

### I-392 Arlen R. Turman

**I -392-1** The commenter explains that they strongly object to the 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 -392-2** The comment states that supervisor Pam Slater, when the Project was known as “Stonegate” determined that the information regarding the availability of water from the Vallecitos Water District was erroneous and not trustworthy.

The Draft EIR analyzes water supply in Section 2.14.1, Water Supply and Service. The proposed project would increase overall demand for potable water; however, the DEIR compares the planned water usage for the project Site with the estimated water demand based on the proposed project land uses and water conservation measures and concludes the impacts to water supplies would be less than significant. Please refer to **Topical Response UTL-1**. 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 -392-3** The comment states that the valley would suffer from noise, traffic, construction, and blasting dust.

The comment addresses noise, traffic, and air quality issues, which received extensive analysis in the Draft EIR, specifically in **Sections 2.10 Noise, Section 2.13 Transportation and Traffic, and Section 2.3 Air Quality**, respectively. 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.

**I -392-4** The comment states that the valley would suffer from light pollution, associated with the operation of over 2,000 housing units and vehicular traffic. The comment states that the top of Merriam Mountain would be excessively lit up, contrary to current County Ordinances.

These topics were discussed in **Section 2.1.3.3, Light and Glare**, of the Draft EIR. It was determined that the proposed project would have a less than significant impact associated with light and glare, and no mitigation would be required.

## Comment Letter Responses

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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 -392-5** The comment states that the Project area is designated as a rural area according to the General Plan, and therefore should remain as such.

Please refer to **Topical Responses LU-1 and LU-2**. 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 -392-6** The comment explains that they own a home and ranch on the side of Merriam Mountains for the past 22 years and they are one of the closest residents closest to the Project and will be adversely affected by the Project.

The County notes the comments 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 -392-7** The comment explains that if the developer is capable of amending the General Plan then they might also be capable of developing the 1,000 acres of open space area in the Specific Plan.

As explained in the updated Specific Plan, Appendix C of the Draft EIR, Section 4.4.1.7:

The project will include on-site native habitat preserve areas totaling 1,209 acres in size. The preserve areas will be protected with permanent conservation easements. The project's preserve areas will be subject to an RMP (Reserve Management Plan) that requires the preserve to be managed in perpetuity by a preserve manager. The RMPs contain detailed maintenance, monitoring, and species management requirements that will be funded by the project through either an endowment or a Maintenance Community Facilities District (CFD) to ensure sufficient funding persists in perpetuity to meet the preserve management requirements of the RMPs.

## Comment Letter Responses

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The County notes 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. No further response is required or necessary.

**I -392-8** The comment requests that the County provide a written response to each of the commenters points of inquiry.

Please refer to **Response to Comments I -392-1** through **I-392-7**.

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