

I-324 Leigh Rayner

Comment Letter I-324

From: Leigh Rayner [mailto:leighrayner@yahoo.com]
Sent: Saturday, August 12, 2017 3:34 AM
To: Smith, Ashley; Jacob, Dianne; Cox, Greg; Gaspar, Kristin; Roberts, Ron; Horn, Bill; Wilson, Adam; Avina, Victor; Paguio, Jason; Granda, Adrian; melanie.wilson@sdcountry.ca.gov; Gretler, Darren M; jdesmond@san-marcos.net; esanchez@ci.oceanside.ca.us
Subject: Newland Sierra EIR

Hello Everyone,

I would like to add my voice to the chorus of objections to the proposed Newland Sierra development. I live at 3245 Vista Pacifica, Vista 92084. My home sits on top of a hill across North Twin Oaks Valley and west of the proposed development with a panoramic view of that area. I object to the draft EIR because it fails to adequately address several areas of concern.

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1. What is the visual impact of the proposed development? Are the houses constructed along the ridge line? My view looking east is of the western side of that mountain, with Palomar Mountain behind it. I can not tell how my view will be impacted. Will I see a dozen new homes? A thousand? Is the top of the mountain going to be leveled off completely or partially as it appears from my vantage?

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2. What light pollution will I be subjected to? There is currently very little light pollution to my east, and none from the area of the proposed development. How will this change? Are there street lights proposed on the road down to North Twin Oaks? Will I be looking at traffic signals and street lights as well as hundreds of homes?

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3. What noise pollution will I be subjected to as a result of the years of blasting and rock crushing and eventually traffic? What is the proposed schedule for all of this work. Currently I can hear some distant traffic, generally during rush hour but it is not objectionable. With all of the additional traffic that would be generated as a result of this development how will that change? What is the anticipated volume of traffic on North Twin Oaks? Will I feel shock waves and percussions from the blasting?

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4. What dust and silica sand will I be exposed to as a result of the blasting, rock crushing, grading and other construction activities? The prevailing winds blow to the east but there are often westerly winds and I am in a direct line of sight from this development. The winds tend to be strong at the ridge tops, especially in the afternoon. I do not see any consideration of windy conditions and how they will impact the generation of dust and airborne particulates. At what altitude and for what distance will dust, silica and other particulates be dispersed? Has any study been done? If not, one should be required. What are the health risks to me and to my wife who has asthma? Will I need to have my solar panels washed regularly? Who will pay for that?

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5. In the event of a fire evacuation using North Twin Oaks, how will everyone get out and how long will that take? Our home is in an extreme fire danger zone. There is a fire road from our property that leads down to North Twin Oaks. This is our emergency secondary evacuation route. Twin Oaks and Deer Springs Road are very backed up already during rush hour. I have no doubt that we would be unable to evacuate using North Twin Oaks in such a scenario.

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We love this area and its rural character. We raised our family here and, after 28 years in the same home, just moved one mile up the hill to our dream home. We built one home on 7.5 acres, consistent with the general plan. Newland Sierra threatens our dream, our lifestyle, and our community character. The draft EIR is seriously flawed and fails to adequately address the questions raised above.

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Thank you for your diligent attention.

Leigh Rayner
3245 Vista Pacifica
Vista, Ca 92084