

I-115 June and Toby Dunn

Comment Letter I-115

From: Toby Dunn [mailto:tobyxdunn@gmail.com]
Sent: Thursday, July 20, 2017 5:51 PM
To: Smith, Ashley; Jacob, Dianne; Cox, Greg; Gaspar, Kristin; Roberts, Ron; Horn, Bill; Wilson, Adam; Avina, Victor; Paguio, Jason; Granda, Adrian; Wilson, Melanie; Gretler, Darren M; Cc: jdesmond@san-marcos.net; esanchez@ci.oceanside.ca.us
Subject: Newland Sierra Project

To: Elected Representatives
Sent: Wednesday, July 19, 2017 3:52 PM
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Elected Representatives,

Our neighbors attended this week's community meeting for the Newland Sierra Project with an open mind and hoping to obtain correct information and clear insight into this project. They briefed us on the meeting in which they left seriously concerned that the current proposal/EIR is critically deficient in addressing an solution that keeps the safety of the present community first and foremost of importance. This proposal does not contain, among other deficiencies, necessary infrastructure required for a project this size or this locale. We urge you as our elected officials to deny the Newland Sierra Project.

We have lived on Sagewood Hills Road for over 8 years and for the past several years, Buena Creek Road has changed from a lightly-trafficked country road, to now a virtual freeway for commuters. Posted speeds signs are totally ignored, accidents, sometimes fatal, are a regular versus a more infrequent occurrence. All times of the day and night we are experiencing a crash right below our home on Buena Creek Road.

For years we've have walked across Buena Creek Road to walk the neighborhood streets for our exercise requirements. Now, trying to cross the street, we take our lives in our own hands due to the onslaught of speeding traffic. Because of this increased speeding traffic, we don't even attempt to cross Buena Creek Road mid-morning or afternoon from 7 a.m. to 9:30 a.m. & 3:30 p.m.-7 p.m., since trying to cross would be too dangerous. Now, driving to the Sprinter station at Buena Creek Road and South Santa Fe, the traffic backs up close to Monte Vista, from the crossing on South Santa Fe. Buena Creek Road is now used as an alternative shortcut for the I-15 or 78 Freeway. It is to the point we don't even try to get to the Sycamore on-ramp to the 78 freeway from 3:00 to 6:00 PM since it takes an addition 20-30 minutes to drive the 4 miles to get past the intersection of Buena Creek Road and South Santa Fe due to the increased amount of traffic.

Going the other direction to the 15 Freeway via Twin Oaks and Deer Springs Road on weekday afternoons requires an extra 20-30 minutes from 3:00 PM to 5:30 PM - also only 4 miles away. Sometimes the traffic is backed up to the Twin Oaks Valley Road and Buena Creek Road intersection.

Newland Sierra Project EIR doesn't explain how a 6-lane Twin Oaks Valley Road will funnel the

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overflow traffic onto our 2-lane Buena Creek Road. From the EIR we cannot determine how the treacherous traffic condition of Buena Creek Road will be mitigated? Will any changes to the road design contain:

- Pedestrian & Bike lanes?
- Expansion?
- Traffic lights?
- Crosswalks? there is currently only one on the corner of Buena Creek and South Santa Fe
- Rotaries? are mentioned - is Newland Sierra to pay for?

Surely, not from taxpayer backs? Will these "good neighbors" be picking up this tab?

Since we moved here, we faced the unexpected issue of trying to get homeowners insurance since the Buena Creek area became re-zoned as a fire zone. It was not easy to find an insurance company who would insure our home in this area due to the high "risk". Not only are our homeowners insurance premiums very high, now we are being assessed annually to pay a special fire tax.

We cannot determine from the EIR as risk measure escalates-will insurance continue to insure us and the 2100+ new residences? Reasonable and fair rates? Will the new community receive this fire tax too?

We know Buena Creek Rd is an established Fire Evacuation Route. According to the May 2017 DRAFT of the WILDLAND FIRE EVACUATION PLAN For Newland Sierra, San Diego County, Buena Creek Rd is identified as a primary evacuation route. The EIR does not specifically speak to: how can Buena Creek Rd, which already experiences gridlock at times, shoulder this responsibility in its current state? What safety and easement modifications will be made to this road so it can safely handle the increased traffic?

We cannot determine from the EIR if the infrastructure for Newland Sierra will include enhanced fire and police support? Currently, calls to the Sheriff in unincorporated Vista can currently result in about a 30-45-minute response time. The need for an emergency response is not happening.

We are not opposed to smart growth in our community with well-thought out and acceptable planning for infrastructure in place prior to accommodate the growth without diminishing our current environment and adding to safety risk. As our elected officials, it is your responsibility to protect the rights and safety of your existing constituents first before approving additional growth for growth sake and additional tax revenue. Please use your conscience and exercise your vote in a resounding "NO" on Newland Sierra to do so here.

Sincerely,

June Forkner Dunn and Toby Dunn
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Vista, CA 92084

