly impactful Alpine Community Plan Update.

If County staff and elected officials are serious about ecological sustainability, they should begin by avoiding the disastrous, combined effect of the Alpine Park Sports Complex Project and the Alpine Community Plan Update on these projects' biologically sensitive Forest setting. Now is the time to change course before it is too late and to start building communities for people and nature, not cars.

For all of these reasons, our Clients highly recommend that the budgeted monies for the Alpine Park Sports Complex Project not be earmarked for this specific location. Rather, the money should be generalized for another location if the findings warrant such a regional recreational park.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Joseph "Seph" Petta

cc: Nora Vargas, Chair, Supervisor, District 1 (district1community@sdcounty.ca.gov)
Joel Anderson, Supervisor, District 2 (joel.anderson@sdcounty.ca.gov)
Terra Lawson-Remer, Supervisor, District 3 (terra.lawson-remer@sdcounty.ca.gov)
Jim Desmond, Supervisor, District 5 (jim.desmond@sdcounty.ca.gov)
Helen N. Robbins-Meyer, Chief Administrative Officer (cao_mail@sdcounty.ca.gov)