

I-46 Stephen and Valerie Blue

Comment Letter I-46

From: Steve Blue
To: [Smith, Ashley](#)
Subject: DEIR Public Comments for Newland Sierra : General Plan Amendment and Specific Plan PDS2015-GPA- 15-001 (GPA); PDS2015-SP- 15-001 (SP); PDS2015-REZ-15-001; PDS2015-TM-5597;
Date: Sunday, August 13, 2017 7:31:47 AM

Dear Ms. Ashley Smith,

Thank you for the opportunity to respond to the Draft Environmental Impact Report for the Newland Sierra Development. After reviewing the document, I have a list of questions and concerns.

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We are residents of Champagne Village and are very concerned with the impact of amending the General Plan to increase the number of residences in this project from 99 to over 2100.

Our concerns are centered on the following issues:

Traffic

- Newland Sierra would generate **28,000 new trips per day** to our local roads.
- Newland Sierra brings **I-15 traffic to level "F"** since no new freeway lands and no new transit infrastructure is proposed.
- Newland Sierra proposes to widen Deer Springs Road to six lanes **and build 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 re-designed 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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The last item, the fire danger issue is the one that troubles us most. If a fire was to call for an an evacuation of the area, our only exit is on Champagne Bl. either north or south. In the past two years when a small fire threatened, and

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evacuation was called for, the road was gridlocked and it took over an hour to drive the 2 miles south toward the Deer Springs Rd. interchange. We can't imagine a situation where a safe evacuation could take place with an additional 2100 residents added to this area.

A question: Has there been a study on the traffic on Champagne Bl. should an evacuation be called for, especially if I-15 were to be closed for fire fighting, and freeway traffic is diverted to Champagne Bl?

This has happened in the last year or two, and traffic was gridlocked blocking our only exit. What will happen when this project is approved and we add an additional 28,000 trips per day to the area?

We urge you to recommend against the Newland Development, continue to safeguard this sensitive rural corridor, and follow the General Plan in existence.

**We are opposed to this project.
Thank you for your consideration.**

Sincerely,

**Stephen & Valerie Blue
8975 Lawrence Welk Dr. SPC 111
Escondido, CA 92026**

