

**CarMax DEIR 1st Screencheck Comments and Responses
D19-00021**

General Comments

1. Provide an Executive Summary at the beginning of the document.

Response: *An Executive Summary has been included at the beginning of the DEIR.*

2. Add MMRP as part of the DEIR Executive Summary.

Response: *The MMRP has been included as Table ES.5-2 of the Executive Summary.*

3. Table 2.3-1 #1 Under Construction, #9 Approved, Add Arena Califino at El Corazon D19-00015, Add Pacific Ridge at Old Grove – Under Construction T14-00007.

Response: *Revised #1 and #9 (now #10) of the Cumulative Projects table. Added Arena Califino at El Corazon (now #6) and Pacific Ridge at Old Grove (now #15) to Cumulative Projects table. These revisions are also reflected on Table 5.3-1 in the cumulative analysis.*

4. Page 3.0-6 Discuss Existing and Proposed Sewer Easement in context of the Biological / Planning Buffers.

Response: *Discussion related to existing and proposed sewer easement in relation to the riparian buffer has been included. See Page 3.0-7.*

5. Page 3.0-6 Provide more specificity of wall heights as viewed from the south.

Response: *Specific wall heights and views from the south have been described more thoroughly. See Page 3.0-7.*

6. Page 3.0-7 Elaborate on how the Reimbursement Agreement for off-site water improvements will be established or omit as a Condition of Approval will be established (Work with Water Utilities to determine).

Response: *Discussion of the Reimbursement Agreement has been removed.*

7. Page 3.0-8 Denote that all signage will be processed under separate permit and omit reference to signs or state as conceptual.

Response: *Statement regarding conceptual signage and separate sign permit has been included. See Page 3.0-9. Sign permit has also been added to the list of Project approvals under section 3.5.*

Transportation Comments

1. Include documentation/memo on why VMT is screened out.

Response: Discussion for screening out of VMT analysis is provided in Section 4.18.5 (b) of the EIR. This discussion is based on Section 2.1-2.2 of the VMT Analysis Report prepared by LOS Engineering provided as Appendix N of the EIR.

2. See attachment (PIF). Project needs to attach updated Project Information Form for Appendix C.

Response: The PIF has been included in Appendix C of the VMT Analysis Report.

3. Note: VMT should be main focus of the CEQA under Transportation section. With that, should LTS & LOS be included in the CEQA document itself? Usually VMT is separated from LTS/LTA studies.

Response: Per guidance from City staff, all LOS discussions have been removed from the EIR and reference only VMT and policy consistency. Previous Transportation mitigation measures are now included as part of the Project Description. Please see updated Section 3.0 Project Description and Section 4.18 Transportation.

4. Under Mitigation and Implementation and Monitoring, include the following as part of the improvement plan.
 - a. Sidewalks will be installed on both sides of Plaza Drive along the project frontage.
 - b. Bike lanes will be striped on both sides of Plaza Drive along the Project frontage.

Response: Sidewalks and bike lanes have been added to the list of Project roadway improvements. MM-TRA-1 is now provided as a Project component and all references to this mitigation measure have been removed. This statement is also provided on Page vi and Page 36 of the LTS Report prepared by LOS Engineering and provided as Appendix O of the EIR.

Hydrology/Water Quality

1. SWMP – Not located in Appendix K.

Response: The SWQMP is provided as Appendix K to the EIR and is provided in the PDF version.

2. Page 4.11-5 – Last Paragraph – Add or 2,500 Sq. Ft. of impervious surface near Environmentally Sensitive Areas (ESA).

Response: This has been added to page 4.11-5.