

Good evening, my name is **Steve Bostock**, and I'm an adjacent resident to this site.

Thank you — I believe the Board and staff are doing the best they can with what's currently in the public record.

The problem is — **that record has material gaps.**

You've heard from multiple appellants identifying specific issues — including CEQA deficiencies, evacuation impacts, and missing findings. The County's own analysis shows evacuation times increasing from about **43 to 58 minutes**, which has not been clearly addressed with a defined standard.  clip of commissioners ...

At the same time, this property has historically been agricultural land and remained actively farmed very recently. After the orchard was removed, it was replanted in sorghum and irrigated with over **7.7 million gallons of agricultural water in just two months** — an amount roughly equivalent to a year of water use for a neighborhood like Valley Vista.  clip of commissioners ...

That shows this site was functioning as farmland — not an existing community.

That activity was not disclosed in the record, and the timing relative to environmental analysis has not been clearly established.

And under SOAR, if agricultural land is being converted to more intensive use, there must be a clearly documented exemption in the public record. That has not been identified.

I understand there are concerns about legal risk in decisions like this — but that risk exists on both sides. The best way to manage it is to make sure the record is complete and defensible before acting.

Different people have raised different issues tonight — but they all point to the same conclusion:

the record is not complete.

So before moving forward, please make sure the record fully reflects the facts and the legal authority relied on.

Because if the record doesn't support the decision,
the decision can't stand.

Thank you.