

I-322 Mark Rawlins

Comment Letter I-322

From: Mark Rawlins [mailto:msrawlins@cox.net]
Sent: Thursday, August 10, 2017 10:54 AM
To: Smith, Ashley
Subject: Comments on the Newland Sierra DEIR

Ms. Ashley Smith,

The very last thing North County needs is two million square feet of dense commercial development and 99 mansions. Yet, without an approval of the Newland Sierra EIR, general plan amendment, and specific plan and zoning change, that is the fate of this property local residents like myself will have to accept.

I believe the report prepared by Newland completely outlines a great project with well-defined explanations for how to mitigate the environmental effects from the project.

In a region where it feels like every freeway exit is punctuated with some type of big box development or office complexes, here we have an opportunity for something different. The Newland Sierra design plan strikes a fair balance between satisfying North County's need for new starter homes, and preserving the natural landscapes that have kept this area special and distinct from other parts of the county.

A good distribution of homes across the parcel in smaller neighborhoods, with trails, parks and protected natural areas, will of course have impacts, as this Draft Environmental Impact Report has revealed but it is amazing that they will actually preserve so much of the property for open space. Why wouldn't this type of plan be considered superior!

The DEIR thoroughly looks at the effects from Newland Sierra, but I truly believe it's important to look at the effects *without* Newland Sierra.

When compared with the effects of a huge concentration of high traffic office and retail space located along a busy highway corridor, there is a world of difference.

Even with substantial improvements and expansion, the number of peak hour traffic trips Deer Springs Road would be asked to accommodate if what is in the general plan is built, is simply unworkable. Layer that traffic gridlock with added greenhouse gas emissions from all those new auto trips brought by office workers and retail shoppers, and we suddenly become a much less desirable place to live.

The Newland Sierra plan is better than all of the alternatives, including the general plan. I hope you take this into consideration as you review this EIR.

Mark Rawlins
San Diego County Resident

Sent from my iPhone

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