

I-71 Dennis Cavallari

Comment Letter I-71

Santos, Catherine

Subject: FW: Comments to Newland Sierra EIR
Attachments: Comments to Newland EIR HVZC 8.14.17.pdf

From: Stefanie Schubert [<mailto:sozul3@gmail.com>]
Sent: Sunday, August 13, 2017 10:44 PM
To: Jacob, Dianne; Cox, Greg; Gaspar, Kristin; Roberts, Ron; Horn, Bill; Wilson, Adam; Avina, Victor; Pagoio, Jason; Granda, Adrian; melanie_wilson@sdcounty.ca.gov; Gretler, Darren M; jdesmond@san-marcos.net; esanchez@ci.oceanside.ca.us
Subject: Fwd: Comments to Newland Sierra EIR

Comments from the president of the board of the Hidden Valley Zen Center, a 501c3 religious organization located at 2626 Sarver Lane and 2600 Sarver Lane. Serving the community since over 50 years. Religious organizations and their practices are protected by law!

Dear Ms. Smith:

Attached please find a PDF copy of written comments to the Newland Sierra Draft EIR.

Thank you for addressing community concerns.

Dennis Cavallari

Dennis Cavallari
Hidden Valley Zen Center
President, Board of Directors

I-71-1

Comment Letters

Hidden Valley Zen Center
2626 Sarver Lane, San Marcos, CA

August 13, 2017

Ashley Smith
San Diego County
5510 Overland Ave, Suite 310
San Diego, CA 92123

REFERENCE: Comments to the Newland Sierra Project CEQA EIR

Dear Ms. Smith:

Outlined below please find comments to the Newland Sierra Project CEQA EIR. These comments come from me as the President of the Board of Directors for Hidden Valley Zen Center, located at 2626 Sarver lane which will be directly impacted from the use of Sarver Lane as a main entry and exit to the proposed project.

I-71-2

Greenhouse Gas Emissions:

1. I am unable to find any reference or study of greenhouse gas emissions and how they will have a direct bearing on the outdoor and indoor religious practices of the members of Hidden Valley Zen Center.
2. Under the Religious Freedom Restoration Act and Religious Land Use and Institutionalized Person Act Hidden Valley Zen Center will be impacted beyond repair and the impacts will not be able to be mitigated. Newland's proposed development will be nothing short of a land taking of Hidden Valley Zen Center through all of the unmitigatable impacts.

I-71-3

I-71-4

Land Use & Planning:

1. The EIR did not take into account the growth inducement this project will create within the immediate community it will have direct bearing on. Once this property is approved the Zen Center, 23 acres, the Golden Door Spa and the various other large agriculturally used parcels will all come into play for future urban development and this was not studied or modeled.
2. The EIR did not study or model the impacts on how taking a whole section of county, which has been set aside in the General Plan to be rural, will have on going and long-lasting effects on north county from all impact disciplines.
3. The EIR did not study the cost impacts to the county tax payers and the residual cost effects if the General Plan is modified to accommodate this use.
4. The draft EIR ignores the Project's fundamental conflicts with the County's General Plan by wrongly dismissing all planning and land use issues as "not a significant impact". This needs to be addressed.

I-71-5

I-71-6

I-71-7

I-71-8

Transportation/Traffic:

1. The EIR did not study mention or study the fact that Caltrans does not have money for freeway (I-15) improvements necessary to accommodate this proposed development and that there is no money allocated for improvements. Caltrans is working off the current General Plan and modifying the current general plan will not create the additional dollars necessary to improve I-15 which is now operating at F.
2. The EIR did not study the impacts on the actual use which will take place on Sarver Lane. There was a complete oversight by the EIR consultant and developer to study the impacts on Sarver Lane and the immediate community using Sarver Lane which is a private road way just north of Hidden Valley Zen Center.
3. All of the EIR TDM measures are urban measure and not applicable. There are more trips than they are forecasting and this needs to be properly modeled.
4. I was unable to find the Sarver Lane alignment, as proposed, in the EIR.
5. Newland will cause I-15 to be gridlocked – at failing level of Service “F” – from Escondido to the Riverside County line – yet, Newland won’t contribute any money to mitigate impacts to the mainline freeway. These impacts and costs need to be studied and addressed through monetary mitigation and modeled in the County Fiscal Impact.

I-71-9

I-71-10

I-71-11

I-71-12

I-71-13

Air Quality:

1. The EIR did not model or study the air quality/air pollution impacts on Hidden Valley Zen Center

I-71-14

Hydrology & Water Quality:

1. It appears Newland Sierra is contemplating modification of the flood plain on land owned by Hidden Valley Zen Center. Newland Sierra needs to study their best alternate because Hidden Valley Zen Center will not allow Newland Sierra to modify any land owned by Hidden Valley Zen Center.

I-71-15

Noise:

1. Sarver Lane was never analyzed, they the EIR didn’t show the street alignment and the noise impacts along Sarver Lane wasn’t modeled. 6000 trips not studied or modeled will have significant impacts.

I-71-16

Thank you for assisting the community with assessment of proper EIR study.

Sincerely,

Dennis Cavallari

Dennis Cavallari
President
Hidden Valley Zen Center

INTENTIONALLY LEFT BLANK