

I-409 Bill Ward

Comment Letter I-409

-----Original Message-----

From: billk.ward@gmail.com [mailto:billk.ward@gmail.com]  
Sent: Monday, July 24, 2017 12:36 PM  
To: Smith, Ashley  
Cc: Janice Ward  
Subject: Newland Sierra Project draft EIR concerns

I am a resident of Twin Oaks Valley living at 310 Del Roy Dr and have several concerns with the Newland Sierra project. These concerns revolve around community infrastructure (traffic, water, and schools).

I-409-1

I do not understand how this project can proceed without prior major upgrades to the 15 freeway, Deer Springs road and Twin Oaks Valley road. Anyone living in this area can tell you how bad freeway traffic has become. In addition, simply driving down Dear Springs and Twin Oaks Valley Road between San Marcos Blvd and the freeway has become a traffic nightmare. I feel traffic concerns need to be addressed before any additional housing becomes available.

I-409-2

I had the opportunity to look at the plans for this project and was shocked to see that no additional public schools are planned for this area. It is so important to residents that they have local schools for safety and traffic concerns.

I-409-3

Water and fire hazards are also major concerns. Where is our water district coming up with the additional water that will be required for this size of project? When (and not if) a fire breaks out, how will people evacuate with the poor road infrastructure that now exists? Shelter in place is not a reasonable response for the amount of fuel that surrounds this area.

I-409-4

I originally was attracted to this area because of the amount of open space in our community and the housing that was designed to take advantage of its natural beauty. This project is totally out of character for our community and I feel it will degrade the quality of life for all residents within the Twin Oaks Valley and surrounding areas.

I-409-5

Sincerely,  
Bill Ward  
310 Del Roy Dr  
San Marcos, Ca 92069  
Billkward@gmail.com

INTENTIONALLY LEFT BLANK