

The following comments must be addressed in the Draft Environmental Impact Report (DEIR).

The General Plan states that the Valle Vista citrus groves are preserved in an Agriculture Foundation Component that is designed to maintain the predominantly rural agrarian and open space character of the Valle Vista area. The General Plan limits intense forms of urban development in agriculture locations and will no longer support a pattern of random sprawl and leap frog developments. Above all, the General Plan wants to minimize urban development pressures on rural agriculture and open space areas. The DEIR must justify why this proposed development does not feel it has to follow any of these General Plan recommendations. The DEIR must show why this proposed high density development is so vital to our Valle Vista rural Ag community that it can completely abandon the General Plan principles for preserving agriculture.

This proposed project has been in the planning stages for months, if not a year or two. If this developer wanted to build their high density urban city, the DEIR needs to explain why the landowners did not ask for changes to the Agriculture Foundation in the recent 2021 General Plan revision. There were no changes. It is still an Agriculture Foundation with absolutely no urban uses.

The DEIR needs to justify why there is a proposed 10 acre commercial project in the middle of existing citrus groves when there are numerous available commercial properties located along the nearby Florida Ave. corridor.

The DEIR must justify the proposal of a 550 dwelling unit high rise apartment complex that is completely surrounded by citrus groves both within and outside the project boundaries.

The DEIR needs to determine if these high rise apartments will have any negative effects on the bat colony located next door.

The DEIR must explain how the existing Ag zoning protects the nearby bat nursery, and what effects the proposed high density urban development will have on that nursery.

The DEIR must explain what benefits the bat colonies have provided to the rural Ag community in the past and what benefits healthy colonies will provide in the future.

The DEIR needs to develop a plan for preserving, protecting, and improving the bat colony, especially if Fairview Ave and/or the bridge over Bautista Wash must be widened.

The DEIR needs to explain why there are no larger lots on the perimeter of the development to help transition from the proposed urban uses to the existing surrounding citrus groves.

The DEIR needs to explain why none of the best existing citrus groves and Prime Farmland within the project area are being preserved in this predominantly agriculture community.

The DEIR needs to explain why the Community, Bike and Historical Trails that are required in the General Plan are not shown on the proposed project.

The DEIR must explain where people living in this urban development will work, and how the greenhouse gases resulting from their daily commute will be reduced.

The DEIR must show where the nearest public transportation centers are located and why this project is not being proposed closer to them.

The DEIR must explain how the loss of hundreds of acres of Prime and Unique Farmland will be mitigated.

The DEIR must justify why the County should approve the removal of 19 parcels from the Ag Preserve program before the normal 10 year waiting period.

If the landowners no longer wanted to be in agriculture, the DEIR must show why selling their land to another agriculture producer was not an option.

This project is located on existing Ag land, in a rural community, in an area designated by the General Plan as an Agriculture Foundation. Did the

landowner look for ways to preserve this valuable Ag land? The DEIR must show how the landowners looked for an alternative use to high density urban development by trying to preserve this Ag land in a trust, or conservation easement, or the purchase of development rights. The DEIR must show how agencies and organizations were contacted to see if this alternative was feasible. Were programs such as the USDA's *Agriculture Conservation Easement Program* (ACEP), or the Calif. Department of Conservation's *California. Farmland Conservancy Program* considered, or were non profits such as the American Farmland Trust, National Sustainable Agriculture Coalition (NSAC), the Riverside Land Conservancy, and other groups contacted about these alternatives?

The DEIR must explain why the only option for this land was not to preserve the agriculture, was not to follow the recommendations of the General Plan, was not to sell their property to another Ag producer, was not even to propose a rural development project, but to propose a ridiculously high density urban development in the heart of the citrus valley.

Valle Vista Resident