

I-10 John Anderson

I-10-1 The comment states residents are in Twin Oaks Valley because of its rural nature. The comment states that much of the valley is nurseries or horse properties with a few small pockets of homes and the City of San Marcos has mandated riding trails through or around them. The commenter states he is looking at the off-site road modifications (Camino Mayor, Twin Oaks Valley Road, Mesa Rock Road, Sarver Lane, Deer Springs and the I-15/Deer Springs Road Interchange). The commenter states this is too much for the corner of San Marcos. The County acknowledges the comment and notes it expresses the opinions of the commenter, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. The comment also restates information contained in the Draft EIR and does not raise an environmental issue within the meaning of CEQA. Related to concerns about traffic impacts, please see **Topical Response TR-3**. These comments are included in the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

I-10-2 The comment states that that project is proposes too many homes for the rural nature of San Marcos and states that it is inconsistent with the character of the community and states that the “authors of the General Plan for this location have it correct. Newland Sierra does not.”

The project’s consistency with community character was analyzed in Section 2.1.3.2, Visual Character or Quality of the Draft EIR. As stated on page 2.1-41, although master-planned residential development occurs outside of the immediate area in the Twin Oaks Valley and City of San Marcos, both the proposed coverage and orderly style of residential development associated with the project would contrast with the existing rural development pattern visible in the immediate area. As such, the proposed project would significantly alter the current visual character of the site, and impacts would be potentially significant (Impact AES-1). Furthermore, as stated in Section 2.1.7 Conclusions, several proposed project design features would help to reduce the visual impacts created by the proposed project but they would be unable to mask or substantially reduce the anticipated project visual contrast as viewed from I-15, Deer Springs Road at I-15, North Centre City Parkway and Mountain Meadow Road. Therefore, impacts to existing visual character and quality of the Site and surroundings would be significant and unavoidable (Impact AES-1). With respect to the comment about the General Plan, the County notes the comment expresses the opinions of the commenter and do not raise an issue within the meaning of CEQA. Nonetheless, the County refers the commenter to **Topical Responses LU-1 and LU-2**.

Comment Letter Responses

I-10-3 The comment states that with 5 years to complete the road work and an additional 5 years of building construction it is difficult to imagine that many years of noise, dust, detours, and inconvenience. The comment restates information found in the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.