

I-58 Aimee Bullock

Comment Letter I-58

Planning and Development Services
County of San Diego
5510 Overland Ave
San Diego, CA 92123
Attn: Ashley Smith, Environmental Planner

August 14, 2017

RE: Newland Sierra Draft EIR

Dear Ms. Smith:

I am writing to respectfully submit my opposition to the proposed Newland Sierra Project after reviewing the Draft Environmental Impact Report.

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The proposed change of land use would have an adverse impact, not only to the community, but to every person and every way of life that has existed here for decades. The change to the General Plan without the consent and approval of those that live here would be a travesty and injustice perpetrated on the hundreds of people that were relying on the longevity of the plan.

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Speaking personally, my Husband and I bought into this community a short time ago. He is a general contractor and we welcome development. The reason we relocated here from Oceanside is for the rural nature of the area and knowing our investment would be protected by the general plan. We understood this project was rejected twice by the County Supervisors. This decision made us more confident to purchase in this area. We also own a 20 acre property within the County of San Diego. When the general plan 20/20 went into took effect our property was down zoned from 1 dwelling per 8 acres to 1 dwelling per 20 acres. We couldn't be angry knowing this plan was implemented to protect San Diego's future growth and the environment.

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My family and I oppose this project and have the following questions and concerns:

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The EIR is very open ended. There are nearly 7000 proposed homes including Fallbrook, Valley Center, Escondido and San Marcos. In Fallbrook, three projects totaling 1878 is already approved by the county. Did the EIR include future growth into the report?

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Biology

- The Merriam Mountains is rattle snake, scorpion, coyote and tarantula haven. We have encountered these creatures multiple times the few months we have lived here. Will authorities and animal control have the capacity to handle these calls / encounters from residents? We are concerned the project will force these species out of the habitat into urban communities where they will perish. The impacts of residents using the open space inappropriately and human contact should be fully studied in the EIR.

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- We also have concerns with the farmlands in the area. How would the 10 years of blasting, rock crushing, silica dust and pollution of air and water affect nearby orchards and other vegetation. Destruction of the orchards and other flora / fauna will affect the areas aesthetics, reduce property values and diminish neighborhood appeal and potentially crop production. The loss of habitat due to the proposed project should be mitigated locally and not off-site in Ramona where land is cheaper. The Merriam Mountains serves as a critical area for wildlife movement and connectivity. Newland Sierra should be required to purchase in this movement area.
- The EIR does not state what impact Toxic run off from wider roads, parking lots and other paved surfaces would cause.
- The EIR does not discuss encounter of ground water contamination during mining and blasting.

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Eminent Domain

- The EIR does not include how building new roads and a mass development would burden property owners and their land. Any planned eminent domain should appear in the EIR.

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Traffic

- Significant impacts to surrounding highways are not adequately mitigated. A Commitment to pay fees without any evidence that mitigation will actually occur is not an adequate mitigation. Payment of impact fees for improvements where there is no evidence that the improvements are feasible does not constitute the necessary commitment to mitigation. Highway 78 from Nordahl to Twin Oaks Valley Road has been considered one of the worst bottle necks in San Diego County per Caltrans. Traffic on I15 has increased by 6%, attributed to families purchasing larger houses in Menifee, Murrieta or Temecula for the same price as an older smaller home in San Diego County. Improvements to these highways are decades away.
- EIR did not measure the effects bike lanes would have on traffic and if it would cause more congestion.
- Traffic analysis did not state which study area they used to determine impacts.

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Fire

- There is no indication when the developer plans to widen Deer Springs Road. Fire would cause a real imminent danger. Each egress from the development site eventually dumps onto Deer Springs Road. The residents of this community have a number of horses and livestock. There are also a number of equestrian centers and horse boarding facilities that would require large trailers to move these animals. This should be analyzed in the EIR. Deer Springs Road would no doubt be gridlocked during an evacuation. Newland Sierra should be required to construct a dedicated I15 on / off ramp to prevent a grid lock on Deer Springs Road during an evacuation.

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Mineral Resource

- The proposed Warner Ranch Project would have a significant impact on MRZ-2 Mineral Resources. The combine estimated value of these resources is 43,000,000 which exceed the

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county guideline. The Newland Sierra development would cause an approximate \$63,000,000 loss. This would be over \$100,000,000 million loss in construction material. Did the EIR account for future mineral resource loss from proposed developments?

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Noise

- What affect will the vibrations from blasting and rock crushing have on residents homes structures, foundation, driveways, water wells and septic. A majority of the homes have been built atop of hills with extensive rock formations in them.

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Economic impact

- How will the proposed commercial space affect local small businesses?

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Thank you in advance for your time and careful consideration of my above concerns and questions.

Sincerely,



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