

### I-239 Eric Kuniholm and Jane Mushinsky

- I-239-1** The commenters thank the County for the opportunity to be heard. The commenters explain that they have reviewed the Draft EIR and have three areas of concern.

The County acknowledges the comment as an introduction to comments that follow. This comment is included in 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-239-2** The commenters explain that their primary concern is regarding the large scale environmental degradation of the region. The commenters ask that the County follow the recommendations outlined by the California Fish and Wildlife to mitigate impacts associated with the Project.

The comment is general in nature and does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. Given that the comment is general, a general response is all that is required. (*Paulek v. California Dept. Water Resources* (2014) 231 Cal.App.4th 35, 47-52.) Therefore, no further response is required or needed.

- I-239-3** The comment states that North County is experiencing a severe housing shortage and that the multi-million dollar homes proposed as part of the Project are unnecessary and ecologically unsound and will not increase the affordable housing stock in the County. The commenters request that the County eliminate most of the multi-million dollar houses in the Project in favor of affordable housing.

Refer to **Response to Comment O-1-235**. The proposed project does not preclude the future development of affordable housing units. The 762 multi-family townhome and row townhomes style units and 173 cluster units and 325 age-qualified units could be considered viable affordable housing types. 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 or necessary.

- I-239-4** The comment states that the County should consider how a large isolated development will worsen North County traffic. The commenters explain that many people must travel long distances to work and that they cannot afford to live near their jobs. The comment states that Vista Way, Gopher Canyon Road, and SR-78 and SR-76 are already past maximum capacity and accidents are routine.

## Comment Letter Responses

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The comment addresses traffic issues, which received extensive analysis in the Draft EIR, specifically in Section 2.13 Transportation and Traffic. 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-239-5** The comment states that North County residents banded together to defeat Lilac Hills. The commenter asks the County to reject any development that increases problems for County residents and instead rely on the Master Plan to guide intelligent, sustainable growth for the region.

Please refer to **Topical Response LU-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.