

I-105 Kathleen Dixon

I-105-1 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-105-2 The comment expresses concern over Camino Mayor being an access road due to the number of heavy trucks that use that road and the poor condition of the road, which could potentially create accidents. As stated in Section 2.13 Transportation and Traffic on page 2.13-84, “Off-site roadway improvements would occur to Deer Springs Road, Twin Oaks Valley Road, Mesa Rock Road, Sarver Lane, and Camino Mayor to ensure safe and efficient means of travel for the project residents and nearby land uses.”

Additionally, as stated in Chapter 1 Project Description on page 1-10, “Camino Mayor would be widened to 28 feet wide at the intersection of Twin Oaks Valley Road to provide one travel lane in each direction. There would be no parking along Camino Mayor. The off-site portion of the road would be designated as a private street. The project would also include two Camino Mayor Alternative Alignments, the first of which would shift the alignment of the off-site portion of Camino Mayor slightly north, and the second of which would improve Camino Mayor within the existing easement (see Appendix D for full analysis of this alternative alignment). All other design aspects of the road would remain the same under these alternative alignments.”

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-105-3 The comment asks if Camino Mayor will be available for use during construction and/or after the project is completed. The County notes the comment does not raise an issue under CEQA. 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.

Nonetheless, Camino Mayor will be required to be accessible for those residents currently living on and who require access from the road during construction.

I-105-4 The comment states that the EIR proposes no traffic control at the intersection of Camino Mayor and North Twin Oaks Valley Road. The comment states that any car or truck entering North Twin Oaks Valley Road from Camino Mayor would be at risk for a collision with northbound traffic. As stated in Chapter 1 Project Description on page 1-10, “The Camino Mayor intersection at Twin Oaks Valley Road would not be

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signalized.” 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-105-5 The comment states that cars and trucks that go northbound on North Twin Oaks Valley Road from Camino Mayor will ultimately come to a private portion of North Twin Oaks Valley Road with no further outlet, and that the gate has been vandalized several times allowing unauthorized vehicles access on the private road. 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.

I-105-6 The comment states that Camino Mayor would only be a feasible evacuation route if used in conjunction with safety personnel and if gates were to be unlocked on North Twin Oaks Valley Road. The comment also states that the calculated 30 minute evacuation time through Camino Mayor is a gross underestimate.

As stated in Appendix N2, Fire Evacuation Plan, on page 16, “Travel to the north on North Twin Oaks Valley Road is not possible due to private gates. These gates can be opened during an emergency should it be deemed necessary by law enforcement.”

Regarding the estimated evacuation time using Camino Mayor, as stated on page 19, “the potential amount of time needed to evacuate the Newland Sierra Community, based on the planned roadway improvements, was calculated based on the following factors: 1) the internal roadway capacities; 2) three available egress routes with estimated 60% of vehicles (2,820) using Mesa Rock Road, 30% (1,410) using Sarver Lane, and 10% (470) using Camino Mayor; and 3) off-site roadway capacities. The lowest capacity roadway was given priority and was the determining factor for determining the vehicle capacity and accounting for slower speeds during some evacuations.” Therefore, the calculated 30 minute evacuation time through Camino Mayor has been adequately estimated.

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-105-7 The comment states general concern for the impacts to biological resources and lists a number of species that have been observed. Potential impacts to biological resources have been adequately analyzed in Section 2.4 Biological Resources and mitigation measures have been provided to reduce potentially significant impacts when necessary. The County notes the comment provides factual background information and does not raise an environmental issue within the meaning of CEQA. The County

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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-105-8 The comment asks what the impacts of the project are on species diversity. As stated in Section 2.4, Biological Resources on page 2.4-85, “The proposed project’s biological open space was designed to capture the range of plant and animal diversity found on Site in a system of interconnected open space blocks. All of the native vegetation communities and habitat types that occur on the project Site are represented within the proposed on-site biological open space. In addition to the California gnatcatcher movement corridors and coastal sage scrub that would be conserved, the on-site biological open space would preserve unique communities such as Mafic southern mixed chaparral and diverse riparian communities along a segment of Gopher Canyon Creek, which would contribute to the diversity of plant and animal communities preserved in the draft North County Plan. The proposed biological open space would also capture an array of landscape features and microhabitats such as rock outcrops and varying landforms (ridgelines, valleys, and slopes) across a range of topographic gradients and differing aspects, which would contribute to the diversity of plant and animal communities preserved on Site. Therefore, design of the proposed biological open space, to the extent known and using the best available information, would not reduce the biological diversity found on the Site.”

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-105-9 The comment questions how impacts to biological resources can be reduced to less than significant through mitigation measures and asks how mitigation measures in the EIR will be enforced. A mitigation monitoring and reporting program (MMRP) will be prepared as part of the Final EIR in order to comply with Public Resources Code Section 21081.6(a)(1), which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. The monitoring program will serve a dual purpose of verifying completion of the mitigation identified in the EIR and generating information on the effectiveness of the mitigation measures to guide future decisions. The program will include the following:

- Monitor qualifications
- Specific monitoring activities
- Reporting system
- Criteria for evaluating the success of the mitigation measures

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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