

I-15 Wayne P. Armstrong

I-15-1 The comment states concern about the Newland Sierra project and says that the commenter has conducted numerous surveys of plants and insects in the ranges bordering Twin Oaks Valley, San Marcos. The comment states that in addition to endangered species (e.g., Rainbow Manzanita) and some unusual insects, the Merriam Mountains have a diverse flora and fauna and are an important wildlife corridor for mountain lions and bobcats.

Potential impacts to endangered or sensitive species have been adequately analyzed in Section 2.4.12.1 Candidate, Sensitive or Special-Status Species and mitigation measures have been provided to substantially lessen or avoid significant impacts. As stated in Section 2.4.16.1, impacts to sensitive plant and wildlife species would be less than significant with mitigation.

Regarding wildlife corridors, please refer to **Topical Response BIO-1**. Impacts were analyzed in Section 2.4.12.4 Wildlife Movement and Nursery Sites. The movement of mountain lions, bobcats, and other medium to large species have been analyzed therein. Mitigation measures have been provided to substantially lessen or avoid significant impacts. As stated in Section 2.4.16.3, impacts to wildlife movement would be less than significant with mitigation. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

I-15-2 The comment states that an archeological study was conducted on this property and was the Master's thesis of Leslie Quintero at San Diego State University in the 1980's. The County acknowledges the comment and notes that it does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

I-15-3 The comment expresses concern regarding the project's effects on the residents of northern San Diego County, primarily in the San Marcos area. The commenter states that as a resident of Twin Oaks Valley they have been under severe water restrictions and exorbitant water rates. The comment states that we can't afford to have additional enormous housing developments without addressing critical water needs. A full analysis of water demand and water supply has been provided in Section 2.14.1.4 Water Supply Analysis of Project Effects and Significance Determination on pages 2.14-37 through 2.14-48. As determined therein, impacts regarding water supply would be less than significant. The County will include the comment as part of the

Comment Letter Responses

Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

- I-15-4** The comment states that the fire danger in this area is extreme and even with two entrance roads, fires can cause a serious threat to residents and fire fighters. The proposed project includes two Fire Protection Plans, one for the portion of the project within the Deer Springs Fire Protection District (Appendix N-1 and N-2), and one for the portion within the San Marcos Fire Protection District (which only includes the Sierra Farms portion of the project, Appendix O). Collectively, these FPPs are referred to as the “the project’s FPP” (Appendix N-1, N-2 and O). The FPPs address several important aspects of being located within a VHFHSZ, including fire history, flame-length modeling based on site vegetation and climate, project design, compliance with applicable fire codes, and emergency evacuation. The DEIR concludes that even though the project is located with a VHFHSZ, “the proposed project would comply with all applicable fire codes as described in the project’s FPP, [and] wildfire hazards would be less than significant.” (DEIR p 2.8-21)

Second, with respect to emergency access, Appendix N-2 is the Evacuation Plan for Newland Sierra, which was prepared in coordination with the Deer Springs Fire Protection District and County of San Diego, and does not conflict with existing evacuation and pre-plans. From Page 2.8-20 of the DEIR, “the intent of the evacuation plan is to guide implementation of an evacuation procedure such that the process of evacuating people from the Site is facilitated in an efficient manner and according to a pre-defined, practiced evacuation protocol.” Please see **Topical Response HAZ-1**.

The comment also states that they know how treacherous fires can be when fanned by Santa Ana winds and states that in their opinion no housing should be allowed on upland sites in fire areas. The County acknowledges the comment and notes it expresses the opinions of the comment, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project. No further response is required or necessary.

- I-15-5** The comment states how congested Deer Springs Road is during rush hour and says that at least twice a day Deer Springs Road is gridlocked from I-15 to Twin Oaks Valley Road. The comment states that an additional 2,135 homes would make traffic in deplorable and unavoidable and that nearby County roads cannot support this increase in traffic. With respect to the increase in traffic due to the proposed project and the inability for surrounding roads to support the increased traffic, this comment

Comment Letter Responses

does not challenge the adequacy of the analysis contained in the DEIR. However, impacts have been adequately analyzed in Section 2.13 Traffic and Transportation and mitigation measures have been provide to reduce or substantially lessen potentially significant impacts. Please also see **Topical Responses TR-1 and TR-2**.

- I-15-6** The comment urges for a vote against the project and states that it is inconsistent with the General Plan. The commenter is referred to **Topical Responses LU-1 and LU-2**. The comment also states that the project will have a negative impact on traffic, water, wildlife, fire danger, condemnation of property, noise from construction, grading, blasting, rock crushing, and dust. The County acknowledges the comment and notes that it addresses general subject areas, which received extensive analysis in Sections 2.3, Air Quality, 2.4, Biological Resources, 2.8, Hazards and Hazardous Materials, 2.10, Noise, 2.13, Transportation and Traffic, and 2.14, Utilities and Service Systems, of the Draft EIR. The comment does not raise any specific issue regarding that analysis and, therefore, no more specific response can be provided or is required. The County will include the comment as part of the Final EIR for review and consideration by the decision-makers prior to a final decision on the project.

INTENTIONALLY LEFT BLANK