

I-24 Daniel Belling

Comment Letter I-24

From: Dan Belling [mailto:dbelling@FederalHeath.com]
Sent: Sunday, August 06, 2017 6:01 PM
To: Smith, Ashley
Subject: Newland Sierra Project - Aka Merriam Mountain

Dear Ashley,

Please find this note to outline my grace concerns over this proposed development.

Understanding that the EIR is still being revised; I would like to state for the record that our family (we are now 56 people in Valley Center/Escondido) is not in favor of moving forward and breaking with the current zoning for that community. I believe 100 homes. We settled here in the late 1800's and have watched as the area has grown and prospered, but we also have a keen eye toward quality of life that has started to erode.

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We are not anti-development, but we do agree with the counties master plan which clearly outlines development in areas with adequate infrastructure and closer to work centers. The General Plan is quite clear on that. It seems to me that we need to start considering the demands of those with an interest in Rural living, low income housing demands and the needs of employers for access to labor by going "UP" not "Out". By that I mean with the development of existing properties located near common rail and re-development of current high density area into higher density.

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In this way, the development can plan for shared green spaces and missed use that limits the demands on our rural lands.

I have a long list of specific concerns, ranging from lack of fire service, overcrowded roads in the Dear Springs area and the disruption to wildlife and tranquility. We purchased our home here for very specific reasons and with an understanding of the General Plan. We find it egregious that this project is even being considered.

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Thank you for your time and consideration.

Best regards,

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