

### I-63 Dave and Penny Burkle

- I-63-1** 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-63-2** 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-63-3** The comment expresses concern regarding escape routes and the difficulty they've had evacuating during a fire due to gridlock on the I-15. Please see **Topical Response HAZ-1** for a more detailed explanation of evacuation. 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. In addition, the proposed project includes improvements to Deer Springs Road which would increase capacity of the main evacuation route compared to the existing condition. Further, improvements to North Twin Oaks Valley Road and Buena Creek Road would expand capacity of the network to assist evacuation efforts for the surrounding community.
- I-63-4** The comment states that there are inadequate roads to handle existing traffic let along with increased density. Potential traffic related impacts during construction and operation have been adequately analyzed in Section 2.10 Transportation and Traffic. The comment addresses general subject areas, which received extensive analysis in the Draft EIR. Please also see **Topical Responses TR-1 through TR-3**. 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.

## Comment Letter Responses

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**I-63-5** The comment states that while we have a short reprieve from the drought, our water supply cannot support this level of growth.

Regarding the proposed projects impacts to water supply, please refer to **Topical Responses UTL-1** and **UTL-2**. 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.

**I-63-6** The comment states that they are concerned with rural character and endless sprawl and that this is not the right path for this area. 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 project was evaluated for consistency with the County's General Plan Guiding Principles, Goals, and Policies which address issues related to community character, development, conservation, and transportation. Please see Appendix DD to the 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.

**I-63-7** The comment states that plans and funding for schools and public facilities are inadequate. The comment addresses schools and public facilities, which received extensive analysis in the Draft EIR in Section 3.5 Public Services. The County also notes that the project would generate nearly \$19 million in school fees to the San Marcos Unified School District, the Escondido Union School District, and the Escondido Union High School District as well as provide a six-acre kindergarten through eighth grade school site in the project's Town Center neighborhood. Please see Appendix JJ-23, *Newland Sierra – Estimated Fiscal Benefits of Newland Sierra Project*, to the Final 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.

**I-63-8** The comment requests that this project be stopped since a nearly identical one was voted down a few years ago, and suggests that the county focus on smaller more affordable developments. The County acknowledges the comment and notes it expresses opposition to the project and the opinions of the commenter, and does not raise an issue related to the adequacy of any specific section or analysis of the Draft EIR. Please see **Topical Responses LU-1** and **LU-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.