

### I-357 David R. Shibley

- I-357-1** The comment states the commenter has reviewed the DEIR and that it appears to be very thorough. The comment states the following comments will concentrate on less obvious reasons why the commenter supports the proposed project.

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-357-2** The comment states every home built at the project Site is one less home built in Riverside of the in back county.

The County acknowledges the comment and notes 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. 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-357-3** The comment provides background on the previous project proposed on the project Site and the General Plan Update. The comment states that between the time the General Plan Update started in 1998 and that if the proposed project is acted upon in 2018, it would be 20 years since the start of the General Plan Update process.

The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. 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 concerning the adequacy of the Draft EIR.

- I-357-4** The comment states the commenter was member of the 2020 Interest Group on behalf of 3,500 land owners and that one of the biggest fights was ensuring that General Plan Amendments would be allowed to offer flexibility for property owners.

The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. 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 concerning the adequacy of the Draft EIR.

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**I-357-5** The comment states that another contentious issue resulting from the General Plan Update was the Conservation Subdivisions on large parcels which allowed for clustering development and preserving large areas of open space. The comment states the proposed project accomplishes this with over 1,200 acres of open space.

The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The comment restates information contained in the Draft EIR and does not raise an environmental issue within the meaning of CEQA. 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. 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 concerning the adequacy of the Draft EIR.

**I-357-6** The comment states that the proposed project would have large fire buffers and that homes will be built with fire-resistant materials. The comment states that building seven clustered neighborhoods connected by paved roads would be more defensible from fire than 99 large estate homes with long individual driveways. The comment further states that the conversion of potential fuels for a fire to development would be an increase in safety for an undeveloped area west of I-15 that has never had a large recorded fire, which helps protect homeowners in neighboring communities and cities.

The County acknowledges the comment and notes 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. 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-357-7** The comment states the commenter appreciates the 1,200 acres of open space and multi-use trails which would be open to all citizens of San Diego County. The comment states that for the first time, the wonderful view sites in the project Site would be open to all residents of San Diego County.

The County acknowledges the comment and notes it expresses general support 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-357-8** The comment states that the proposed project would discourage and prevent other, illegal uses of the project Site such as illegal dumping and gun ranges. The comment

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states that the current owner of the project has spent thousands to install gates, establish more patrols, coordinate with the Sheriff's Department and send letters to nearby property owners asking for assistance.

The County notes the comment provides factual information and does not raise an environmental issue within the meaning of CEQA. 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. 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 concerning the adequacy of the Draft EIR.

- I-357-9** The comment states that the central location of the project Site is attractive because of all the communities surrounding the site that have developed at much higher densities includes San Marcos, Escondido, Hidden Meadows and Lawrence Welk. The comment notes that the project Site is within the Spheres of Influence of both San Marcos and Escondido as determined by LAFCO, and is adjacent to the I-15, the second most travelled freeway in the County and that classifying the proposed project as sprawl is ludicrous.

The County notes the comment provides factual information and does not raise an environmental issue within the meaning of CEQA. Regarding the comment that the proposed project is not sprawl, the County notes this is the opinion of the commentator, 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 concerning the adequacy of the Draft EIR.

- I-357-10** The comment states that master planned communities are timeless and infill project are sometimes not, and references Rancho Bernardo as an example.

The County acknowledges the comment and notes 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. 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-357-11** The comment states that the main access points at Sarver Lane and Mesa Rock Road may relieve some traffic on Deer Springs between these two points.

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The comment addresses general subject areas, which received extensive analysis in Section 2.13, Transportation and Traffic, 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-357-12** The comment states the commenter's last issue is the lack of developable land in North San Diego County and the conflict between permitting more high density housing in Cities, the challenges that come along with these densities, and preferences for living in single family detached homes. The comment concludes with the commenters support for certification of the DEIR and approval of the zoning and General Plan Amendment.

The County acknowledges the comment and notes 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. The County acknowledges the comment, and notes it expresses general support 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.