

I-149 Corinne Gallagher

I-149-1 The County acknowledges the comment, and notes it expresses general opposition 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-149-2 The comment states that even Caltrans acknowledges that the developers are not being entirely honest (misleading) when it comes to traffic concerns on the I-15 and off-ramps. The County disagrees with this comment.

All potential impacts to Caltrans facilities as a result of the proposed project have been adequately analyzed and disclosed in the Draft EIR. The County notes that the comment 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.

I-149-3 The comment states that water use has not been considered objectively. The County disagrees with this comment. All potential impacts associated with water supply and service have been adequately analyzed and disclosed in the Draft EIR; specifically in Section 2.14 Utilities and Service Systems. 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-149-4 The comment states that although we need affordable housing, this project would do little to help as it would not be affordable to most home buyers.

As stated in Table 1 of Appendix DD, Land Use Consistency Table,

“The County does not presently have or enforce a requirement that projects include an affordable housing component when proposing a General Plan Amendment, however, the project’s various neighborhoods have been planned to accommodate the housing needs of a wide range of consumer life stages and income levels. For example, the project would include 325 age-qualified housing units, 15% of the total housing proposed in the project, in its Sierra Mesa neighborhood. In addition to these age-qualified units, the project would include 762 multi-family townhome and row townhome-style units in its Town Center, Terraces, and Valley neighborhoods and 173 units in family clusters in its Valley, Knolls, and Summit neighborhoods. Finally, the project’s Hillside neighborhood will include age-targeted housing units, including single-story units and units with the master living space on the ground floor. In combination, these housing types constitute over 60% of the

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project's proposed units, providing an important housing type for young professionals, first-time homebuyers, growing families, empty-nesters, retirees, and seniors. The balance of the project's housing would be in the form of more traditional single-family homes and accommodate many of these same demographic groups. Collectively, the project's mix of housing types includes sufficient housing options for a wide range of consumer life stages and income levels."

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.