

I-235 Harris Korn (1)

Comment Letter I-235

August 11, 2017

Ashley Smith, Planning Manager
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
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Subject: DEIR Public Comments regarding feasibility of proposed Direct and Cumulative Traffic mitigation claims for Newland Sierra General Plan Amendment and Specific Plan PDS2015-GPA-15-001 (GPA), PDS2015-SP-15-001 (SP).

Dear Ashley,

Thank you for taking your time to read my letter about the Newland Sierra DEIR report. I found many areas of concern and have highlighted a few in this letter. I have a separate letter dealing specifically with roads/traffic.

- Noise from blasting.** My husband suffers from PTSD from the Vietnam War. We chose to live in this rural area for peace and quiet. I have grave concern the blasting will trigger harmful flashbacks for my husband. In scouring the report I did not see any specific references to blast times, locations, and noise levels. This is vital information for my family to have. I also have concern for the many horses in our rural area that will be subject to the excessive noise pollution from blasting and rock crushing. Will you please provide these specifics? I expect other tax paying citizens living in our now peaceful, rural environment will want to know this info too.
- Damages from blasting.** Another area of concern is damages to our property due to blasting; foundation cracks, driveway cracks, landscaping damages, rock slides from the mountain behind and above our home. How will we be protected? Who will monitor this for the residences and businesses outside the project area that are affected? I could not find specific reference concerning these questions in the DEIR and I do want this answered.
- Fire danger/evacuation.** We pay a special state tax for residing in this high risk fire danger area. Certainly the County recalls the devastating Cedar and Witch fires; the hazardous conditions of the evacuations what with limited roads tremendously overburdened, traffic at a standstill, horse-trailers unable to move, roads blocked by fire, wildlife trapped? Already with the current population in our area the I-15 corridor and connecting roads were gridlocked during recent fire evacuations. I do not find where the safety of our citizens and our property is properly addressed in the DEIR thus I am concerned we could potentially find ourselves in a very similar predicament of past fires. Is the County prepared to take on the liability and consequences in the event this will occur in our area?
- Wildlife.** Thursday a bobcat crossed our unfenced property. Our property is purposely unfenced to allow wildlife access to their natural corridors. While the Project does include a fair amount of open space, it will infringe on some of the natural corridors wildlife uses, especially cutting off access in the areas crossing under I-15.
- Water.** Existing Vallecitos Water District tax paying citizens and businesses have been told that we are in a drought, that we had to cut back on our water usage due to shortages. Citizens spent \$\$\$ on water saving devices, changed landscaping, etc., and even with this past season's rains were told we still needed to continue to conserve. Meanwhile our rates went up and the district plans to raise them AGAIN, yet the district claims there can be enough water for the Project? It just doesn't make sense, and sounds like they are talking out of both sides of their mouth. Why are current tax paying citizens being penalized with more proposed cuts to support an influx of new population growth from the Project? Where is the logic in this? First we don't have enough water, then magically we will, however, at our own expense, which we don't even know what that is? This section of the DEIR is lacking in details and current water district customers have a right to know how we will specifically be impacted. Will you please clarify?
- General Plan.** Local citizens and the County spent many years and many dollars to make our General Plan. Why is the County wasting time and current tax dollars to even consider a Project that deviates so greatly from our General Plan? Why invest in a General Plan if it is not to be followed? Why doesn't the County hold the developer accountable to responsible building within the outline of the General Plan?

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I was born and raised in Oceanside and currently reside in San Marcos. In my 60+ years I've witnessed good and bad planning. This Project is definitely an infringement. It is not the right development to fit in with our rural area. Our area does not have the proper infrastructure to accommodate and be burdened with the tremendous spillover this urban leapfrog development will create. Furthermore, it is important to keep some areas of the County pristine, Twin Oaks Valley being one, exactly how the General Plan now provides.

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Sincerely,

Harris Korn
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