

I-324 Leigh Rayner

- I -324-1** The commenter explains that they object to the Project, because it fails to adequately address several areas of concern.

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 -324-2** The commenter asks what the visual impact of the Project would be, if houses would be constructed along the ridge line. The commenter asks how private views will be impacted. The commenter asks if the mountain would be leveled off completely.

Visual character impacts associated with Project construction and operation is discussed in Section 2.1 Aesthetics. Changes to visual character are analyzed from several key view locations. As stated on page 2.1-55:

“Although proposed project changes to existing visual character of the Site would be difficult to detect and be relatively subtle as viewed from locations in the project viewshed located south and west of the project, the project would introduce features (i.e., residences, trees, vineyards, and paved roadways) that would contrast with the existing visual character of the primarily natural-appearing Site. The visual change associated with removal of existing vegetation and alteration of existing terrain to accommodate proposed residential, commercial, and education land uses and associated infrastructure would be most evident as viewed from locations in the viewshed located east of project such as Key Views 1, 2, and 3. As viewed from these locations, the introduction of project elements would result in an adverse change to the primarily undisturbed chaparral-covered hill and valley terrain visual character of the Site. As such, the project would significantly alter the current visual character of the Site.

Several proposed project design features would help to reduce the visual impacts created by the proposed project but they would be unable to mask or substantially reduce the anticipated project visual contrast as viewed from I-15, Deer Springs Road at I-15, North Centre City Parkway and Mountain Meadow Road. Therefore, impacts to existing visual character and quality of the Site and surroundings would be **significant and unavoidable (Impact AES-1).**”

Comment Letter Responses

Visual simulations are also included in EIR Figures 2.1-4a through 2.1-13 and present a before and after (i.e., after completion of construction and with mature landscaping) depiction of the project as experienced by viewers in the project vicinity. Therefore, visual character impacts were adequately analyzed in the Draft EIR. 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.

The Project threatens their dream, lifestyle, and community character. The comment states that the Draft EIR is flawed and does not adequately address the issues described.

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