

## Neufeld, Darin

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**From:** Slovick, Mark  
**Sent:** Monday, March 16, 2015 7:48 AM  
**To:** Neufeld, Darin  
**Subject:** FW: Newland Sierra Comments on NOP

Mark Slovick, Planning Manager  
County of San Diego | Planning & Development Services  
T. 858.495.5172

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**From:** [Royalviewranch@aol.com](mailto:Royalviewranch@aol.com) [<mailto:Royalviewranch@aol.com>]  
**Sent:** Sunday, March 15, 2015 6:19 PM  
**To:** Slovick, Mark  
**Subject:** Newland Sierra Comments on NOP

March 14, 2015

Allen F. Binns  
2637 Deer Springs Place  
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**RE: NEWLAND SIERRA, PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597, LOG NO. PDS2015-ER-08-001 NOP Comments**

Dear Mr. Slovick,

If the developers built to the General Plan they would not have these issues to consider. There should be no more than a 10% increase in density from what the General Plan allows. It is all about the money. The Developers want to make a killing, the County wants the taxes and they want the Developer application fees and building fees. That is why the County even entertains these large proposals.

**Fire:**

If the County is considering an increase of 4,000% in density in what is called a “**very severe wildfire area**”. I don’t think it is too much to ask that the developer “red curbs” every street in the entire development. **There should be no street parking.** The developer should provide enough parking for each home as well as visitor parking. All parking should be either in their garages or in their driveway, so that when there is a fire we won’t be hearing that the firemen where unable to fight the fire because they could not get access through the congested streets and that several people died.

**All roads should be wider than the “minimum standard” throughout the entire development.**

We are talking about adding about 8,000 – 10,000 more people in a “**very severe wildfire area**”.

There is also going to be people fleeing their homes during an evacuation, so we don’t need more congestion on the streets by allowing street parking.

**Water:**

Once again, If the County is going to allow a 4,000% increase in density over the General Plan then since we are in a severe drought and have been in a severe drought for several years now with no end in sight, each home should be equipped with a hot water recycling pump, so that people do not turn on the shower or faucet and wait several minutes for the water to get hot.

**Recycled Water:**

Since we are in a severe drought with no end in sight, the developer should be required to have recycled water to be used during the grading, blasting, crushing and hauling periods. Also, there should be recycled water used for planting of vegetation as well as the watering upkeep of the green areas.

In the last iteration of the Merriam Mountains project there was no purple pipe availability. That is a prime example of why these large developments should not be urbanizing the back country where there is no purple pipe infrastructure.

When you allow development on the sides of mountains you need to increase the amount of water used due to the erosion factor on these sites. They should not be using our drinking water.

When a developer buys a piece of property they know what the zoning is. They know how many homes there are allowed to build on the land. How does the County even consider a 4,000% increase in zoning?? I know it is all about the tax money, but there are many consequences from these massive developments.

How is it fair for people like myself who purchased a large parcel at a premium price, intending to have animals on their property and have a rural lifestyle? We knew what our zoning was, we knew what activities we wanted to pursue, and that is why we chose this home in this location. We didn't move to an area that was not zoned for horses and expect the neighbors to just put up with us!

What does this do to the Community Character of an area, just so a developer can make money?

**Parks:**

One more thing. How do you differentiate between a Public Park and a Private Park? Aren't all parks public? Parks should be centralized in the neighborhoods they serve in this development so that people do not have to get in to their cars and drive to the park.

Sincerely,

Allen F. Binns