

I-32 Corina Bilandzija

- I-32-1** 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-32-2** The comment states that the project intends to go around the County General Plan much like the recent Lilac Hills developers, which San Diegans were overwhelmingly opposed to. See **Topical Responses LU-1 and LU-2**. The proposed project has no bearing on the Lilac Hills proposal in Valley Center. Nonetheless, 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 requiring any further response under CEQA.
- I-32-3** The comment states that the traffic, dust, and disruption of open space would be a nightmare for everyone. Potential impacts related traffic, dust, and disruption of open space have been adequately analyzed in the Draft EIR. Traffic impacts were addressed in Section 2.13 Transportation and Traffic, potential impacts from dust was analyzed in Section 2.3 Air Quality, and impacts to biological resources (open space) were analyzed in Section 2.4 Biological Resources. 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-32-4** The comment states that the project is much too large in scope and would cause too many problems. 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-32-5** The comment states that we need smart growth with preservation of open spaces and affordable housing in areas where transit is available. The proposed project would preserve 1,209 acres of on-site biological open space, an additional approximately 235 acres of non-irrigated native habitat subject to fuel modification on site, and an additional 212 acres of off-site biological open space. Regarding issues relating to the need for housing in areas where transit is available, including affordable housing, the Draft EIR included a consistency analysis (refer to the Land Use Consistency Analysis, Appendix DD to the Draft EIR) which analyzed the project's conformance with the County General Plan Guiding Principles, Goals, and Policies, including General Plan Housing Element, Land Use, and Mobility Element Goals and Policies.

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For example, in conformance with Guiding Principle 1, to “[s]upport a reasonable share of the projected regional population growth,” the project would:

...provide a mix of housing types and choices to meet the housing needs of a range of consumer life stages and income levels in a manner that would support a reasonable share of San Diego County’s projected regional population growth to help the County of San Diego (County) meet its required Regional Housing Needs. The project’s residential component includes 2,135 total homes, including 1,140 single-family homes on varying lot sizes and 995 multi-family homes. Of the 2,135 total homes, 325 would be age-qualified senior homes. Further, the Specific Plan contemplates several product types in the C34 and RS zones, including alley-loaded homes, row and grade-separated townhomes, clustered single-family homes and traditional single-family detached homes. In so doing, the project would provide a range of housing opportunities for existing and future residents of the County.

In furtherance of the County’s Housing Element Goal H-1, Housing Development and Variety, to provide “[a] housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics,” the project includes:

...housing stock comprising of a variety of housing and tenancy types, which would meet the varied needs of existing and future unincorporated County residents representing a spectrum of age, income, and other demographic characteristics. To illustrate this point, the project includes seven planning areas, each representing a unique neighborhood consisting of a variety of housing types, lot sizes, and amenities to provide housing for a broad range of age groups, family formations, and income levels. The broad range of lot sizes and housing types provide options for existing and future North County residents. The applicant completed a consumer survey indicating preferences for a wide range of homes and lot sizes for different age groups and income levels. The residential component of the project includes 1,140 single-family dwelling units, of which 325 would be age-qualified in the Mesa neighborhood. The project includes 995 multi-family dwelling units.

Additionally, the project is conveniently located at the Deer Springs Road interchange with direct access to I-15, providing regional access to existing

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job centers in San Marcos, Vista, Rancho Bernardo, Escondido, Poway, and along the SR-78 corridor accessing Carlsbad and Oceanside. The project is located close to California State University San Marcos and Palomar College. Commuting options for project residents would be enhanced with proximity to four Sprinter stations within 8 miles of the project: the San Marcos Civic Center Sprinter Station, the Buena Creek Station, Escondido Transit Center, and Palomar College Station.

In furtherance of Housing Element Policy H-1.5, Senior and Affordable Housing near Shopping and Services, to “[p]rovide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping and services,” the project would:

...provide a range of housing types and choices, including age-qualified (senior) housing, age-targeted housing (e.g., single story homes), and multi-family housing which is more naturally affordable to renters, first-time homebuyers, and young families. The project’s Town Center neighborhood and its adjacent Terraces neighborhood would provide a total of 541 multi-family housing units within walking distance of the project’s commercial area, the school site, and parks. The project’s proposed age-qualified housing would be within walking distance of parks. The project proposes a Transportation Demand Management (TDM) Program with a host of mobility alternatives, including shuttle services within and around the project Site and to the Escondido Transit Center.

The project’s conformance analysis related to various other relevant General Plan Land Use, Housing, and Mobility Element Goals and Policies that address can be found in Appendix DD to the EIR. The project also proposes a Transportation Demand Management (TDM) Program which includes a demand-responsive shuttle service for the project’s residents and employees. Please see **Response to Comment I-3-2** for additional information.

- I-32-6** The comment states that this project attempts to undermine years of planning and research and that the General Plan should be honored. 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. Regardless, refer to **Topical Responses LU-1** and **LU-2**.

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