

I-311 Robert Peterson

I-311-1 The commenter explains that they are opposed to the Project because it is not in compliance with the General Plan. The comment states that there would be water issues, fire issues, and traffic and infrastructure issues. The comment states that the Project is not in keeping with the rural/agricultural character of Twin Oaks Valley.

The Draft EIR details that project development would require amendments to the General Plan, including a General Plan Amendment to amend the North County Metropolitan Subregional Plan Map from existing General Commercial, Office Professional, Semi-Rural 10, and Rural Land 20 designations to Village Core Mixed Use, Semi-Rural 1, and Open Space Conservation. (Draft EIR Section 1.6, Project Inconsistencies with Applicable Regional and General Plans, p. 1-29 – 1-32.) With these General Plan Amendments, the Draft EIR finds the project would be consistent with the General Plan. See **Topical Response LU-1**.

The comment addresses general subject areas, which received extensive analysis in the Draft EIR, specifically in Section 2.13 Traffic and Transportation, Section 3.2, Hydrology and Water Quality, Section 2.14 Utilities and Service Systems, and Section 2.8 Hazards and Hazardous Materials. The comment does not raise any specific issue regarding these analyses 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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