

I-421 Beth Winchel

I -421-1 The commenter asks the County to accept their response to the Draft EIR. 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 -421-2 The commenter explains that they are concerned with many aspects of the Project, including the rezoning. The comment states that the Project would forever change Twin Oaks Valley's character and charm and the Valley is home to different types of agriculture and livestock, which is important to the sustainability of the area. The comment states that developing an area not in accordance with a plan eventually catches up and results in consequences, which they do not want for the Valley.

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.

I -421-3 The comment states that the public is told that there are water shortages and more must be done to conserve. The commenter explains that the public uses less water but are paying more for it and asks how it is suddenly no longer a problem. The comment states that much water would be used for blasting and grading for the Project.

The DEIR 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 -421-4 The comment states that the Project would require 800 days to blast and grade to develop and it would require 10 years to complete Phase 1 and 2. The comment states that the majority of the Project has large boulders of granite material and that a Project this size on this property is not appropriate, because development would result in the degradation to existing public facilities.

Comment Letter Responses

Refer to **Topical Responses AQ-1, AQ-2, and AQ-3**. 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 -421-5** The comment states that air quality would be severely and negatively impacted due to blasting and grading and the amount of particulate matter in the air would greatly increase during the 10 years of construction. The comment states that this cannot be mitigated and silica dust is a concern.

The Draft EIR's Air Quality chapter, and particularly **Section 2.3.5, Impact Analysis** therein, comprehensively evaluates the project's construction-related air quality impacts, including those attributable to blasting. Please refer to **Topical Response Air Quality – Blasting Impacts**. As the comment does not raise any specific issue regarding that analysis, 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-421-6** The comment states that traffic in the area has increased greatly with urban sprawl development over the years. The comment states that adding lanes to the highway would only add more cars on the road. The commenter explains that the Project's stated shared responsibility in road improvements is an insult to all current residents and taxpayers and the negative impacts to the surrounding areas and casinos in Valley Center have not been adequately addressed. The comment states that there is no additional interchange to be added to the I-15 so there would be additional daily traffic to build the Project. The comment states that if there was an evacuation due to wildfire, there would be gridlock and loss of life.

The comment addresses traffic issues, which received extensive analysis in the Draft EIR, specifically in Section 2.13 Transportation and Traffic.

Potential impacts associated with fire hazards and evacuations have been adequately analyzed in Section 2.8 Hazards and Hazardous Materials as well as, Appendix N, Fire Protection Plan and Evacuation Plan. Mitigation has been provided when necessary to avoid or lessen potentially significant impacts.

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.

Comment Letter Responses

I-421-7 The comment states that the County should build according to the General Plan and the Project is too big for the property and its geography.

Please refer to **Topical Response LU-1**. 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-421-8 The comment states that the County has plenty of general commercial zoning areas and no more is needed. The comment states that there is plenty of affordable housing areas presently zoned in the new General Plan. The commenter urges the County to adhere to the General Plan.

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.

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