

I-389 Christine Trifoso

I -389-1 The commenter explains that they strongly oppose the Project. 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 -389-2 The comment states that the water usage for the Project would be 200 million gallons per year at a minimum. The commenter asks where this water would come from and at what cost to existing residents.

The commenter is referred to Topical Response UTL-1. The comment address general subject, water supply, which received extensive analysis in Section 2.14, Utilities and Service Systems, of the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required.

I -389-3 The comment states that the daily traffic trips would total to 25,000 on Deer Springs Road. The comment addresses traffic issues, 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 -389-4 The comment states that the Project would bring Interstate 15, the Deer Springs interchange, and Deer Springs Road to a level of failing.

The comment addresses traffic issues, which received extensive analysis in the Draft EIR, specifically in Section 2.13 Transportation and Traffic. As discussed in Section 2.13 Transportation and Traffic, several segments and intersections are currently at a Level of Service of “E” or “F.” 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 -389-5 The comment states that the rock crushing would generate dust, noise, and vibration for the 3-6 years of building.

The Draft EIR’s Air Quality and Noise chapters (Chapter 2.3 and 2.10, respectively) comprehensively evaluate the project’s construction-related air quality and noise impacts, including those attributable to rock crushing.

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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 -389-6** The comment states that there would be no evacuation during emergencies due to traffic congestion.

Potential impacts associated with fire hazards and evacuations have been adequately analyzed in Section 2.8 Hazards and Hazardous Materials as well as, Appendix N, Fire Protection Plan and Evacuation Plan. Mitigation has been provided when necessary to avoid or lessen potentially significant impacts. Refer to **Topical Response HAZ-1**. 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 -389-7** The comment states that the surrounding rural area is not ready to handle the influx of that many new people to the area and the necessary road, infrastructure, and fire safety improvements are not in place and there does not seem to be a plan to put them in place.

As stated in Section 1.0 Project Description on page 1-20, build out of the Community is anticipated to occur in two phases over approximately 10 years in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities, and infrastructure. Figure 1-32, Phasing Plan, illustrates the anticipated sequence of planning area development, although sub-areas may not develop in that order. Backbone infrastructure and roadway improvements would be constructed in phases, as needed, to ensure that improvements are in place at the time of need.

- I -389-8** The comment states that a similar Project has been denied by the County Board of Supervisors. The comment states that there has since been an \$18 million study performed with tax payer money. The comment states that the Project site is currently zoned for 99 houses and the 2,135 anticipated units is 210% more than this. The commenter explains that they are not necessarily opposed to growth and development, but they are opposed to development that is grossly out of step with the General Plan.

Please refer to Topical Response LU-1. 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

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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 -389-9 The commenter asks how a plan that is so far outside of the scope of the General Plan can be considered.

Please refer to **Response to Comment I-389-8**.

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