

## Neufeld, Darin

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**From:** Slovick, Mark  
**Sent:** Monday, March 16, 2015 7:51 AM  
**To:** Neufeld, Darin  
**Subject:** FW: Newland Sierra NOP comments

Mark Slovick, Planning Manager  
County of San Diego | Planning & Development Services  
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**From:** Sandra Farrell [mailto:sfarrell@cox.net]  
**Sent:** Sunday, March 15, 2015 9:28 PM  
**To:** Slovick, Mark  
**Cc:** ClarkeMH@aol.com  
**Subject:** Newland Sierra NOP comments

Mr. Mark Slovick  
San Diego County Development Services

RE: Comments to Newland Sierra NOP

Dear Mr. Slovick,

I haven't had time to go through the documents but I do have a couple of comments based on what was presented at the workshop earlier this month in San Marcos. Because the proposed project stands to greatly increase the population within the Twin Oaks Planning Area I would like to see the EIR provide a detailed analysis using the current population within the Twin Oaks Planning Area, the population if built out under the current General Plan and look at how the proposed project would add to these two population numbers. How will this increase in suburban population would impact the existing rural population and rural land uses?. The EIR should analyze the impact of such a large increase of more urban uses on rural uses. Will the Newland project eventually lead to the conversion of the whole Twin Oaks area into more suburban uses and eliminate agriculture from the area?

The proposed project will be fairly isolated topographically from the rest of Twin Oaks and it is important to understand how this isolation will impact the area as a whole. For instance, when they built San Elijo Hills in San Marcos, the developer created a town center so that the community would have access to services without driving long distances. San Elijo Hills was planned to be a smart growth village but it doesn't function that way. For one, the residents of San Elijo Hills don't see themselves as part of San Marcos. They tend to see themselves as part of Carlsbad instead. Would the people of the Newland Sierra project, because they do not have the same appreciation for rural land uses, not see themselves as part of the Twin Oaks community?

I was told a couple years ago by San Marcos Councilman Chris Orlando that San Elijo's Hills town center has trouble keeping commercial tenants because so much of the San Elijo Hills community doesn't shop in the town center but drives to Carlsbad or Encinitas to shop. This was confirmed by former San Marcos City Manager Rick Gittings . My concern is San Elijo Hills a planned community similar to Newland Sierra is not a green, smart growth community but a leap frog development community because it placed development in an isolated pocket, far from shopping and employment. San Elijo Hills is not a walkable community since most residents have to drive to the town center and

generates greenhouse gasses and pollution through the amount of traffic it generates each day as residents leave the community to get to work or to shop. The EIR should compare and contrast the proposed Newland Sierra project to San Elijo Hills. It should analyze how the proposed development will meet LEED-ND and how the project will impact greenhouse gas.

It is very likely the residents of Newland Sierra will use shopping off of Nordahl or El Norte Parkway. These shopping areas are already heavily congested. The EIR needs to identify how Newland Sierra residents will impact these shopping areas and roads used to access them. In addition the EIR should identify what incentives will be used to entice residents of the project to purchase goods and services from the commercial area that is part of the project to reduce congestion on Nordahl and El Norte Parkway. All mitigation measures to help alleviate traffic impacts need to be measureable and there needs to be a reporting mechanism to make sure they are working. The typical response seen in so many environmental documents, "encourage ridesharing", lacks teeth and has no result that proves it works as mitigation.

One last point I would like to make. After the meeting I spoke with one of the representatives from Dudeck about the status of the Biological Studies. He said they were complete and there were a few other studies in process that need to be completed. This seems odd since you were asking the public to identify areas of study and yet the studies appeared to have either been completed or underway. Please describe how the NOP process is handled and why the County waited until this time to seek public input? If a member of the public identifies something that needs to be studied under biological how will the County respond? Will it make the consultant go back and redo the surveys? What if it is an animal and there is no way to take an accurate survey until early next year during breeding season? Maybe you can address this from the County's perspective since it would apply to all projects if this is the standard procedure.

Thank you very much for taking time to review my comments. Please contact me if you have any questions. I would like to receive a printed copy of the DEIR once it is completed. It is too hard for me to access some forms of digital files.

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