

I-210 Mark Jackson (1)

Comment Letter I-210

1 | Page of 2

August 12, 2017

To: Ashley Smith, LUE Planning Manager
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
Ashley.Smith2@sdcounty.ca.gov
(858) 495-5375

CC:

Subject: DEIR Public Comments regarding Sarver Lane Offsite Private and Public Road - Newland Sierra General Plan Amendment and Specific Plan PDS2015-GPA-15-001 (GPA), PDS2015-SP-15-001 (SP).

Dear Ms. Smith:

Summary

There are three major issues with the DEIR's disclosure of impacts to Sarver Lane offsite of the proposed Newland Sierra Project:

A). The County's DEIR is unclear whether Sarver Lane from the Project boundary south to the Deer Springs Road intersection will become a County Public Road along its entire length, or have sections that will continue to remain a Private Road.

B) The County of San Diego DEIR and its supporting documents do not provide adequate impact disclosure information for Sarver Lane Private and Public Road Right of Way (ROW), impacts to existing driveways, drainage and brush management easement rights, and temporary construction easements required offsite of the Newland Sierra Project.

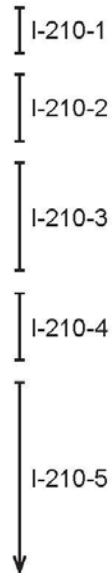
C). Design Exception Requests # 3 and # 4 to decrease the width of travel lanes and lower design speed are inappropriate given the Emergency Access significance of Sarver Lane to existing residents and future Project population.

Issue A) – Is Sarver Lane from the Project southern Boundary to Deer Springs Road to become a Public Road?

Currently, only the first approximate 1,500 feet of Sarver Lane north of Deer Springs Road is a County Public Road.

Is it the intent of the County in this General Plan Amendment to annex the entire length of Sarver Lane as a Public Road from Deer Springs Road to the Project Boundary?

Required Action: A yes or no answer.



Issue B) – The Preliminary Grading Plan does not have adequate resolution to determine impacts

Impacts to existing driveways along Sarver Lane offsite of the Project, drainage, construction easements, brush management easements, and drainage easements are not indicated in enough resolution to determine impacts to existing property owners.

Required Action: Prepare a Right of Way Analysis for Sarver Lane offsite to Project south the entire length to Deer Springs Road intersection similar to the one performed for Deer Springs Road.
<http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/Newland%20Sierra/Newland%20DEIR/ROW%20Exhibits%20-%20Deer%20Springs%20Road.pdf>

Include in the Right of Way Analysis:

- Right of Way, Temporary Construction Easements, Drainage Easements, and Brush Management Easements, and where additional ROW needs to be acquired (if any).
- Indicate existing driveways and disclose any impacts to driveways or existing structures
- Prepare the Analysis As proposed by the Applicant (with Design Exceptions 3 and 4) **and** without Design Exceptions

C). Design Exception Requests # 3 and # 4 to decrease the width of travel lanes and lower design speed are inappropriate

Design Exception Requests # 3 and # 4 for Sarver Lane that reduce travel lane width and design speed of the Project's major Westerly access point for 6,600 future residents + existing residents seems to the Public as inappropriate.

Required Action: State the County's position on Design Exception Requests # 3 and #4 and the rationale for the County's proposed position to accept or deny the requests.

Sincerely,



Mark Jackson
9550 Covey Lane
Escondido, CA 92026
760-731-7327
jacksonmark92026@gmail.com

I-210-6
Cont.

I-210-7