

I-153 Sean-Michael Gettys

Comment Letter I-150

From: Bill Gallagher <ORS2@COX.NET>
Sent: Monday, August 14, 2017 11:02 AM
To: Smith, Ashley
Cc: Jacob, Dianne; Cox, Greg; Gaspar, Kristin; Roberts, Ron; Horn, Bill; Wilson, Adam; Avina, Victor; Paguio, Jason; Granda, Adrian; melanie.wilson@sdcounty.ca.gov; Gretler, Darren M; jdesmond@san-marcos.net; 'esanchez@ci.oceanside.ca.us'
Subject: Newland Sierra EIR questions and concerns

8/11/17

Planning and Development Services
 Attn: Ashley Smith, Environmental Planner
 County of San Diego
 5510 Overland Avenue
 San Diego, CA 92123

RE: NEWLAND SIERRA DRAFT EIR

Dear Ms. Smith:

Thank you for the opportunity to respond to the Draft Environmental Impact Report for the Newland Sierra Development. I have the following concerns and questions.

I-150-1

Traffic:

Specifically, how will the project affect the traffic volume on Buena Creek Rd? Buena Creek branches off Twin Oaks Valley Road and is a direct route to Hwy 78 at Sycamore Ave. The route is used by commuters as a short cut to avoid the congestion at the 15 / 78 interchange. Currently the roads service status is "F". For years the plan has been to increase Buena Creek to four lanes, but sensitive habitat and the need to purchase properties makes this build out unfeasible. Chairman Beck, of the San Diego County Planning Commission, recently asked the staff look into the feasibility of the build out. From what I heard the project would cost in excess of 60 million dollars, money the county does not have. Dumping more traffic into our residential communities without a plan for efficient flow is not good planning. So, if this project is approved, how will the county insure that adequate service levels are maintained in our "Buena Creek" area?

I-150-2

General Plan:

After 10 years of meetings between County residents and staff, not to mention the millions of the dollars spent on the development of General Plan, the County Board of Supervisors approved the County's General Plan. When the plan was approved, this Supervisors not only agreed this area to protect this area from over-development, but they agreed to downzone the entire property to 99 units from 200 units. My wife and I watch the process closely and participated when needed. If our area was deem appropriate for increased density we were prepared to move. We like the "semi-rural" lifestyle and were willing to relocate to achieve the goal. As it turns out our area was down zoned so we made the decision to stay and invest in our property. People, developers and constituents alike, made plans and purchases based on your adoption of our General Plan. Approving an amendment to our general plan of this size and deviation from the plan would feel like a breach of contract or a bait and switch ploy. Following our general plan will take commitment and leadership, I simply ask that you stick to your guns and "work the plan". Anything else makes a mockery of the system.

I-150-3

Comment Letters

If you believe in the General plan we should continue to incentivizing Smart growth and in-fill development. By approving an amendment to the general plan that would allow this type of large leapfrog development you take the pressure of the developers to build the Smart growth and in-fill development we desperately need. Building small cities in the back county will insure the gentrification of our established neighborhoods. We need in-fill development to vitalize and update our current infrastructure not new cities to flee to when the area we live in gets older and run down.

I-150-4

Finally, there is an affordable housing problem in San Diego. The problem is that the developers do not want to build the stock that is needed to solve the problem. We need 2 bedroom, 1 bath "starter" homes on small lots. Homes that cost in the \$200,000 to \$250,000 range and are near public transit, not \$500,000 to 1,000,000.00 homes in the back country.

I-150-5

Please deny the applicants request for an amendment to our general plan.

I-150-6

Thank you for your consideration,

William T. Gallagher
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