

## Neufeld, Darin

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**From:** Slovick, Mark  
**Sent:** Friday, March 13, 2015 1:04 PM  
**To:** Neufeld, Darin  
**Subject:** FW: Newland Notice of Preparation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Nancie Froning [<mailto:froningn@yahoo.com>]  
**Sent:** Friday, March 13, 2015 10:37 AM  
**To:** Slovick, Mark  
**Subject:** Newland Notice of Preparation

Mark,

Thanks for the presentation for the NOP for the Newland project and for allowing our input.

I believe that the NOP has not included the entire project description.

\* What will be the roads out of the project? Has the project considered going out at Gopher Canyon to ease traffic?

\* What are the water impacts during construction and after the residents move in? The EIR should address the drought.

It does not seem fair that we have to conserve and this project will use mass amounts of water!

\*Fire DANGER IS UNDERSTATED as this area has not burned for over one hundred years. The traffic will back up Deer Springs, Sarver Lane and Twin Oaks, so how does the Planning Commissions plan to address this problem? The roads need to be expanded before residents would move in, or there could be lives lost.

\*Traffic will be terrible during the expansion of Deer Spring, residents have gone through two expansions at the corner of Deer Springs and Mesa Rock Road already. We understand that it is proposed that the lanes not be expanded in front of the Golden Door, so that will create a bad bottle neck.

\*There is not any city bus service proposed for this part of town, is that being considered to reduce traffic?

\*Blasting and grading will be terrible to improve the roads and make way for the development on the proposed land. The mobile home residents on Mesa Rock, who are seniors, will not have peace!

\*Dust could also be a big problem for the seniors residents with health problems at the mobile home park on Mesa Rock and Champagne Village.

\*The Red Tape Reduction Ordinance, did I understand that changes can be made, as part of problem solving? Is it correct there there are no formal limits, on scoping and timing of potential changes? Can significant changes be accepted after the final project approval?

\*What are the incentives to the Project Managers at the Planning Department? How can this even be considered, it seems like a conflict of interest.

\*I believe I heard that this land was approved to be developed to have 95 homes, but the current project is asking for 2125 homes, how can that even be possible?

\* Can the surrounding schools handle the student increase? I know there is a proposed school, but not for all K-12 students.

We are counting on the Planning Department to be fair during this process to not only the developer but the residents that live in the surrounding communities.

Please include me in all correspondence: [froningn@yahoo.com](mailto:froningn@yahoo.com)

Thank you,

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