

I-73 Wendy Chapman

- I-73-1** 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-73-2** The comment asks how many fire stations will be built and would they be built prior to the notice of completion. A fire station is not proposed as part of the project because, as stated in Section 3.5 Public Services on page 3.5-14, a GIS-based travel time coverage modeling effort was conducted to determine if the proposed project meets the General Plan's 5-minute travel time standard.²¹⁵ A route analysis was also performed to determine the best route between a minimum of two points based on the parameters chosen. The analysis includes only response from Station 12 throughout the proposed project and surrounding areas where roads provide access. Modeling results indicate that Station 12 can reach the entire project Site within 5 minutes of travel, consistent with the General Plan Safety Element.

Initial fire response for the improved portions of the project Site would be provided by DSFPD's Station 12, due to its proximity that enable travel times within 5 minutes to all improved areas. In addition to Station 12, Stations 11 and 13 also can respond to the proposed project within 10 minutes to round out the effective firefighting force. Further, the San Marcos Fire Protection District, the Escondido Fire Department, and other North County fire agencies are parties to automatic aid or mutual aid agreements. These agreements provide additional resources during emergency conditions. Wildland areas adjacent to the proposed project are the responsibility of CAL FIRE due to their State Responsibility Area designation. DSFPD, along with other area agencies, respond simultaneously with CAL FIRE for wildland fires through a coordinated local agency response system.

Overall, the proposed project would increase demand on fire and emergency medical services. The County Fire Mitigation Fee Program (see County Code of Regulatory Ordinances section 810.309 and Ord. No. 10429 (N.S.), June 21, 2016) ensures that development fees are paid at the time of issuance of building permits, and those fees are intended to closely reflect the actual or anticipated costs of additional fire protection facilities and equipment required to adequately serve new development. The DSFPD is a participant in the County's Fire Mitigation Fee Program.

²¹⁵ The Project Facility Availability Form (Appendix E to the Fire Protection Plan) provided by the DSFPD Fire Chief provides Fire Department input regarding travel time.

Comment Letter Responses

The proposed project will pre-pay the County Fire Mitigation Fee pursuant to a Fire Fee Payment Agreement with the DSFPD which would also provide funding beyond the required County Fire Mitigation Fee to augment the DSFPD's capabilities for continued provision of timely service to its primary jurisdictional area, including the project Site. By pre-paying the County Fire Mitigation Fee, the proposed project ensures Fire Station 12 would continue to have the capacity and facilities to serve the project Site and satisfy the General Plan's 5-minute threshold (Appendix N). The final funding amount will be determined in the Fire Fee Payment Agreement, to be completed prior to map recordation per County conditions of approval. The proposed project would be in compliance with applicable portions of the San Diego County Consolidated Fire Code and the Deer Springs Fire Protection District's Ordinance No. 2013-01. The proposed project also would be consistent with the 2013 California Building Code, Chapter 7A, 2013 California Fire Code, Chapter 49, as adopted by San Diego County. 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-73-3** The comment asks if the Deer Springs Road and Twin Oaks Valley Road widening will be completed before construction begins. As stated on page 2.13-57, roadway improvements along Deer Springs Road will be required prior to issuance of a certificate of occupancy for the 58th dwelling unit in the Project. This comment is included in the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- I-73-4** The comment asks if the Vallecitos Water District has the ability to purchase more water to accommodate this huge development. Please refer to **Topical Response UTL-1**. The DEIR analyzes the project's potential impacts to Water Supply and Service in Section 2.14.1. The DEIR concludes the proposed project would result in a less than significant impact to water supply; however, the DEIR incorporates mitigation measure M-UTL-1 through M-UTL-4 to ensure that impacts remain less than significant. This comment is included in the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.
- I-73-5** The comment asks if there will be any accommodations or transition period for wildlife or any wildlife conservation (coyote packs). The comment addresses a general subject area (impacts to wildlife), which received extensive analysis in the Draft EIR, specifically in Section 2.4, Biological Resources. Please see **Topical Responses BIO-1 and BIO-2**. 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-73-6 The comment asks what the area of circumference is in miles that the blasting can be heard and felt in any degree. As stated in Section 2.10, Noise, on page 2.10-21, construction blasting generates a maximum noise level of approximately 94 dBA at a distance of 50 feet (FHWA 2006). Additional information on blasting noise is provided in Section 2.10, Noise.

The comment also asks if there will be regular cleaning of roads and structures due to blasting dust, and if there will be air quality testing due to the blasting debris in the air. Potential impacts to air quality due to construction of the project have been adequately analyzed in Section 2.3 Air Quality and mitigation measures have been provided to reduce potentially significant impacts when 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.

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