

I-113 Michael Dunlap

Comment Letter I-113

Ashley Smith
Project Manager
Planning & Development Services (PDS)
Project Processing Counter
5510 Overland Avenue, Suite 110
San Diego, California 92123

Re: NEWLAND SIERRA, LOG NO. PDS2015-ER-15-08-001; SCH NO. 2015021036. PROJECT NUMBERS: PDS2015-GPA-15-001, PDS2015-SP-15-001, PDS2015-REZ-15-001, PDS2015-TM-5597, PDSXXXX-HLP-XXX

As a North San Diego County resident of Hidden Meadows (across the freeway from the proposed development), I strongly believe the Draft Environmental Report for Newland Sierra is adequate and complete, and gives clear reasons to support the project's general plan amendment and rezoning.

I understand the tough choices our community faces as we plan to meet our housing needs, protect our environment, and maintain our excellent quality of life.

After listening to the conversation concerning the Newland Sierra development over the past several years and reviewing the Draft Environment Impact Report, it is clear that this is the type of forward thinking project our county needs.

It's unrealistic and plain wrong to judge this project based on what is there or not there today. The vacant areas of the project site will not remain untouched for long. The project should be judged against what is allowed under the existing general plan designation.

The DEIR does a good job describing the consequences of this choice. I believe the future of that property should follow Newland Sierra's plan. If nothing changes, we will be saddled with over 2 million square feet of big box commercial that we neither want nor need.

Big box development does not build sustainable communities; instead it wreaks havoc with the natural environment and will choke the roads with traffic at peak times, while failing to address our most basic county housing needs.

On top of all of that, the 99 homes the current general plan does allow would likely be so cost prohibitive as to be completely out of reach to most San Diego families.

The DEIR makes it clear that Newland Sierra meets county housing needs, creates community open space, protects the area from fires, and fosters a real community.

Newland Sierra will provide a variety of home types at price points that meet the well established housing deficit in the community, cut commute times for the region's major

I-113-1

Comment Letters

The choice should be clear; a vast sea of soulless big box stores or a living, breathing community with open space for local residents to enjoy.

Newland Sierra is the right project, in the right location and is dramatically better for the local community and region than the current big box alternative.

Sincerely,



Michael Dunlap
28572 Meadow Mesa Lane
Escondido, CA 92026

I-113-1
Cont.