

I-183 James and Susan Hennenhofer

Comment Letter I-183



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July 21, 2017

Planning and Development Services
Attn: Ashley Smith, Environmental Planner
County of San Diego
5510 Overland Avenue
San Diego, CA 92123

Re: Newland Sierra Development

Dear Ms. Smith:

Thank you for the opportunity to voice my concerns regarding the draft environmental impact report for Newland Sierra Development. I have reviewed the documents. I have a list of questions and major concerns as outlined below:

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- 1. The County Board of Supervisors ten years ago approved the County's general plan. This came after ten years of development of the plan and after the expenditure of several million dollars in the process. As a part of the approval of the plan, the Supervisors agreed to protect this area from over-development. They agreed to down-zone the entire property to 99 units from a requested 200 units. In order to continue to respect the integrity of our general plan, I urge you to recommend against the Newland Development. I further urge you to continue to safeguard our rural environment.

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- 2. The major areas of my concern are:
 - A. Wildlife Connectivity - Newland Sierra appears to be seeking some sort of special treatment and a carve-out of the regional biological mitigation plan even before the plan has never been adopted by any level of government including, County, Federal and State wildlife agencies.

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- B. Traffic - It is estimated that Newland Sierra will generate 28,000 trips per day on our local roads. It will bring already hard pressed I-15 traffic up to level "F" yet no freeway land or new transit infrastructure is either proposed or contemplated. Newland has suggested that it would widen Deer Springs Road to six lanes and build a new interchange on I-15. Newland proposes this before CALTRANS has finished its analysis and/or approved any redesign of the Deer Springs Road I-15 ramps. I-183-4
- C. Water - Vallecitos Water District projects a water supply deficit for the entire area. The District proposes and will require a 36% water cut to its existing customers. It would therefore be folly to create an even greater deficit by allowing this development. I-183-5
- D. Fire - There is no proposal to provide sufficient emergency access routes in the event of fire. We all know gridlock on I-15 and its environment is a genuine possibility since this is a very high fire hazard security zone area. I-183-6
- E. Planned Growth - This is yet another development designed to compromise our general plan. The plan was created to protect this area. It is therefore exceedingly improvident to whittle away at the plan for no purpose in that there is no reason to deviate from the plan at this time. I-183-7
- F. GHG - The County has not completed its climate action plan. It is therefore strongly suggested that the County should not consider this project until that process has been completed. I note that the Golden Door and Sierra Club won a lawsuit recently in which the Court invalidated the County's threshold for measuring greenhouse gas and its impacts. I-183-8

Thank you for your consideration.

Most Sincerely,

James A. Hennenhoefer

JAH/dk