

Neufeld, Darin

From: Slovic, Mark
Sent: Thursday, March 19, 2015 7:40 AM
To: Neufeld, Darin
Subject: FW: Cathleen Smith Fw: Newland Sierra PDS2015-GPA-15-001, REZ15-001, TM-5597 Log # ER08-001 EIR

Darin,

Could you please reach out to Kathleen and let her know we got her email and will include it?

Thanks,

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

From: smithfieldfarms@pacbell.net [<mailto:smithfieldfarms@pacbell.net>]
Sent: Thursday, March 19, 2015 7:12 AM
To: Slovic, Mark
Subject: Cathleen Smith Fw: Newland Sierra PDS2015-GPA-15-001, REZ15-001, TM-5597 Log # ER08-001 EIR

Hi Mark, Thank you for taking the time to speak with me yesterday. I found the email I had sent and had used the wrong email address @!! I am forwarding it onto you now...hopefully it will reach you this time. Best regards, Cathleen Smith

From: smithfieldfarms@pacbell.net
Sent: Monday, March 16, 2015
To: mark.slovick@sdcounty.gov

From: smithfieldfarms@pacbell.net
Sent: Monday, March 16, 2015
To: Mark.slovick@adcounty.ca.gov

As related to the above referenced, we as owners of 630 Deer Springs Road, a property within the impact area, are responding to a "Notice of Preparation of an Environmental Impact Report" and are providing the following comments/issues that we would hope will be considered within the scope and content of the EIR:

1. How is the project and also the rezoning of single family resident properties for use as Public Parks going to impact those properties that abut the newly zoned parcels.
2. What is the impact going to be on the "quiet enjoyment" and "character" of the single family resident properties that abut the project property...during the construction period and at final build out.
3. Traffic issues and the improvement of Deer Springs Road: How to accommodate current traffic congestion and additionally be able to accommodate additional ADT's created by the new master

planned community. For many years the Twin Oaks Valley community and surrounding communities have grown with the basis and planning that Deer Springs Road is a Prime Arterial. It is necessary for the county to establish specific assumptions to be used by the applicant and their traffic engineers in generating Traffic studies, not to reclassify Deer Springs Road but to develop solutions for the community to solve the current failed road status before bringing more traffic to the area.

Of great concern is that this applicant in a prior application related to the same site, desired to provide for the expansion and improvement of Deer Springs Road, at that time with the understanding that the expansion would relieve the "failed road" issue we now experience, however Newland Sierra has in recent meetings stated that Deer Springs Road will always be a failed road, therefore are suggesting that no expansion will occur in front the of the Golden Door Spa property which runs westward 1 mile from I15.

I would like to understand why and how the assumptions of the current Traffic Study have been changed from the prior studies, wherein the prior studies supported the expansion of the entirety of Deer Springs Road however, with this new submittal apparently the Applicant has found justification to not provide expansion on the entirety and only a small portion of Deer Springs Road. I would suggest in this current EIR the applicant be required to use the same means/assumptions as used in the prior submittals to prepare their current studies.

Thank You for you consideration.

Paul and Cathleen Smith
630 Deer Springs Road
San Marcos, CA 92069