

I-165 Glenn D. and Lucene Graeber

Comment Letter I-165

From: Glenn Graeber [mailto:gdg22@att.net]
Sent: Tuesday, August 08, 2017 2:11 PM
To: Smith, Ashley
Subject: Newland Sierra Project

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The land use guide in the General Plan for the County of San Diego was adopted just six (6) years after years of study at the cost of roughly \$18 million dollars. The major purpose of this plan was to discourage urban sprawl in a community where expansion of human population severely affects the social and environmental lifestyle of its occupants. At the Deer Springs/Mountain Meadow Road area we are already experiencing the consequences of urban sprawl from development north of us at Highway 76 and north of that in Temecula.

I-165-1

Many of the reasons to keep the original General Plan and not approve the new proposed development of 2,135 homes in the Newland Sierra Project are:

Lack of adequate emergency evacuation routes on both sides of I-15 Freeway
Huge increases in traffic on I-15, Deer Springs/Mountain Meadow exits and surrounding surface streets
such as Center City Parkway

I-165-2

Air, noise and large vehicle pollution during the expected 10 year construction period
Disruption to wildlife habitat and movement patterns

I-165-3
I-165-4

Impact of local schools and most importantly the area's water supply which is already overstretched

I-165-5

Public funding would be required to pay for necessary infrastructure before property taxes could be assessed

I-165-6

Cumulative impact on other planned and proposed developments in the region

3,700 homes have already been scheduled to be built at Highway 76 and I-15. An estimated current 1,500 preowned homes are for sale in the Escondido, San Marcos and Fallbrook area plus over 2,000 new homes may be built in the old Escondido Golf Club course vacant property.

I-165-7

The Newland Sierra Project draft Environment Impact Report (EIR) assumptions about the impacts and possible mitigation strategies seem flawed and unrealistic.

I-165-8

In our opinion the General Plan which was designed to protect rural areas is being ignored and that exceptions to the plan are becoming too common. We sincerely hope that the County of San Diego Board of Supervisors votes against the Newland Sierra Project. Thank you.

I-165-9

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