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Comment Letter I-34

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RE: Newland Sierra, Log NO. PDS2015-ER-15-08-001; SCH NO. 2015021036. Project Numbers: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597, PDSXXXX-HLP-XXX.

Dear Ashley,

Thank you for allowing me to make comments to this Draft EIR.

First of all there needs to be a freeway interchange at the northeast area of the project. There is a Deer Springs Fire station at Circle R road. If there is a fire, or an emergency or health issue call and that is the engine that needs to respond (others may be tied up with other calls), that engine has to fight the traffic all the way down Lawrence Welk Road to Deer Springs Road just to get to a home in the northeast part of the project which is the Mesa neighborhood. They have to go down Champagne Boulevard all the way through the I-15 Interchange area, travel to Deer Springs Road, then onto Mesa Rock Road and then enter the project at that point and drive all the way to the Mesa Neighborhood, when they could have just cut into the project at the northeast corner **saving many minutes**.

What would the response time be with the project as is, in this scenario?

In the above scenario what would the response time be? I do not believe it can be achieved in 5 minutes.

What would the response time be with an entrance at the Northeast corner of the project?

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Also, if you live in the Mesa Neighborhood and want to go north on the I-15, you would first have to drive south to Deer Springs and then go north on the I-15. How does this contribute to the traffic gridlock and to pollution?	I-34-2
All of the projects entrances/exits are on Deer Springs Rd, or the <i>questionable</i> Camino Major, which depending on what sentence in the EIR you are reading, you get a different option for what this road is really going to be used as. Without an exit somewhere that does not dump onto Deer Springs Rd, how do those in the project as well as the neighbors on Deer Springs evacuate if the fire is coming from Deer Springs Road?	I-34-3
Is the electric bike share a free program or is that going to be coin operated or will that be paid for by HOA fees?	I-34-4
I also wonder what would the difference be in CO2 emissions with building a project on Newland Sierra land according to the General Plan vs building this project as presented in the EIR?	I-34-5
How will this project help the “homeless problem”?	I-34-6
How will this project help the “affordable housing” problem? The developer has stated that this project is not “affordable housing”, but it is “attainable” housing. What does that term mean?	
How does doing this project with its 2,000% increase in density help either of these problems?	
What are the differences in pollution in the construction phases, if this project were built in conformance to the General Plan vs. this plan as stated in the EIR?	I-34-7
How many lanes will be built over the I-15 freeway? Who will pay for that?	I-34-8
Who pays to widen Twin Oaks Valley Road south of Buena Creek Road?	I-34-9
How many trips per day will the shuttle to the Escondido Transit Center have per hour? What will the hours of operation be?	I-34-10
During the 10-15 years or more of construction, will the shuttle be in operation for all the construction workers during this entire time?	I-34-11
I also wonder what would the difference be in CO2 emissions with building a project on Newland Sierra land according to the General Plan vs building this project as presented in the EIR?	I-34-12

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The remainder of my comments will be in response to the brochure that Newland Sierra left on all the seats at the County meeting that was held in San Marcos last month on the EIR.

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Their pamphlet seems very deceptive. I think you really need to read between the lines to find out what they are really telling us, or not telling us.

The brochure states that “Every home in Newland Sierra will be solar powered”. What exactly does that mean? Does it mean that panels are on the roof but they are not operational? That the homeowner would have to have someone hook them up? Or does it mean that they are hooked up and ready to go?

I-34-14

“Every garage will have an electric vehicle charger”. Do they mean wired for, or do they mean operational?

I-34-15

Will every housing unit have a garage? 2,135 garages?

I I-34-16

“Single family homes will be pre-plumbed for grey water systems”. First of all I see the word “systems”. Then I wonder if they will be operational or not?

I-34-17

The Newland Sierra brochure states: Newland Sierra will FIX Deer Springs Road. What will the road grade be when they “FIX” it? What is the road grade now?

I-34-18

When is the Buena Creek roundabout being built? Is it stated in their brochure that was on our chairs at the County meeting last month that they are “including a roundabout option for the Buena Creek/Monte Vista Drive Intersection”. When will they build this roundabout or is this another “pie in the sky” idea to pacify the people who live in the Buena Creek area?

I-34-19

This draft EIR needs to be revised and recirculated.

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Sincerely,

Allen F. Binns

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