

I-199 Wendy Hope

- I-199-1** The County acknowledges the comment, and notes it expresses general opposition for the project, but does not raise any issue concerning the adequacy of the Draft EIR. For that reason, the County provides no further response to this comment.
- I-199-2** The comment states that the General Plan was years in the making and cost millions of dollars. The comment states that the General Plan prohibits the density that is proposed and states that this area is suitable for low density rural development. See **Topical Response LU-1**. 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 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-199-3** The comment states that transit oriented development in proximity to large employment centers is supposed to be a priority for new development. The comment also states that it's a stretch to call San Marcos and Escondido thriving centers of economic development in need of employees. The comment further states that adding thousands of cars to I-15 is not what transit oriented development means. As stated in Section 2.13 Transportation and Traffic on page 2.13-56, the project would incorporate a substantial Transportation Demand Management program, including an electric bike-share program, coordination of a ride share/shuttle system, a park-and-ride lot, subsidized transit passes for residents and employees, mobility hubs as a means of resident outreach and education, and continued coordination with SANDAG and NCTD for the siting of future transit infrastructure. The applicant is actively working with Caltrans to expand the existing park-and-ride facility and to incorporate the design of the facility into the Town Center concept plan. Furthermore, the applicant is working with NCTD to design the facility to accommodate future transit use. The design of the expanded park-and-ride would include bicycle lockers, as well as potential electric vehicle charging stations. In addition, as stated on page 2.13-53, the shuttle service throughout the Project would also provide rides to the Escondido Transit Center.

Furthermore, as stated in Section 1.0 Project Description on page 1-25,

“A jobs/housing market analysis prepared for the project by MarketPointe Realty Advisors²¹⁹ shows that 124,251 jobs exist within the State Route (SR)

²¹⁹ The Market Analysis is incorporated by reference and is available for public inspection and review upon request to the County of San Diego, Department of Planning & Development Services.

Comment Letter Responses

78 Corridor Submarket, encompassing the cities of Escondido, San Marcos, and Vista, and certain portions of the unincorporated County. The MarketPointe Study shows that 63 percent of these jobs/employees are commuting into these cities from outside the SR-78 Corridor Submarket. Of these jobs commuting into the Submarket, 58 percent are coming from other parts of San Diego County and the balance (42 percent) are coming primarily from the Riverside, Orange, and Los Angeles counties. Riverside County, the closest neighboring county and where more than 8 percent of the workers in the SR-78 Corridor Submarket live, is at least 25 miles to the north of the project Site, more than 30 miles from the center of the SR-78 Corridor Submarket, and accessible via I-15. By comparison, the project would offer a range of housing options much closer to these North County regional employment and shopping centers within the SR-78 Corridor Submarket.”

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-199-4** The comment says shame on planning staff who look kindly at this proposal in hopes that Newland Sierra will rebuild Deer Springs Road to resemble the endless remodel of SR-76. The comment 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 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-199-5** The comment states that this project will not help solve the affordable housing crisis and that the area doesn’t need another development that reduces natural habitat, and puts a strain on local fire, water, and other resources. The comment 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 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.