

### I-298 Richard and Margie Oliver

Comment Letter I-298

**From:** Richard Oliver <rwo@cox.net>  
**Sent:** Sunday, August 13, 2017 10:28 PM  
**To:** Smith, Ashley; 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 proposed development

Our objections to the proposed Newland Sierra project are vast and include a regionally untenable increase in both freeway and surface road traffic, fire protection, water shortages, strain on existing sewage systems, and direct impact on the native environment reaching from Highway 15 southward through the Twin Oaks Valley and westward through the Buena Creek Valley.

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The environmental impact plan cannot address only environment-specific concerns, of which there are thousands, while ignoring the practical impact of the development on the neighboring communities to the proposed project.

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#### ONE

As residents along Buena Creek Road (BCR) for nearly 23 years we have watched and have been directly impacted by the unrestrained urban sprawl that the County of San Diego has continually rubber-stamped. Most recently was the destruction of a natural canyon and its native habitat replaced by the "Quintessa" development, which is locally known as "Mira Mesa North". Its Average Daily Trips (ADT), added to an already overburdened Buena Creek Road from Riverside County and north Escondido commuters, and has contributed to making commuting for locals a difficult task, especially during drive times. In addition, BCR has no shoulders for bicyclists or pedestrians to access the much-hyped NCTD Sprinter commuter train.

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The fact that BCR was designated in the 1970s as a future four-lane road has been repeatedly used as an excuse by County Planners and Supervisors to justify additional development in our community. However, it has been requested by the community and Sponsor Group that this road be reclassified to a two-lane road. County Planning officials have stated in meetings with community activists that the probability of *ever* having the funds to widen BCR and dealing with the failed BCR/South Santa Fe intersection is close to zero; and that the local community would have to approve such a change, which all concede will never happen. In addition, the Twin Oaks Valley Sponsor Group does not support the widening of BCR.

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**QUESTION: We want to know specifically how the County of San Diego can justify building over 2,000 homes just east of BCR without a concrete plan of how BCR will be modified to accommodate its portion of the over TEN MILLION annual daily trips created by the proposed Newland Sierra project?**

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We expect a very specific answer from you about this issue including your specific and funded plans for the BCR traffic situation, knowing the additional burden that will be created by the proposed Newland Sierra development. This is *our* environment and we want answers from you on the impacts to it from this proposed development, and any planned remediation.

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#### TWO

We are greatly concerned about existing fire danger, particularly coming from the east as has been typical of wildfires in northern San Diego County.

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Especially because a new Newland-specific Highway 15 interchange is not in the plans, residents and commercial tenants will not attempt to flee the Newland Sierra development area and head east toward Highway 15 and into an oncoming westbound fire, even if Deer Springs Road has been widened; instead, for their own safety, they will head west into the Twin Oaks and Buena Creek Valleys.

**QUESTION: Given that all or most traffic exiting the proposed Newland Sierra development will head west, how specifically will the county manage this deluge of fire-fleeing autos on Twin Oaks Valley and Buena Creek Roads?**

## THREE

The issues of **water shortages** and future water demand that have been practically ignored by a politically manipulated water district must be addressed in the consideration of the proposed Newland Sierra development. **Sewer overburdening** must also be addressed. We believe both of these issues are larger than the Vallecitos Water District's technical and management ability to analyze and potentially remediate the looming situation.

**QUESTION: We want to know specifically how the County of San Diego can justify adding the water and sewage demands of over 2,000 new homes to the Vallecitos Water District; and specifically how will potential future water or sewage system shortages be apportioned to the existing parcels within the water district?**

## FOUR

We are also greatly concerned about the impact to **native birds and wildlife** not only in the proposed Newland Sierra development, but both north, south, east and west as a direct result of the proposed development.

**QUESTION: we live in a riparian habitat off of BCR and want to understand the specific impact upon not only the creatures that presently inhabit the proposed project area, but the impact to all four directions from it and radiating out into our specific BCR neighborhood and riparian habitat?**

**This is a complex question, we realize, but the arrival of many creatures inevitably displaced by the Newland Sierra project will not only affect that immediate area but the properties for miles around, including ours. Please provide us with an area-wide specific displacement and impact analysis by animal- and bird-type.**

## CONCLUSION

The "Merriam Mountain" project failed to win approval of the Board of Supervisors because it was ill-conceived; the slightly reduced size of the Newland Sierra proposal does not overcome the practical and environmental issues of its predecessor. In addition, the County of San Diego's new transportation plan is intended to reduce "urban sprawl". If that is indeed the case, why specifically would the Newland Sierra proposal not fall under those guidelines and be declined by at both Planning and Supervisorial levels?

Finally, we support the viewpoint and questions posed of this project by the Twin Oaks Valley Sponsor Group from which we have been specifically excluded by the County Supervisors.

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*Richard & Margie Oliver*

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Cont.

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## Comment Letters

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