

I-275 Jim McPheters

Comment Letter I-274



County of San Diego

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NEWLAND SIERRA
PDS2015-GPA-15-001; PDS2015-SP-15-001; PDS2015-REZ-15-001; PDS2015-TM-5597
JULY 18, 2017, SAN MARCOS COMMUNITY HALL
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) PUBLIC REVIEW MEETING COMMENT SHEET

Attached letter submitted in OPPOSITION to
Newland Sierra Project.

I-274-1

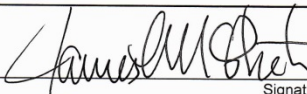
Mail to:

Ashley Smith, Project Manager
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Email: ashley.smith2@sdcounty.ca.gov

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 8/12/2017
Signature, Date
Jim McPheters
Print Name
605 E. Olive Street
Address
San Marcos CA 92069
City, State, Zip Code

DATE: August 12, 2017

SUBJ: Newland Sierra Project

TO: County of San Diego
ATTN: Ashley Smith, Project Manager
Ashley.smith2@sdcounty.ca.gov

First let me say my family and I are opposed to the proposed Newland Sierra project.

It's a sad state of affairs when an 8,000 page EIR is needed to attempt to justify a project for 2135 homes and 81,000 square feet of commercial space. This is particularly true considering the project requires amendments to the County's General Plan which is only 5 years old and cost taxpayers \$18 million. Additionally, the genesis of this project, known as Merriam Mountain was already voted down by the County Supervisors.

California has been in and out of drought conditions, mostly in, in the 40 plus years we have lived in the State. Probably a lot longer. Why build more homes if the State and local water districts continue to impose water restrictions and rationing along with significant price increases on extant customers? It has been stated there will be a 36% cutback of water to current customers in order to provide water to the proposed homes. Is that true? Create the infrastructure, build some dams and save some of the rainfall we get and then let's talk about the project.

Traffic on the I-15 corridor between Temecula and San Diego can already be deplorable at any time of the day, and certainly during commute hours. How will this project help ease traffic flow if, as reported, there will be another nearly 30,000 ADTs attributed to the proposed project. While I did not read 8000 pages, has the impact of the Palomar College campus been taken into consideration as well as the new homes going in near I-15 and SR 76? Section 2.15 of the DEIR indicates construction would take about 10 years in response to market demands...expansion of roadways, utilities and infrastructure. What happens if the country goes into another deep recession as occurred in 2008-2009 and hung around for years? Does that extend the construction period to 15 years? Will this project be abandoned, what is the financial capacity of the developer to ensure the project gets completed timely? What is the impact of getting Caltrans involved and how does this proposed project fit into their timeline for easing traffic congestion on the I-15 and SR 78 (See Section 2.13.1.6? Is that consistent with the timelines of this proposal? How do you support the statement/conclusion that this proposed project would result in the irretreivable commitment of limited, slowly renewable and non-renewable resources...but not to be highly accelerated when compared to existing conditions and growth projections for the County and therefore such changes would be considered less than significant? How accurate have the water district and the county growth projections been over the past 5 to 10 years?

Fire safety, or lack thereof must be a huge consideration as a result of the fires experienced in the County over the past 10 years and the thousands of homes that were destroyed in both urban and rural areas. What happens when one or more of the major ingress and egress roads gets closed because of fire? It was nearly a disaster when the Cocos fire burned in the San Elijo Hills area, another community where ingress and egress is very limited. How many times has I-15 been closed in the past few years

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because of fire? How many fires have there been on or near the stretch of I-15 between SR 78 and SR 76? Have these items been taken into consideration and addressed?

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Cont.

The years of noise, dust and air pollution and congestion from heavy equipment moving millions of yards of earth, boulders etc. will be unhealthy. Consider the people living across the I-15 from the proposed project, the folks at Lawrence Welk and Champagne Village that are generally older and may be in compromised health positions. Is the impact on the years of construction taken into consideration as a special factor or were they grouped in with the general population? The dust and air pollution will flow with the wind, generally easterly and settle on their cars, homes and air conditioning units creating a more unhealthy environment than already exists and the pollution from the 28000 plus ADTs will have another negative impact on the group.

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The noise from the blasting that will be needed for years as well as the shaking and vibration of the homes of folks living in the area will be significant, likely greater than what is already experienced by the noise, shaking and vibrations from the big guns we hear at Camp Pendleton when they are being fired. How may new cracks will appear in homes and foundations and how will the developer mitigate these damages? And Camp Pendleton is much farther away than the proposed project.

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The housing crisis will not be mitigated a bit by the construction of 15 different types of buildings unless they are way under \$400,000 in 2022, and the \$400k number is what the units are believed to be valued at today, in 2017.

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A year or two ago I saw and read some reports from the educational community, fire, police and health services, and I think perhaps even the water district that they were all opposed to the proposed project. What has happened to cause them to fall in line with the developer? How were their objections/concerns addressed and/or mitigated?

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The Summary of Significant Effects lists 15 pages of some effects that are significant and that cannot be mitigated and others that require taxpayer dollars be spent to update various assessments and forecasts performed by various governmental entities. Why should the taxpayers bear these costs when the EIR concludes the impacts would remain significant and unavoidable. The Summary also shows 88 pages of Significant Effects that have been determined to be less than significant. How much of this was based on personal opinion and assumptions?

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Who is going to provide oversight to ensure the mitigation efforts to reduce dust and noise are actually being adhered to and at what cost?

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Once again, my family and I strenuously object to the proposed project.

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