

Response to Comment ORG-1-8

Adequate geotechnical data were generated prior to and during the preparation of the recirculated draft EIR that allowed for the impacts of the project to be fully characterized and disclosed in the recirculated draft EIR. None of the mitigation measures in the recirculated draft EIR are future studies that would be used to characterize the project's environmental impacts. Mitigation Measures GEO-1 and GEO-2b require a site-specific geotechnical investigation to be performed to help inform specific aspects of the homes such as the foundation design, slope configuration, retaining walls, and drainage design. Specific recommendations for these identified geologic hazards will also be provided, and will be based upon and consistent with the intent of the general recommendations provided in the Revised Geologic Evaluation.

While the conduct of a project-specific geotechnical investigation is a standard engineering practice, it is included in the EIR as a mitigation measure mainly to assure the decision makers and the public that this investigation will be completed under the oversight of the County and will ensure that the foundations of the homes and drainage systems are designed appropriately for the project site to minimize the potential for the underlying materials to become unstable and minimize the exposure of people and structures to landslide hazards. Note that the underlying landslide materials beneath two homes would be excavated and replaced with a fully drained conventional buttress fill that is founded in the underlying bedrock.

Response to Comment ORG-1-9

Please see **Response to Comment ORG-1-8** above. CSA confirmed during the field visit that the proposed homes could be built on the specific portions of lots 9, 10, and 11 that are proposed by the applicant. Given that qualified geotechnical consultants confirmed that the site plans as proposed were viable, the EIR's description and evaluation of site grading and tree removal is accurate. To the extent that subsequent design-level geotechnical investigation shows the need for modified grading or slight changes to the project footprint such that additional protected trees are affected, the County will require an amendment to the RM permit that is issued for the project and that amendment will require the applicant to replace protected trees at a 1:1 ratio.

The comment that "the Cobblehill and Cowpens houses are at the top of a ridge that has landslides beneath it" is not accurate. The house sites are at the top of the hillside, in an area underlain by a thin veneer of fill, native soil, and bedrock. No landslides have been identified beneath the building sites. There may be shallow landsliding on the slopes downhill of, and northeast of the lots (outside the area of detailed mapping), but these slides would not impact the proposed houses provided they are supported on foundations bearing in the underlying bedrock as anticipated. No evidence of deep-seated landsliding within the bedrock on this slope was observed during the stereo-paired aerial photograph review, and no