

**I-388 Lindsay Townley**

Comment Letter I-388

**From:** [Lindsay Townley](#)  
**To:** [Smith, Ashley](#)  
**Cc:** [CHIMOHOME@aol.com](#)  
**Subject:** OPPOSITION LETTER RE: THE NEWLAND SIERRA DEVELOPMENT ON DEER SPRINGS ROAD, SAN MARCOS.  
**Date:** Monday, August 14, 2017 3:45:25 PM

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To Ashley Smith,  
Planning and Development Services,  
County of San Diego.

Ref: The Newland Sierra Project, Deer Springs Road, San Marcos.

I am writing to express my strong opposition to the Newland Sierra Project.

While the project in and of itself appears to be an imaginative and attractive design **it does not belong in the proposed mountainous and incompatible location!**

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My objections to the proposed Newland Sierra project are myriad and include a regionally untenable increase in both freeway and surface road traffic, fire protection, water shortages, strain on existing sewage systems, and direct impact on the native environment reaching from Highway 15 southward through the Twin Oaks Valley and westward through the Buena Creek Valley.

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*The environmental impact report cannot address only environment-specific concerns, of which there are many, while ignoring the practical impact of the development on the neighboring communities to the proposed project.*

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The impact to the rural Twin Oaks and Buena Creek Valleys residents will be huge and life-changing. I bought my property in 1987 because it was in a low housing density area. Why is a project of such high density being considered when it is inconsistent with the General Plan for this area? Why is tax-payer money being wasted on devising such plans if the results are going to be ignored because of the ambitions of a corporate business entity.

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Over 30 years I have watched and have been directly impacted by the unrestrained urban sprawl that the County of San Diego has continually rubber-stamped. Most recently was the destruction of a natural canyon

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and its native habitat replaced by the “Quintessa” development. Its Average Daily Trips (ADT's), added to an already overburdened Buena Creek Road (BCR) from Riverside County and north Escondido commuters, and has contributed to making commuting for locals a difficult task, especially during peak driving times. In addition, BCR has no shoulders for bicyclists or pedestrians to access the much-hyped NCTD Sprinter commuter train and there is no mitigation proposed in the Newland Sierra DEIR.

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The fact that BCR was designated in the 1970s as a future four-lane road has been repeatedly used as an excuse by County Planners and Supervisors to justify additional development in our community. However, it has been requested by the community and Sponsor Group that this road be reclassified to a two-lane road. *County Planning officials have stated in meetings with community activists that the probability of ever having the funds to widen BCR and dealing with the failed BCR/South Santa Fe intersection is close to zero; and that the local community would have to approve such a change, which all concede will never happen.* In addition, the Twin Oaks Valley Sponsor Group does not support the widening of BCR.

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I urge you to reject this fatally-flawed project for many valid reasons which include, but are not limited to, the following:

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>>>The project will add in excess of 21,350 daily trips to our already congested roads and freeways.

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>>>There is no guarantee that taxpayer money won't be used to fund mitigation to area roadways including the Mesa Rock Road and '15' freeway intersection.

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>>>The number of homes planned for this massive development exceeds the General Plan Update funded by taxpayer money and its findings relied upon by those same taxpayers.

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>>>Massive construction will not only clog local streets, but will result in significant noise and air quality impacts for 10 years. The surrounding area is home to many senior citizens with many health problems which will surely be exacerbated by this project's pollutions. In addition a sad casualty of this will be the famous Golden Door resort on Deer Springs

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Road which will be destroyed. This business gives 100% of its net profits for the protection of women and children who are victims of domestic abuse.

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>>>The project site is located in a severe fire hazardous zone with poor road access and fails to have an adequate evacuation plan. I am greatly concerned about existing fire danger, particularly coming from the east as has been typical of wildfires in northern San Diego County.

Especially because a new Newland-specific Highway 15 interchange is not in the plans, residents and commercial tenants will not attempt to flee the Newland Sierra development area and head east toward Highway 15 and into an oncoming westbound fire, even if Deer Springs Road has been widened; instead, for their own safety, they will head west into the Twin Oaks and Buena Creek Valleys. There will be traffic grid-lock.

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>>>While I am asked to conserve and yet pay even more for our precious water, a 2,135 home development is proposed right on my doorstep! And it is many miles from public transportation which is counter to the smart growth initiative currently being enacted throughout the county.

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While Southern California is in the midst of a long-term drought, this development will consume more than 1 million gallons of water per day. The issues of water shortages and future water demand that have been practically ignored by a politically manipulated water district must be addressed in the consideration of the proposed Newland Sierra development. Sewer overburdening must also be addressed. Both of these issues are larger than the Vallecitos Water District's technical and management ability to analyze and potentially remediate the looming situation.

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**QUESTION 1: I want to know specifically how the County of San Diego can justify building over 2,100 homes just east of BCR without a concrete plan of how BCR will be modified to accommodate its portion of the 21,000 +++ annual daily trips created by the proposed Newland Sierra project?**

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I expect a very specific answer from you about this issue including your specific and funded plans for the BCR traffic situation, knowing the additional burden that will be created by the proposed Newland Sierra development. This is *our* environment and we want answers from you on the impacts to it from this proposed development, and any planned remediation.

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**QUESTION 2:** Given that all or most traffic exiting the proposed Newland Sierra development will head west, how specifically will the county manage this deluge of fire-fleeing autos, horse trailers and the like, on Twin Oaks Valley and Buena Creek Roads?

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**QUESTION 3:** We want to know specifically how the County of San Diego can justify adding the water and sewage demands of over 2,100 new homes to the Vallecitos Water District; and specifically how will potential future water or sewage system shortages be apportioned to the existing parcels within the water district?

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Many residents here are also greatly concerned about the impact to native birds and wildlife not only in the proposed Newland Sierra development, but both north, south, east and west as a direct result of the proposed development.

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**QUESTION 4:** we live in a riparian habitat off of BCR and want to understand the specific impact upon not only the creatures that presently inhabit the proposed project area, but the impact to all four directions from it and radiating out into our specific BCR neighborhood and riparian habitat?

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This is a complex question, I realize, but the arrival of many creatures inevitably displaced by the Newland Sierra project will not only affect that immediate area but the properties for miles around, including ours. **Please provide us with an area-wide specific displacement and impact analysis by animal- and bird-type.**

In summary, the Newland Sierra proposal does not overcome the practical and environmental issues of its predecessor,

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Stonegate/Merriam Mountains. In addition, the County of San Diego's new transportation plan is intended to reduce "urban sprawl". If that is indeed the case, why specifically would the Newland Sierra proposal not fall under those guidelines and be declined by at both Planning and Supervisorial levels?

Please seriously consider these concerns and the opposition of the residents of the Twin Oaks and Buena Creek Valleys and reject the Newland Sierra Development.

Sincerely,

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