

### I-54 Marilyn Brokaw

- I-54-1** 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-54-2** The comment expresses concern regarding the proposed development's impact on traffic and explains how during a recent wildfire event they could not have used Champagne Boulevard to evacuate in a timely or safe manner. Potential impacts associated with traffic have been adequately analyzed in Section 2.13 Traffic and Transportation and mitigation measures have been included to reduce potential impacts when necessary. Please see **Topical Response TR-3**. The County notes the comment also provides background information and 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.
- I-54-3** The comment states that each home in Champagne Village has been asked to limit water consumption and that the additional water usage from this project will put great stress on the water provider. The comment further states that the project is not keeping with the authorized and approved plan for the area which called for lower density occupation. The following statement was published by Vallecitos Water District (VWD):

“The Vallecitos Water District is not in a drought emergency and therefore is not imposing any mandatory water-use cuts (reductions). In addition, the District would never impose water-use reductions to any customers to allow for any proposed development, including the Newland Sierra project.

To continue to provide reliable water service to our customers, Vallecitos is guided by its Master Plan, which analyzes existing and future land uses, as well as current water demands and trends, to evaluate the existing and future water needs for District customers well into the future. Even with the 1,624 acre-feet\* of annual water demand projected for the proposed Newland Sierra development, the District has already anticipated greater water use (1,825 acre-feet per year) identified for this property during the 2017 Master Plan process without the development. In other words, even if this development moves forward, the District will have sufficient water supplies for all new and existing customers.

## Comment Letter Responses

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Regarding the proposed projects impacts to water supply, the DEIR analyzes water supply in Section 2.14.1, Water Supply and Service. The proposed project would increase overall demand for potable water; however, the DEIR compares the planned water usage for the project Site with the estimated water demand based on the proposed project land uses and water conservation measures and concludes the impacts to water supplies would be less than significance. For additional detail refer to **Topical Response UTL-1**.

- I-54-4** The comment states that they moved to the area because it was quiet and had good air quality. The comment states that heavy construction will seriously impact the remaining years of their life. Potential impacts to air quality due to construction of the project have been adequately analyzed in Section 2.3 Air Quality and mitigation measures have been provided to reduce potentially significant impacts when necessary. Please also see **Topical Responses AQ-1 and AQ-2**. 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-54-5** The comment states that the proposed interchange has not been presented and that the area is small so they are not convinced that there is a realistic possibility of a successful design. As stated in Section 2.13.1, the project applicant presently is coordinating with Caltrans on the preparation of a Project Study Report-Project Development Support (PSR-PDS) document for the design and ultimate construction of improvements at the I-15/ Deer Springs Road interchange that, once implemented, would mitigate the Project's identified significant impacts. As part of that coordination, the Project applicant will construct the necessary improvements. The improvements required to mitigate the project's impacts to this segment of Deer Springs Road would be done in coordination with the planning and construction of the new interchange. Please see **Topical Responses TR-1 and TR-2**. 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-54-6** The comment states that if they understand the site plan, then there will only be one way to ingress and egress the development. The County does not concur with this comment. As stated on page 1-8 in Section 1.0 Project Description of the DEIR, the project Site would have two primary access roads along Deer Springs Road at Mesa Rock Road and Sarver Lane, with an additional access point at Camino Mayor off North Twin Oaks Valley Road. 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.