

## I-222 Lynne and Peter Katopodis

Comment Letter I-222

**From:** Lynne Clarke [mailto:Lynne.Clarke@jfwmail.com]  
**Sent:** Wednesday, July 19, 2017 3:52 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

Elected Representatives,

We attended last night's community meeting for the Newland Sierra Project with an open mind on it; looking for clear insight into the project. We left seriously concerned that the current proposal/EIR seem to be critically deficient in addressing an integration that keeps the safety of the present community front of mind. It needs to fit existing infrastructure or have that built prior to execution. We are urging you as our elected officials to deny the Newland Sierra Project.

I-222-1

My family relocated from San Clemente 13 years ago, becoming homeowners on Sagewood Hills on Buena Creek Road to escape the hustle and congestion of Orange County for rural, unincorporated Vista. Over the past several years, Buena Creek has morphed from a country back road, to a virtual freeway. Posted speeds, totally ignored, accidents, sometimes fatal, are a regular versus once more infrequent occurrence. All times of the day and night we have been jolted to attention by a loud screech and ominous "BOOM" of a crash and have rushed outside praying for the best.

The traffic is now atrocious. We did not allow our son, as a teen, to ride his bike on Buena Creek, not even to cross the road to go to a friend's alone-too dangerous. For years we've enjoyed walking our dogs across the street, which we now only attempt mid-morning or afternoon. 7 a.m. to 9:30 a.m. & 3:30 p.m.-7 p.m. the crossing would be too hazardous otherwise.

I-222-2

Located almost 4 miles from the Sprinter station, we've witnessed the traffic backed up to our home from the crossing on South Sante Fe. Buena Creek somehow became an alternative shortcut for the 15 or 78 Freeway. It has become unsafe to walk on Buena Creek to take the Sprinter. It definitely requires a drive in our car to park in the lot to take the train-crazy.

Going the other direction, weekday afternoons we plan on an extra 20-30 minutes at 4:00 to get to the 15 Freeway via Twin Oaks- also only 4 miles away.

Newland Sierra Project EIR doesn't explain how a 6-lane Twin Oaks Valley Road will funnel the overflow traffic onto our 2-lane Buena Creek road. From the EIR we cannot determine how the treacherous 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 Sante Fe
- Rotaries? are mentioned-Newland Sierra to pay for?

I-222-3

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

## Comment Letters

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Since we moved here, an unexpected development, was a change (twice) in homeowner's insurance. We'd been with AAA 10 years prior, they would not insure us for a home in this area of Vista. For 5-6 years we were with the Hartford Company. Not once did we have a claim, nor were we late with a payment, only to be dropped when this Buena Creek area became re-zoned as a fire zone. It was not easy to find a replacement, few (only found one) companies will insure the area due to the high "risk". Now we are on the hook 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?

I-222-4

As 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?

I-222-5

We cannot determine from the EIR if the infrastructure for Newland Sierra will include enhanced fire and police support? Calls to the Sheriff in unincorporated Vista can currently result in about a 30-45-minute response time.

I-222-6

We are not opposed to smart growth in our community with well-thought out and planned for infrastructure in place prior to accommodate the growth without diminishing our current environment and adding to safety risk. As our elected officials, there comes a responsibility to protect the rights and safety of your existing constituents, please exercise your vote in a resounding "NO" on Newland Sierra to do so here.

I-222-7

Sincerely,

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