

I-279 Richard and Elizabeth Mercurio

Comment Letter I-279

8 August 2014

12449 Montanya Drive
Valley Center, CA 92082

Ashley Smith
San Diego County Dept. of Planning and Development
5510 Overland Ave., Suite 310
San Diego, CA 92123

Dear Ms Smith:

We are vigorously opposed to the Newland Sierra proposal. We have serious environmental concerns including the inappropriate precedent this would create.

I I-279-1

Of major importance is the lack of Fire and Police Protection for the suggested 2135 homes that will be developed on this piece of property. Also, the anticipated traffic flow is not even considered and this area is already impacted with lack of planning for the existing homes in the area, let alone the flow of traffic from the Riverside County area.

I I-279-2

I-279-3

As a resident of Valley Center, the impact to our safety, comfort, lack of public transportation and the negative impact on our of natural resources, most importantly water, cannot be overlooked. School facilities and other means of education for the families has not been considered, and certainly not paid for.

I I-279-4

I I-279-5

Previous research and the County's General Plan encourages new housing to be developed close to existing infrastructure and employment centers, and this proposal does not accomplish this. The lack of emergency evacuation routes cannot be overlooked. In the past, a similar proposal on this property has been denied by the County Supervisors. Last November County voters overwhelmingly defeated the Lilac Hills project, which was a similar leapfrog development. As you know, the area is currently zoned for 99 houses...the 2135 anticipated units is greater than 210% more than this.

I-279-6

Again, we are adamantly opposed to this project.

I I-279-7

Sincerely,

Elizabeth D. Mercurio *Richard Mercurio*

Richard Mercurio and Elizabeth Mercurio

INTENTIONALLY LEFT BLANK