

I-352 Betty J. Service (3)

Comment Letter I-352

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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

North County is knee-deep in conveniently located, warehouse-style shopping, while being significantly undersupplied with housing. The evaluation of any new projects in the area should take account of reality and be geared appropriately.

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The Draft Environmental Impact Report adequately describes how our community will change with the addition of Newland Sierra. It is a complete document that leaves no stone unturned.

I think it's important to also look at it through the lens of what could become of our community if Newland's zoning change is denied.

The County's current General Plan Designation for the same piece of land would pile on more warehouse retail – 2,000,000 ft<sup>2</sup> of it, in fact – while cordoning off thousands of acres to build fewer than 100 estates, which the vast majority of local people will never be able to afford. That is not the best use of this piece of property.

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And rest assured, it will certainly be used. With the rapid rate that real estate is being acquired in San Diego, this property will either follow the path set by the General Plan, or it will be rezoned to accommodate things the community needs and values.

The Draft Environmental Impact Report for Newland Sierra must take into account these trade-offs because that is the reality. Local people like me want to know what massive waves of shoppers will do to our I-15 on and off ramps at peak times.

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On top of the additional traffic, our safety needs to be considered. We deserve to know which design is better for fire management, and which has more reasonable water needs.

This report does a good job of evaluating and weighing the Newland Sierra project's likely effects, but we must not consider them in a vacuum because the property will undeniably be developed into something. Let's take control that *something* and give the community what it needs.

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In your review of this Draft EIR, please think about the alternative. Once you do, it will be clear that Newland Sierra is a project that embraces these facts and addresses the region's current needs. The new single-family neighborhoods, parks, trails and 1,200 acres of protected open space proposed under the plan are a good fit for North County.

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