

I-226 Dorothy Kennedy

Comment Letter I-226

From: Dorothy Ken <dek2athome@hotmail.com>
Sent: Monday, August 14, 2017 10:22 AM
To: Smith, Ashley
Subject: Fw: NEWLAND SIERRA PROJECT-SAN MARCOS

Importance: High

I strongly oppose this development on several levels:

- 1) The property has been ZONED for only 99 homes since 2000 or earlier. A General Plan Amendment would be required to allow over 2100 homes. But the area is RURAL and is meant to be rural. The huge development of cluster housing and commercial business is not appropriate to the area of large parcels and open space. I-226-1

- 2) This area is a natural habitat for wildlife. The Newland Sierra project would disrupt the natural migration of the animals and severely degrade their species bloodlines. "Setting aside" land in Ramona to "mitigate" the loss of habitat in North County is not a solution to this degradation. A complete and full COUNTY (not developer) environmental study that includes the number and species of animals using that corridor should be done. It would not benefit the wildlife corridor here to set aside land in Ramona. I-226-2

- And it would not be long before some developer in Ramona would want to rape the land there too.

- 3) Interstate 15 is already congested. Adding more than 20,900 vehicle trips per day (developer estimate) will only aggravate an already intolerable drive, further decrease air quality with added emissions from the vehicles, and increase noise pollution. Morning commute traffic frequently begins jamming southbound at or just below Deer Springs Road now. I-226-3

- 4) Thomas Guide (2017) map page 1089 does not show topography, but there is a very large MOUNTAIN within the project area. Newland Sierra actually plans to grade this mountain down (over four years?) to accommodate the development and make it more "people-friendly". And again, the wildlife habitat would be destroyed. I-226-4

- Moving as much dirt and rock as would be required to flatten the mountain would seriously affect the rainfall runoff, air quality, ocean breezes, and general aesthetics of the area. I-226-5

- 5) The infrastructure is not available to such a project. The water supply for this area is already strained and cannot support such a development. If the Vallecitos Water District is already projecting a water supply deficit for the next twenty years, the Deer Springs area will be strained even WITHOUT this development. I-226-6

- Fire and Sheriff protection is already strained and would be inadequate to cover this development. I-226-7

- While the developer claims that CalTrans will improve the Deer Springs/Hidden Meadows intersection with I-15 there has not been any documentation that CalTrans is really in a position to do so or has any intention to do so. I-226-8

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As for widening Deer Springs Road, that would be a project in itself that would take several years to complete. But there is no indication of when that widening would be done--before or after the final buildout. Travel to and from San Marcos via Twin Oaks Valley Road is already slow. But allowing a development of this type just for improvements to a county maintained road is shortsighted for the entire county and especially for the local area.

I-226-9

6) Newland Sierra developers claim that their project is not the same as the Merriam Mountains project that the County has already denied seven years ago. A reduction of 565 homes and 29,000 square feet of commercial space is not a significant "improvement". It is so close to the same there is no significant improvement. The project is just as flawed now as it was then and SHOULD BE DENIED AGAIN.

I-226-10

I respectfully request that this project be denied, even before the EIR is commissioned and without any General Plan Amendment.

I-226-11

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