

I-239 Eric Kuniholm and Jane Mushinsky

Comment Letter I-239

**From:** Jane Mushinsky [mailto:jmushinsky@gmail.com]  
**Sent:** Monday, August 07, 2017 6:28 PM  
**To:** Smith, Ashley  
**Subject:** Newland Sierra project comments

Thank you for allowing residents to be involved with the County's decisions regarding development in rural North County. As long-time residents and homeowners, we appreciate the opportunity to be heard. We have reviewed the documents associated with the proposed Newland Sierra development, and we would ask the County to consider three areas of concern:

I-239-1

Our primary concern is with the large-scale, irreversible environmental degradation of the region should the development be permitted as currently proposed. The CA Fish & Wildlife report clearly indicates that whole sections of the proposed development are inconsistent with sensible land use, sustainable development as outlined in the County Master Plan, and ongoing environmental protection. **We ask the County to follow the recommendations outlined by CA Fish & Wildlife to mitigate the inevitable damage an enormous development will do to these fragile and as yet unspoiled areas.**

I-239-2

Our secondary concern is housing for low and middle-income families. North County is experiencing a severe housing shortage, not for millionaires but for ordinary working families. The multi-million dollar houses proposed by Newland Sierra are unnecessary as well as ecologically unsound, and will do nothing to increase affordable housing stock in our county. **We ask that the County eliminate most of the multi-million dollar houses in the proposed development in favor of affordable housing.**

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**Finally, we ask the County to consider how a large, isolated development will worsen already miserable North County traffic.** Many people must travel long distances, by car, to work. We cannot afford to live near our jobs, and mass transit in the region is scarce, so we fight traffic every day. Vista Way, Gopher Canyon Road, and routes 78 and 76 are already well past maximum capacity and accidents are routine. We can't squeeze another few thousand cars on these roads.

I-239-4

North County residents banded together to defeat Lilac Hills, a developer's end-run around the decisions made by the Board of Supervisors. **We ask that the County reject any development that increases problems for County residents, and instead rely on the Master Plan to guide intelligent, sustainable growth for our region.**

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Thank you for your work on behalf of all county residents, and thank you for your attention to this letter.

Sincerely,

Jane Mushinsky & Eric Kuniholm  
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