

I-298 Richard and Margie Oliver

- I-298-1** The commenter explains that they have several objections to the project, which include concerns about freeway and surface road traffic, fire protections, water shortages, sewer systems, and impacts to the native environment.

The comment addresses traffic, wildfire hazards, utilities and service systems, and biological resources, which received extensive analysis in the Draft EIR, specifically in Sections 2.13 Transportation and Traffic, 2.8 Hazards and Hazardous Materials, 2.14 Utilities and Service Systems, and 2.4 Biological Resources. 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-298-2** The commenter explains that the EIR cannot address environment-specific concerns without addressing the impacts of the project on neighboring communities.

The Draft EIR analyzed impacts associated with aesthetics; agricultural resources; air quality; biological resources; cultural resources, geology, soils, and seismicity; greenhouse gas emissions; hazards and hazardous materials; mineral resources; noise; paleontological resources; population and housing; transportation and traffic; and utilities and service systems, which considered impacts to neighboring communities.

This comment is general in nature and does not raise any specific issue regarding any particular analysis in the Draft EIR. Therefore, no specific response can be provided or is required. (*Paulek v. California Dept. Water Resources* (2014) 231 Cal.App.4th 35, 47 [a general response is all that is required to a general comment]). 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-298-3** The comment states that residents along Buena Creek Road for nearly 23 years have been impacted by urban sprawl in the County. The comment states that the Quintessa development has overburdened Buena Creek Road. The comment states that Buena Creek Road does not have shoulders for bicyclists or pedestrians to access the NCTD Sprinter.

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

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Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

- I-298-4** The comment states that Buena Creek Road has been designated as a future four lane road, which has been used to justify additional development in the area. The comment states that the community has requested that this be reclassified as a two-lane road. The comment states that the County has stated in meetings that the widening of Buena Creek Road is unlikely to occur, because of the lack of funds.

The comment addresses traffic, which received extensive analysis in the Draft EIR, specifically in Section 2.13 Transportation and Traffic. 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-298-5** The commenter asks how the County can justify building over 2,000 homes east of Buena Creek Road, without a concrete plan of how the road will be modified to accommodate the project's ADT.

Traffic impacts and proposed improvements are disclosed in Section 2.13 Traffic and Transportation. There are a number of roadway, interchange, and signal improvements that are included as part of the proposed project, including improvements to Buena Creek Road. 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-298-6** The commenter states that they expect a specific answer from the County regarding the Buena Creek Road improvements.

Please see **Response to Comment I-298-5**.

- I-298-7** The commenter explains that they are concerned about the existing fire danger, especially because a new I-15 interchange is not in the plans. The comment states that residents and commercial tenants of the project would not attempt to evacuate the project area via I-15, rather, they would likely travel west onto Twin Oaks Valley and Buena Creek Road. The commenter asks how the County plans to deal with the residents of the project evacuating on onto Twin Oaks Valley and Buena Creek Roads.

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For information regarding evacuation during a wildfire, refer to Draft EIR Appendix N-2, which includes the Evacuation Plan for Newland Sierra. Also refer to **Topical Response HAZ-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. No further response is required or necessary.

- I-298-8** The commenter explains that water shortages and future water demand have been ignored by the Vallecitos Water District, and these issues should be addressed for the project. The comment states that sewer overburdening must also be addressed. The commenter asks how the County can justify adding water and sewage demands associated with 2,000 new homes and how the future water and sewer system shortages are to be apportioned to the existing parcels within the water district.

Please refer to **Topical Response UTL-1** and **UTL-2**. The comment addresses utilities and service systems, which received extensive analysis in the Draft EIR, specifically in Section 2.14 Utilities and Service Systems. 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-298-9** The commenter explains that they are concerned about the impact to native birds and wildlife. The commenter explains that they live in riparian habitat off of Buena Creek Road and want to understand the impact to wildlife on the project site and within the Buena Creek Road neighborhood and riparian habitat.

The comment raises a general subject area, biological resources, which received extensive analysis in the Draft EIR, specifically Section 2.4. The County notes the comment does not specifically state which impacts to wildlife would occur. 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-298-10** The commenter explains that the Merriam Mountain project was not approved by the County Board of Supervisors previously, and the Newland Sierra project does not overcome the practical and environmental issues of the Merriam Mountain project. The comment states that the County's new transportation plan discourages urban sprawl, and asks why the project is not being held to those guidelines.

The County acknowledges the comment and notes it expresses the opinions of the commentator, and does not raise an issue related to the adequacy of any specific

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section or analysis of the Draft EIR. Please see **Response to Comment O-1-377**. 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-298-11** The commenter explains that they support the viewpoint and questions posed by the Twin Oaks Valley Sponsor Group.

The County acknowledges the comment and notes it expresses the opinions of the commentator, 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.