

Robbins Ridge Ranch

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Mark Slovick, Project Planner

County of San Diego

Re: Newland Sierra EIR

I am requesting the following be considered in the EIR report on the proposed Newland Sierra project.

1. Hazards and Public Services

- a. Review of the Fire Department and other agency reports on the evacuation issues experienced in the San Elijo area during the May, 2014 Coco fire. Address the issues of the impact of smoke on the evacuees.
- b. Address the issue of evacuation of both Hidden Meadows to the east, San Diego residents to the south and Twin Oaks residents to the west of the project.

2. Aesthetics

- a. Hilltop housing. The City of San Marcos has banned any more hillside homes and agriculture. Although this project lies in the county, the possibility exists that it may be annexed into the city. Will the project align with the city ordinance??? If not, why not?

3. Geology and soils

- a. Local residents and homebuilders are familiar with the Granite that lies beneath the ground. Since this project is located at the approximate elevation and within several miles of the elementary school now under construction at the top of San Elijo/South Twin Oaks Valley Road..... it should be noted how much cost overrun the SMUSD has experienced due to rock. The school is a small imprint compared to the Newland Project. There should be an extensive report that includes comparative history in the area in regards to needs for blasting, rock crushing and dust.
- b. We would also like attention paid to the soil and runoff. Over the years we have experienced a kill off of the larger mammals such as Deer, Cougars, Bobcats, Opossum and Skunks. As a result, we are overrun with squirrels and gophers. What plan will be in place to assure no hillsides collapse during heavy rainstorms? What

kind of holding areas will be created to hold back and slow down water runoff? How will this impact the creek running in the 100 year plain in Twin Oaks Valley? If there is a holding area for water, how will it be maintained and how will it be used during dry periods?

4. Public Services.

- a. Charter School Explain why a regular public school is NOT an Option. Explain the difference in requirements between a public school and a charter school. What will be the impact on the San Marcos, and Escondido School Districts who will receive students from the project. Compute the fossil fuel and other costs of transporting students to the local public schools.
- b. Water..... Can a provision be made that NO Water Wells will be drilled to serve the property? Water shortage is already affecting farmers in the Valley.
- c. Night lighting. Palomar Observatory needs to be contacted for comments on any affect the project will have. They should be asked to attach a letter with comments.
- d. Night lighting throughout the project. How will the community be affected by hundreds of night lights for roads in the development? I would request a digital picture be created of the potential night view of the project from at least 10 locations including the Golden Door, Tamara Lane, Sunshine Mountain, Elevado Road, Hardel Lane, and the San Diego County Water District facility.
- e. SDGE Underground the electrical and other wires will require extensive grinding of the earth. How does SDGE fit into the financing of this project?
- f. Cable services. Will there be a monopoly on cable services into the project or will multiple servers be included? What about broadband service?
- g. Water. Toilet to Tap should be considered and an explanation offered if rejected. How much water will it take to include a grape vineyard throughout the development?

5. Noise

- a. Residents can tell you how much fun it is to be awakened at 7 a.m. on weekend mornings when the practice shellfire from Camp Pendelton begins. That noise bombards us from miles away. What will the sound level be for us during the many months of blasting and grinding necessary to prepare the foundations?
- b. Currently trucks are permitted on Tuesday mornings to remove granite from N. Twin Oaks Valley. They create quite a bit of noise and pollution. How many truck loads will be using the area's roads during the construction? How can the extra pollution from the trucks be addressed?

6. Transportation and Traffic

- a. I believe this is a mammoth issue. The study must include a rework of the 15 Freeway interchange. It should address the idea of creating a new interchange north of the Deer Springs/Mountain Meadow on/offramps. It should address the proposed trash disposal site on Mesa Rock Road, as well as the need for traffic signals on Buena Creek Road, North Twin Oaks at Sycamore and at the Golden Door entrance.
- b. This area is currently NOT served by North County Transit. The EIR should examine the possibility of providing some kind of public transport, both within the

development and outside that would connect with the Sprinter at the Civic Center in San Marcos. This should be addressed along with the proposal for a “Senior” community.

- c. High Speed Rail. The report should consider the planned route and issues that might arise with the construction of the California High Speed Rail approved by the voters.

The current route is proposed to follow the 15 Freeway corridor into Escondido. What impact might this have on the residents of the housing units in the “Senior” and “Townhome” communities on the east side of the project?

- d. Plans call for a horse/bike path along the side of Deer Springs Road. The report should address safety issues of horses and bikeriders sharing the same path.
7. Agriculture Resources. Although the Water District says they have enough water to go around, they have raised agriculture water rates so high that many North Twin Oaks farmers have cut down their trees. The report should indicate how many acres have been taken out the last 5 years, and include interviews with local growers about their planned production estimates and water issues.
- a. Several community growing gardens should be considered in the report so that residents can grow some of their own food. Consideration should be made to a water wise garden.
 - b. The study should indicate that the issue of landscaping throughout the development has been considered. Water wise landscaping should be mandated.