

I-30 Steve Bepko

Comment Letter I-30

**From:** Steve Bepko [mailto:sbepko@gmail.com]  
**Sent:** Sunday, August 06, 2017 5:17 PM  
**To:** Smith, Ashley  
**Subject:** Newland Sierra - serious questions

(1) The construction project is estimated to last 10 years, with I'm guessing 3-5 years of which will consist of blasting. We hear the noise from Pendleton at all times (day and night) when the boys are out playing shoot-'em-up, how will the noise be mitigated from the Newland Sierra project?

I-30-1

(2) Traffic on Deer Spring Rd and the I-15 interchange is currently unacceptable during the morning and evening commutes especially on Deer Spring from Buena Creek to the I-15 interchange. While an I-15 interchange modification may be do-able, I see no way that Deer Spring can be widened (an extreme dip on the south side, gated structures and fences on the north side) in a short time frame. If this nightmare goes through, traffic will more insane than it already is for an unspecified period of time while the construction is going on, even without any Newland Sierra occupancy. With occupancy it is totally unacceptable.

I-30-2

With only 2 improved Newland Sierra development exits (Sarver Lane and Mesa Rock), all traffic will be fed to Deer Spring. During an evacuation, it is unlikely that the unimproved exit (north to Gopher Canyon?) will alleviate any congestion, according to every study I've seen. During the 2007 1-day evacuation from Hidden Meadows, getting out of the development was problematic. It will become life threatening during the next fire incident.

I-30-3

Although I don't often traverse Buena Creek Rd during the morning commute, it is only marginally better at that time of day. What are the plans for modifying that roadway?

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(3) The airborne micro-debris from what, 10 tons a day of crushed earth and rock, will be unacceptable for a lengthy period of time to those of us local and downwind (Welk, Hidden Meadows).

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(4) The County General Plan shows no development of the proposed Newland Sierra site. Other than Bill Horn's economic desires, what has changed that now obviates this plan? Have you taken into account that massive development going on south of our (hidden Meadows) community, which should be enough to mitigate the alleged housing "crisis". The laws of economics will solve that problem, if nothing else.

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Thank you for a timely response.

Steve Bepko  
A very concerned elderly Hidden Meadows resident.

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