

I-419 Steven and Christina Wickman

Comment Letter I-419

STEVEN & CHRISTINA WICKMAN
31294 AFTON FARMS LANE
BONSALL, CA 92003
(619) 252-7078

FACSIMILE TRANSMISSION

TO: Ashley Smith, Project Manager
County of San Diego Planning & Development Services

FAX: (858) 694-3373

FROM: Steven & Christina Wickman

DATE: 08/14/2017

SUBJECT: Newland Sierra Draft EIR

PAGES: 3 (inclusive of cover sheet)

NOTES: Please see attached.

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Comment Letters

**STEVEN & CHRISTINA WICKMAN
31294 AFTON FARMS LANE
BONSALL, CA 92003
(619) 252-7078**

August 14, 2017

Via Facsimile (858) 694-3373 and Email: Ashley.Smith2@sdcounty.ca.gov

Planning & Development Services
Attn: Ashley Smith, Project Manager
County of San Diego
5510 Overland Ave., Ste. 310
San Diego, CA 92123

**RE: Newland Sierra Draft EIR
PDS2015-GPA-15-001; PDS2015-SP-15-001; PDS2015-REZ-15-001;
PDS2015-TM-5597**

Dear Ms. Smith:

Thank you for the opportunity to respond to the Draft Environmental Impact Report for the Newland Sierra Development. After reviewing the document, we have a list of key concerns outlined below:

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ISSUE AREAS:

Traffic

- Newland Sierra would generate **28,000 new trips per day to our local roads.**
- Newland Sierra brings **I-15 traffic to a level "F"** since no new freeway lands and no new transit infrastructure is proposed.
- Newland Sierra has proposed widening Deer Springs Road to six lanes and building a new I-15 interchange, drawing thousands of cut-through commuters. Yet, Newland plans to start building *before* CALTRANS finishes its analysis and approval of a redesigned interchange at Deer Springs Road and I-15.

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Water

- The Vallecitos Water District projects a **water supply deficit for the next 20 years.**
- The District's Water Supply Assessment requires a **36% water supply cut to existing customers** in order to serve the Newland Sierra development.

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Fire

- Newland Sierra is proposed in a "**Very High Fire Hazard Severity Zone.**"
- Newland Sierra **does not provide enough emergency Access routes** in the event of a fire. **Gridlock during an evacuation** would compromise the safety of the entire region.

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Planning/Smart Growth

- **The County Board of Supervisors** spent millions of dollars and 10 years of developing a General Plan that **downzoned this area**. A few years ago, the Board of Supervisors voted to approve the plan and protect this area from development.

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GHG

- **The County has not completed its Climate Action Plan (CAP)**. Therefore, the County should not consider Newland Sierra's proposed development until said CAP is done.
- The Golden Door and Sierra Club recently won a trial court decision invalidating the County's threshold for measuring greenhouse gas (GHG) impacts.

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Wildlife Connectivity

- The Project is proposed in a **wildlife sensitive area**; if developed, critical north/south and east/west wildlife corridors would be severed.
- Newland Sierra has sought special treatment, or a "carve out" of the regional biological mitigation plan, before the plan has even been adopted.

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Cultural Resources

- The project would impact significant cultural resources, particularly by expanding Deer Springs Road – including **impacting a site with Native American human remains**.

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Ms. Smith, thank you very much for your consideration.

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Sincerely,



Steven A. Wickman



Christina E. Wickman

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