

I-421 Beth Winchel

Comment Letter I-421

From: mwinchel@cox.net
Sent: Monday, August 14, 2017 2:33 PM
To: Smith, Ashley
Subject: 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-TM5597, PDSXXXX-HLP-XXX.

Per Ashley, please accept my response to the review of the above referenced documents for the Newland Sierra project EIR.

Planning and Development Services
Project Processing Counter
5510 Overland Ave. Ste 110
San Diego, CA 92123

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-TM5597, PDSXXXX-HLP-XXX.

In reviewing the above docs I am concerned with many aspects of this development proposal to rezone this property. The project's impact to the area will forever change Twin Oaks Valley's character and charm. The valley is home to many different types of agriculture and livestock which is important to the sustainability of our area. Continuing in developing any area by rezoning contrary to plan - not in accordance to plan eventually catches up and results in unintended consequences. We do not want that to happen to our beloved Twin Oaks Valley. This project is not in accordance with any planning groups vision for our valley.

Water

We are constantly told that we have water shortages and more must be done to conserve. Yet when it comes down to it, we end up paying more and using less. Suddenly, it is no longer a problem? Water has always been a factor and has resulted in many avocado and orange groves to be abandoned just because of the limited resources and cost. Much water will be used because of the blasting and grading needed to do a project of this size.

Grading and blasting

This project will require 800 days to blast and grade to develop. It will require 10 years to complete phase 1 and 2. A majority of this property has large boulders of granite rock material both deep in ground and protruding from sides of steep terrain. A project this size on this property is not appropriate and too To develop this property to the magnitude proposed will result in further degradation to existing public facilities in place that is currently and severely lacking.

Air Quality during Construction

Air quality will be severely and negatively impacted when blasting and grading. The amount of particulate matter in the air will greatly increase during the projected 10 yr period of construction. This can not be mitigated and Silica dust is a health concern.

Traffic and Circulation

Traffic in this area has increased greatly with the urban sprawl of development over the years. Adding a couple of lanes of highway on roads fronting the property they are asking to rezone will only add to the number of cars currently driving thru the valley (similar to the 76



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situation) prior to making it a freeway thru our beautiful country. This projects stated "shared responsibility" in road improvements is an insult to all current residents and taxpayers. The negative impacts to surrounding areas and casinos in Valley Center have not been adequately addressed by new development. It has only made it WORSE. There is no additional interchange to be added to the 15 so the additional daily traffic just to build this project. Right now if there were an evacuation of this area due to fire or any other disaster, there would be total gridlock and loss of life. Build according to the plan. This project is too big for the property and its geography.

We have plenty of general commercial zoning areas, we do not need more. There is plenty of affordable housing areas presently zoned in the new general plan. Lets adhere to the plan and Please save Twin Oaks Valley!.

Respectfully,

Beth Winchel
777 Dorothea Ave
San Marcos, CA 92069

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Cont.
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