

### I-314 Jane and John Ploetz

- I -314-1** The commenters explain that they have concerns regarding the Traffic Impact Analysis of the Draft EIR.

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.

- I -314-2** The commenters explain that they are concerned about the intersection and segment of South Santa Fe Avenue between Buena Creek Road and Robelini Drive. The comment states that the Draft EIR omits any mention of the light rail station at this location.

Although the Sprinter light rail station was not explicitly mentioned in Section 2.13, Transportation and Traffic of the Draft EIR, existing delays associated with the Sprinter were accounted for during traffic counts conducted by LLG in April 2015.

- I -314-3** The commenters explain that this intersection has been failing for the past nine years, because of the light rail station. The commenter provides background on the delay caused by the Sprinter. The commenter explains that, for safety reasons, it is forbidden to make a right turn on a red light at the Buena Creek Road/South Santa Fe intersection. The commenter explains this route is heavily travelled as an alternate route to the I-15 and I-78.

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 -314-4** The comment states that the Draft EIR says there is no way to widen Buena Creek Road at the intersection due to right of way constraints. The comment states that the Draft EIR mentions that the County has prepared construction plans to widen and realign South Santa Fe Avenue to connect Sycamore Avenue to Buena Creek in single intersection with South Santa Fe Avenue. The comment states that the EIR says this would mitigate the impact, but assumes no responsibility for the direct and significant impact the Project would have on the intersection and the EIR states that the impact would be significant and unavoidable.

The County does not agree with this comment. The project has identified feasible mitigation to fully mitigate all of its direct and cumulative impacts with the exception

## Comment Letter Responses

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of impacts to portions of the I-15 mainline and a closely spaced double intersection at Robelini Drive—S. Santa Fe—Buena Creek Road approximately 6 miles from the project Site. In the case of the double intersection of Robelini Drive—S. Santa Fe—Buena Creek Road, mitigation of the project’s traffic impacts would involve impacts to private property, including residences, for road improvements that would be temporary and potentially throw-away. Further, the County’s Traffic Impact Fee (TIF) Program identifies planned improvements to realign and widen the roadways intersecting in that same area (i.e., to connect Buena Creek Road and Sycamore Avenue Direction and close Robelini to through traffic), the County has initiated preliminary engineering and design of these improvements, and the project would contribute to these improvements in a manner that was proportional to the project’s impacts through participation in the County TIF Program.

- I -314-5** The commenters ask about the status of the South Santa Fe CIP Project and if there is an actual date when the County plans to connect Sycamore Avenue to Buena Creek.

Please refer to **Response to Comment I-314-4**.

- I -314-6** The commenters ask why the County would allow the Project to be implemented when it does not take responsibility for significant and unavoidable impacts.

The County does not agree with this comment. Mitigation measures were proposed for all impacts, except when no feasible mitigation existed. This comment is general in nature and does not raise any specific issue regarding any particular analysis in the DEIR. 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 -314-7** The commenters ask if the County would follow through with the CIP project by requiring the developer to assume some or all of the financial responsibility.

Please refer to **Response to Comment I-314-4**.

- I -314-8** The commenters explain that as homeowners located off Buena Creek Road for the last 34 years, they feel an investment in the area, both economically and socially. The commenters explain that General Plan was approved after 10 years of meetings and millions of dollars spent and to respect the existing General Plan, the Project should not be approved.

## **Comment Letter Responses**

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