

I-46 Steve and Valerie Blue

- I-46-1** The County acknowledges the comment as an introduction to comments that follow. This comment is included in 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-46-2** The comment states that the project would add 28,000 new trips per day to the local roads and would bring I-15 traffic to level “F”. The comment restates information contained in the Draft EIR and does not raise an environmental issue within the meaning of CEQA. Specifically, Section 2.13.6 projects the anticipated project trips. Section 2.13.9 analyzes the project’s impacts to the transportation network, including impacts to freeway segments. The DEIR identified impacts TR-18 (I-15 from Deer Springs Road to Pomerado Road) and TR-41 (I-15 from Old Highway 395 to Pomerado Avenue) as a significant and unavoidable direct and cumulative impacts, respectively. Please see **Topical Responses TR-1 and TR-2**. 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-46-3** The comment states that the project proposes to widen Deer Springs Road to six lanes and build a new I-15 interchange, drawing thousands of cut-through commuters. The project does not propose or require widening Deer Springs Road to six lanes. Please see **Topical Response TR-4**.
- Regarding the comment that Newland plans to start building before Caltrans finishes its analysis and approval of a re-designed interchange at Deer Springs Road and I-15, the County does not agree with this comment. Please see **Topical Responses TR-1 and TR-2**.
- I-46-4** The comment states the Vallecitos Water District projects a water supply deficit for the next 20 years and the districts Water Supply Assessment requires a 36% reduction by existing customers to serve the proposed project. The following statement was published by VWD:

The Vallecitos Water District is not in a drought emergency and therefore is not imposing any mandatory water-use cuts (reductions). In addition, the District would never impose water-use reductions to any customers to allow for any proposed development, including the Newland Sierra project.

To continue to provide reliable water service to our customers, Vallecitos is guided by its Master Plan, which analyzes existing and future land uses, as well as current water demands and trends, to evaluate the existing and future

Comment Letter Responses

water needs for District customers well into the future. Even with the 1,624 acre-feet* of annual water demand projected for the proposed Newland Sierra development, the District has already anticipated greater water use (1,825 acre-feet per year) identified for this property during the 2017 Master Plan process without the development. In other words, even if this development moves forward, the District will have sufficient water supplies for all new and existing customers.

During the recent drought, the cutbacks to our customers were not due to a supply shortage, as Vallecitos had sufficient water supplies. The cutbacks were mandated by an Executive Order from Governor Brown. Even during the depth of the drought, Vallecitos' water provider - the San Diego County Water Authority (SDCWA), projected 85,196 acre-feet of water in storage after assuming an additional three consecutive years of drought. Since the drought has ended, SDCWA now has 171,000 acre-feet of water in storage, and no restrictions on deliveries to the Vallecitos Water District, or any agency. This is in addition to the drought-resilient water available from the Pacific Ocean from the District's direct connection to the Claude "Bud" Lewis - Carlsbad Desalination Plant."²¹²

Regarding the proposed projects impacts to water supply, the DEIR analyzes water supply in Section 2.14.1, Water Supply and Service. The proposed project would increase overall demand for potable water; however, the DEIR compares the planned water usage for the project Site with the estimated water demand based on the proposed project land uses and water conservation measures and concludes the impacts to water supplies would be less than significant. For additional detail, refer to **Topical Response UTL-1 and UTL-2.**

- I-46-5** The comment states that the project is in a Very High Fire Hazard Severity Zone and says that the project does not provide enough emergency access routes and that gridlock would result during an evacuation. First, the comment restates information already contained within the Draft EIR. The Draft EIR addresses the project's location in a VHFHSZ in Section 2.8, specifically, page 2.8-17 states, "The proposed project is situated in an area that, due to its steep terrain, heavy fuels, adjacent ignition sources, and fire history, is subject to periodic wildfire. The project Site and the nearby communities of Castle Creek, Hidden Meadows, and Lawrence Welk Resort are all located in a Very High Fire Hazard Severity Zone, as designated by CAL FIRE." Second, with respect to emergency access, Appendix N-2 is the Evacuation Plan for Newland Sierra, which was prepared in coordination with the

212 <http://www.vwd.org/Home/Components/News/News/2358/18?backlist=>

Comment Letter Responses

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.” See **Topical Response HAZ-1**.

- I-46-7** The comment expresses concern regarding gridlock during an evacuation and asks if a study has been done to assess the traffic on Champagne Boulevard should an evacuation be called for, especially if I-15 were to be closed for fire-fighting, and traffic is diverted to Champagne Boulevard. 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.” Appendix N-2 identifies the proposed project’s evacuation road network, including internal roads which connect to three primary ingress/egress roads, and ultimately connect to major evacuation routes, including, Deer Springs Road, Sarver Lane, North Twin Oaks Valley Road, Buena Creek Road and Interstate 15. See **Topical Response HAZ-1**.
- I-46-8** The County acknowledges the comment and notes it expresses opposition to the project, and provides concluding remarks that do not raise new or additional environmental issues concerning the adequacy of the Draft EIR. For that reason, the County provides no further response to this comment.

INTENTIONALLY LEFT BLANK