

I-166 Luzanne Grainger

Comment Letter I-166

August 11, 2017

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Attn: Ashley Smith
Subject: Newland Sierra DEIR

General Plan Amendment:

The County's current General Plan developers took many years and at least \$13 million to determine that the Newland Sierra site was not appropriate for urban development. Newland's DEIR ignores the project's fundamental conflicts with the General Plan by wrongly dismissing all planning and land use issues as "not a significant impact". Their request for an amendment should be rejected. The site should remain rural.

I-166-1

Traffic and Related Issues:

As a resident of Champagne Village north of Escondido, we have a daily visual of the crowded I-15 freeway going southbound in the morning and northbound in the evening. Although Newland promises to increase capacity, their DEIR does not mention specifically how this will actually happen. Newland Sierra told our CV residents that Newland will be paying for ALL of the changes, but the DEIR says they will be paying a portion as determined by Caltrans, San Diego County and the various cities that are involved. I understand that Newland currently has no funding mechanism to mitigate impacts to the mainline freeway on I-15.

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Twin Oaks Valley area home owners affected by the Newland project will be required to give up some of their land to change Deer Springs Road from a rural two-lane road to a four-lane highway. These residents purchased their property because it was considered a rural area. Please keep it that way.

I-166-4

There is no approved evacuation plan in Newland's DEIR. Only three roads are shown in the Newland Sierra Plan – two emptying onto Deer Springs Road and one from Twin Oaks Valley Road, which then empties onto Deer Springs Road. We have seen Champagne Boulevard at a crawl recently when the freeway was closed and all traffic was diverted to our local street. It took 45 minutes to get from the kiosk at Champagne Village south to the signal at Deer Springs Road, a distance of about three miles.

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Newland Sierra claims to be a green project with solar power and electric vehicle chargers at each home, greywater systems, community gardens, shuttles to the Transit Center, etc. A good project in that regard, but not appropriate for our rural area.

I-166-6

Sincerely,

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PROFITS FOR THE DEVELOPER, BUT
EXPENSES FOR THE RESIDENTS.

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