

I-182 Jim Healey

- I -182-1** The comment states the proposed project would destroy the rural nature of the surrounding area and result in substantial adverse effects on the environment.

The County acknowledges the comment and notes it addresses general subject areas, (rural nature and environmental affects) which received extensive analysis throughout the Draft EIR, including Sections 2.1, Aesthetics, 2.4, Biological Resources, and 3.3, Land Use and Planning. 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.

- I -182-2** The comment states the commenter thought the Planning Board was to serve the citizens of the County, not the profit desires of developers.

The County acknowledges the comment and notes it does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. 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. No further response is required or necessary.

- I -182-3** The comment states many years were spent on the General Plan and asks why the Planning Commission would abandon it.

The County acknowledges the comment and notes it does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. 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. No further response is required or necessary.

Nonetheless, the County refers the commenter to **Topical Response LU-1** regarding the proposed project's consistency with the County General Plan.

- I -182-4** The comment states there are many developed areas near Escondido that would better support development, including areas near bus or rail transportation.

The County acknowledges the comment and notes it does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. 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. No further response is required or necessary.

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Nonetheless, the County refers the commenter to Section 4.3.2, which analyzed and rejected alternative project locations.

- I -182-5** The comment states the adverse air quality effects of the proposed project would affect the surrounding area and lists three surrounding communities (Champagne Village, Deer Springs Oaks Mobile Home Estates, and Hidden Meadows).

The County acknowledges the comment and notes that it expresses the opinions of the commentator, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. Nonetheless, the comment addresses general subject areas, Air Quality, which received extensive analysis in Section 2.3, Air Quality, of 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.

- I -182-6** The comment states the large amount of particulate matter that would be generated by construction activity would be carried by the wind and would be harmful to the residents in Champagne Village.

The County acknowledges the comment and refers the commenter to **Topical Response AQ-1** through **Topical Response AQ-3** regarding the proposed project's construction and blasting related air quality impacts. 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.

- I -182-7** The comment states there would be substantial noise generated by years of construction.

The County acknowledges the comment and refers the commenter to **Topical Response NOI-1** regarding the proposed project's construction noise impacts. 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.

- I -182-8** The comment states that Deer Springs and surrounding areas are overburdened for scarce water resources and adding thousands of people would be irresponsible.

The County acknowledges the comment and notes that it addresses general subject areas, which received extensive analysis 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.

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Nonetheless, the County refers the commenter to **Topical Response UTL-1** regarding the proposed project's impacts on water supply, which the Draft EIR determined would be less than significant.

- I -182-9** The comment states there have been several fires at the Deer Springs Road intersection.

The County notes the comment provides background information and does not raise an environmental issue within the meaning of CEQA. Nonetheless, the County refers the commenter to the Draft EIR Section 2.8 Hazards and Hazardous Materials, Section 3.5 Public Services, and **Topical Response HAZ-1**. 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. No further response is required because the comment does not raise an environmental issue.

- I -182-10** The comment states that adding thousands of people and homes to the area would overburden the existing firefighting resources and decrease fire safety in the area.

The County acknowledges the comment and notes that it addresses general subject areas, wildland fire hazards and fire services, which received extensive analysis in Draft EIR Section 2.8 Hazards and Hazardous Materials (specifically in section 2.8.3), Section 3.5 Public Services (specifically in section 3.5.3), and **Topical Response HAZ-1**. 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.

- I -182-11** The comment states that Deer Springs Road already needs to be widened to handle existing traffic and that adding thousands of residents will overburden even a widened road.

The County acknowledges the comment and notes that it addresses general subject areas, traffic, which received extensive analysis in Section 2.13, Transportation and Traffic of the Draft EIR. As analyzed therein, and as stated by the comment, Deer Springs Road is currently operating at a deficient Level of Service. Widening Deer Springs Road to four lanes would reduce the proposed project's impact to less than significant (i.e., LOC C) between Sarver Lane and Mesa Rock Road. Refer to Mitigation Measure M-TR-9 and Draft EIR page 2.13-109 for additional discussion.

- I -182-12** The comment states the Planning Commission and Board of Supervisors occupy positions of trust and their interests should lie in preserving and protecting the environment.

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The County acknowledges the comment and notes it does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. 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. No further response is required or necessary.