

I-141 Rachel Franchi

Comment Letter I-141

From: Rachel Franchi [mailto:rachelngop@aol.com]
Sent: Thursday, August 10, 2017 9:07 AM
To: Smith, Ashley
Subject: Regarding Newland Sierra

Dear Ashley:

As a North San Diego County resident, 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 while still working to 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, someday we could be saddled with over 2 million square feet of commercial and office that we neither want nor need. And we especially don't need more huge luxury ranchettes that will surely cost over a million dollars! These would only be cost prohibitive and completely out of reach to most San Diego working 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. This plan 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 employers' workforce, and create a livable and walkable community with 1,421 acres of open space.

The choice should be clear; a vast sea of soulless office buildings or K-Marts, 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 general plan alternative.

Regards,
Rachel Franchi
San Marcos, CA 92078

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