

MEMORANDUM

To: Mark Slovick, County of San Diego
From: Brian Grover, Dudek
Subject: Deer Springs Oaks Mobile Home Estates Masonry Fence Analysis
Date: June 15, 2018

Dudek understands that Newland Sierra, LLC (Newland) and Deer Springs Oaks Mobile Home Estates (DSO) have been discussing an agreement under which Newland would construct a 6-foot tall, approximately 1,010-foot long masonry fence as part of the improvements to the Deer Springs Road and Mesa Rock intersection directly adjacent to DSO's property. While the DEIR's noise analysis for that stretch of Deer Springs Road identified less than significant impacts at Noise Measurement Location O1 (reference DEIR Table 2.10-12) in front of the DSO property, Newland is considering this improvement as a neighbor accommodation. The wall location and alignment has been discussed with the County of San Diego (County), and the County has agreed to provide an encroachment easement for a fence within the County's right-of-way (within the future 10-foot parkway on the new road section). The masonry fence would be constructed of Woodcrete or a similar product, and would resemble a wood fence.

This neighbor accommodation is not required as mitigation for noise impacts related to the proposed Newland Sierra project. The existing noise level at DSO's property was calculated as 72 dBA CNEL, and the future noise level with the proposed Newland Sierra project would be 73 dBA CNEL. A 1 dBA increase is less than the County's threshold of a 3 dBA increase that would trigger an impact.

Based on Dudek's review of this masonry fence, we have not identified any new impacts that would occur as a result of its inclusion in the overall Newland Sierra project. Construction of the masonry fence would occur simultaneously with the improvement of Deer Springs Road; therefore, the allocated construction equipment for that work effort (and associated impacts) would be utilized to construct the masonry fence, and no additional equipment would be needed. Views of the masonry fence from Deer Springs Road would be consistent with the character of the improved Deer Springs Road corridor, and would be experienced briefly by passing motorists. The masonry fence would not impact any sensitive habitat, cultural resources, agricultural resources, mineral resources, water quality, or paleontological resources, and would be subject to the appropriate mitigation measures required for the Newland Sierra project. For these reasons, no additional analysis is necessary beyond what is included in the Final EIR for the Newland Sierra project.