

I-349 Zachary Seech

Comment Letter I-349

August 7, 2017

From: Dr. Zachary Seech
1545 Lone Oak Road
Vista, CA 92084

Re: Proposed Newland Sierra housing project

I have lived in my home at 1545 Lone Oak Road in the Buena Creek Valley for 35 years. I live just off Buena Creek Road. I would like to tell you about traffic on this winding, narrow, rural road that connects Twin Oaks Valley Road and South Santa Fe Avenue. There is no walking room one either side of the road. On the west side there is an embankment and on the left is a dropoff along much of the road. The dropoff begins at the edge of the pavement. Through-traffic is fast and we have many accidents. At many points during the day, traffic is stopped, backed up from the stop sign at Monte Vista Drive and well past my house. In the other direction (roughly southbound), traffic is backed up from the Sprinter station so that even now it takes several light cycles to get through, qualifying this as a failing intersection. Adding 2,135 homes to our joint Twin Oaks-Buena Creek Valleys threatens our ability to exit during normal times, and would probably make an exit impossible in the event of a wildfire evacuation of any urgency. By what justification can we add significant traffic to an already failing intersection?

I-349-1

What is the weight limit for trucks on Buena Creek Road? Would larger trucks be prohibited from using the road during construction of the project? How would this be enforced?

I-349-2

What is the traffic load past which we will not build new projects? The "We knew it" of local residents when traffic is unmanageable will do us no good later. We must try to get your staff to anticipate what is obvious from the local perspective.

I-349-3

Environmental degradation of the creek due to overpopulation and trash from through traffic seems unaddressed in the draft EIR. How are such effects measured? Were they considered in this case? The creek is a vulnerable area resource that defines the valley itself.

I-349-4

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This abrogation of the General Plan that essentially urbanizes a wildlife area that has no major access to infrastructure such as mass transit is just what the county decided to prevent with that grand Plan that took ten years—and so many compromises on the way—to develop. My neighbors' input now appears irrelevant. What is the ultimate justification of this major breach of the General Plan? What other recourse do we have to buttress the Plan against such significant bypassing?

I-349-5

Thank you.

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