

I-197 Kim Holmes (2)

Comment Letter I-197

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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, PDSXXX-HLP-XXX

The Newland Sierra DEIR clearly identifies potential impacts and describes appropriate mitigation measures. It is a thorough and complete report.

The alternatives analysis makes it clear that it is a project that will benefit thousands of North County residents because North County San Diego is facing a major housing crisis that threatens our local economy and way of life.

The last thing we need is another big box shopping center.

The superior alternative is a combination of smart development with open space preservation and state-of-the-art environmentally sound practices that help address our housing shortage with a livable and sustainable community.

Alternatively, the current general plan would allow an almost unstopped wave of big box development in the area, with over 2,000,000 sq. feet of commercial space. This type of massive big box development does little to meet local housing needs and would drastically increase an already overwhelming amount of peak hour traffic.

Big box development is among the worst type of building for the environment, with massive parking lots and high-energy use. Additionally, large big box areas attract crime and 24-hour-a-day traffic and light pollution.

Instead, Newland Sierra will provide the type of homes San Diegans need. These homes will go to employees near the region's major businesses, young people that want to start families and seniors that are ready to downsize.



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Developing this beautiful property with these needed homes will also enable the developer to preserve a large area of open space, much of which would be unavailable with big box stores.

The DEIR also showed that Newland Sierra is utilizing state-of-the-art building practices that make it the county's first greenhouse gas neutral project.

This report adequately addresses all concerns, and points to clear and easily accomplished mitigation measures. Now is the time to finally move this project forward by finalizing this EIR and approving the project's general plan amendment and rezoning application.

Sincerely,

Kim Holmes
San Diego resident since 1970
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Cont.