

I-82 Chris Conlan

Comment Letter I-82

**From:** Christopher Conlan  
**To:** Smith, Ashley  
**Subject:** Newland Sierra Project - Opposed  
**Date:** Sunday, August 13, 2017 3:19:21 PM

To whom it may concern,

I would like to state my opposition to the proposed Newland Sierra Project near the intersection of I-15 and Deer Springs Road. I live in the community of Hidden Meadows which utilizes this same exit from the freeway as its only means to go in and out of the community. To make this easier on your comment response process (I am a county employee and I know how this works) I will break my email into sections to better call out my concerns:

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1. The general plan is published and approved to provide a framework for the development of the county. Those of us who are familiar actually checked the general plan prior to purchasing our homes so that we would have the expectation for the continued type of lifestyle that we are seeking. I have no interest in living in a high density housing area and consulted the plan prior to buying and then subsequently investing even more in my current home. The proposed project is a major deviation from the existing plan and is absolutely unfair to those of us who have chosen the style of life our area has to offer. Please show the citizens of this County that our supervisors and planners are not so easily swayed by developers with lots of money on hand.

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2. Traffic will be drastically affected. Developers are notorious for short changing infrastructure improvements when large housing developments such as Newland Sierra are proposed. The traffic at that exit is already heavily impacted as many people use Deer Springs Road to cut over to Highway 78 during the morning and afternoon rush hour. That development will make this exit unbearable for traffic during those times.

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3. Wildfires! There is no plan proposed yet for how evacuation would take place in the event of a wildfire and that area is in a very high risk fire zone. I remember being evacuated during the wildfires of 2007 and if we would have to evacuate again with all the traffic coming from that development it will choke that exit to the point where it will be exceedingly dangerous as it will take too much time to get everyone out. Even a shelter in place style plan is not adequate as many residents will evacuate anyway when they see flames headed their way.

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4. General concerns and statements: We are constantly told to save water because the County does not have enough and yet they propose another few thousand homes? We are told the electrical system is at capacity each time the weather gets hot and now they propose another few thousand homes? Do not make the rest of us suffer so that a short sighted decision can increase revenue or re-election campaign funds! Those of us that live here chose to do so because of the character of the area and this major deviation from the general plan will drastically change the character of the area. This is just simply not fair to current residents. You will always have some folks in favor of plans like this as they see only property values. This is short sighted and does not take into account the quality of life for the people that plan to stay here long term.

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Thank you for taking my concerns into consideration.

Sincerely

Chris Conlan

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