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P. 02

Letter I15

LILAC HILLS RANCH  
3800 12-001 (GPA), 3810 12-001 (SP), 3100 5571 (TM),  
3100 5572 (TM), 3600 12-003 (REZ), 3300 12-005 (MUP), 3500 12-018  
(STP), HLP XX-XXX, SCH 2012061100  
ENVIRONMENTAL LOG NO.: 3910 12-02-003 (ER)  
DRAFT REVISED EIR PUBLIC REVIEW PERIOD  
June 12, 2014 through July 28, 2014

DRAFT EIR COMMENT SHEET

Tuesday, June 17, 2014  
COUNTY OF SAN DIEGO  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

WRITTEN COMMENT FORM

SEE ATTACHED

(Attach additional pages as needed)

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

3145 R...  
Address \_\_\_\_\_

Escondido CA 92025  
City State Zip Code

Phone Number \_\_\_\_\_

MAIL, FAX or E-MAIL FORMS TO:

Mark Slavick  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
FAX # (619) 694-3373  
e-mail: [Mark.Slavick@adcounty.ca.gov](mailto:Mark.Slavick@adcounty.ca.gov)

COMMENTS MUST BE RECEIVED BY 4:00 PM, JULY 28, 2014.

I15-1 The County acknowledges the commenter's opposition to the project. Chapter 3, subchapter 3.1.4 of the FEIR concludes that the project would result in significant and unavoidable impacts to the visual environment in terms of dominance, scale, diversity, and continuity, as viewed from West Lilac Road and surrounding residential areas. Significant and unavoidable impacts would occur both during project construction and with project build-out. The project incorporates various design features that are intended to retain the rural character of the community, such as wider lots, grade separations or landscape buffers in areas where there are existing homes. As detailed in the project's Specific Plan, Sections II and III, project design guidelines for landscaping and architecture contain rural-themed concepts will be incorporated into the project design. However, even with these features, the FEIR concludes visual impacts would be significant and unavoidable.

I15-2 Subchapter 2.8 and Appendix M of the FEIR address the potential noise impacts that would result from the proposed Project. The analysis concludes that there would be significant and unavoidable impacts to off-site receivers adjacent to Covey Lane and future Lilac Hills Ranch Road from traffic generated noise (Impact N-3). Cumulative impacts resulting from traffic noise that exceed exterior noise limits at noise sensitive land uses would also occur (Impacts N-17). Cumulative impacts are anticipated to occur along segments of East Dulin Road, West Lilac Road, Old Highway 395, Covey Lane, Mountain Ridge Road and along Lilac Hills Ranch Road between Phases 3 and 4. Refer to subchapter 2.8.3 for details about these impacts. This comment does not raise a specific issue with regard to the adequacy of the environmental document. Changes to the environmental document are not required as a result of this comment.

I15-3 The comment addresses general subject areas and does not specifically identify inadequacies of the environmental document. General comments regarding the appropriateness of roadways for increased traffic are raised but specific issues related to the impacts, analysis, and mitigation for roadways are not raised. Subchapter 2.3 and Appendix E of the FEIR provides extensive discussion of the transportation and traffic impacts of the project and identifies required improvements that would be implemented as part of the project. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

LILAC HILLS RANCH  
DRAFT EIR COMMENT SHEET

WRITTEN COMMENT:

We (Jeff and Michelle Burdett) object to the Lilac Hills Ranch proposed development for the following reasons:

- 1.) This development is in extreme contrast from the existing visual character of our neighborhood. We currently have a beautiful view of agricultural and natural habitat land. The development proposes to replace our view/way of life with high density homes, traffic, senior center, parks, etc. We moved out of the city to country living. We specifically purchased a home next to agriculturally zoned land to avoid the stressors of city living. These towns (Valley Center & Bonsall) are RURAL/COUNTRY living towns.
- 2.) noise pollution – If this development is approved, we will be negatively impacted by noise pollution (cars, people, senior center, parks, etc.).
- 3.) Traffic – If this development is approved, we will be negatively impacted by traffic (congestion, pollution, wildlife destruction, car accidents, public safety, increased commute time, traffic lights, etc.). We live on very DANGEROUS roads (narrow, blind alleyways, no shoulders, cliffs, rock walls, recreational bicycle riders, extreme curves, numerous blind spots, one lane, double yellow lines, etc. These roads, in our opinion, are NOT SAFE or ADEQUATE for high levels of traffic. Increasing the number of cars on these dangerous roads will cause numerous deaths.
- 4.) Habitat destruction – This development will destroy natural plants, animals, rolling hills, creeks, etc.
- 5.) The impact on schools, public services, law enforcement, parks, recreation facilities. This town community that participates in community activities at the center of town (parades, sporting events, library, community center, churches, public pool, rodeo, Casino, agricultural events, etc.). Community members drive to the center of town on a regular basis. This huge influx of residents at the far end of town (Lilac Hills Ranch) is not, in my opinion, GREEN OR SUSTAINABLE. It is not reasonable to think that all of these people are going to stay in their little "sustainable" sub-town and reduce their carbon footprint.
- 6.) Do they (Lilac Hills Ranch) even have a legal right to access necessary roads, utilities, and change the zoning from high acreage agriculture land to high density homes?

115-1

115-2

115-3

115-4

115-5

115-6

Signature: Michelle Burdett Date: 7-25-14  
Address: \_\_\_\_\_

115-4 Details of the biological resource impacts that would result from the project and the mitigation measures that would be implemented to reduce impacts to less than significant are provided in subchapter 2.5 and Appendix G of the FEIR. For example, biological resource mitigation includes requirements for dedication of open space easements to mitigate for impacts to sensitive habitats and preparation of a Resource Management Plan to address any restoration, enhancement and maintenance of open space. In addition, wetland creation is required as a mitigation measure of the project to ensure there is no net loss of wetlands. The project design incorporates 104 acres of open space for resource preservation. Changes to the environmental document are not required as a result of this comment.

115-5 This comment is related to general issues that received extensive analysis throughout the FEIR and presents the opinion of the commenter only. The comment does not raise specific concerns about the content of the FEIR. Changes to the environmental document are not required as a result of this comment.

115-6 The commenter questions whether the applicants have legal rights to access necessary roads and utilities but does not specify which road or utilities. Refer to the Global Responses: Easements (Covey Lane and Mountain Ridge Roads) and Off-site Improvements – Environmental Analysis and Easement Summary Table for a thorough discussion on related topic. In addition, utilities such as water and sewer would be provided by the Valley Center Municipal Water District. Analysis of the sewer/wastewater facilities planned to serve the project are detailed in the Project Description (Chapter 1), subchapter 3.1.7 (Utilities and Service Systems), and in Appendix S, Wastewater Management Alternatives.

Regarding the right to modify zoning, the project includes a Rezone application concurrent with the proposed General Plan Amendment. General Plans may be amended by Cities and Counties pursuant to Government Code Sections 65300 et seq. This proposed amendment was allowed to proceed by the approval of a Planned Amendment Authorization in accordance with Board of Supervisors Policy I-63 which provides a County policy for which private parties may initiate a General Plan Amendment. If the General Plan Amendment is approved,

LETTER

RESPONSE

	<p>I15-6 (cont.)</p> <p>the area would also be zoned for consistency with the General Plan. Zoning is discussed in the Specific Plan, Section III.C. See the Global Response: Project Consistency with General Plan Policy LU 1.2. As discussed in this Global Response, the policy allows for the development of new villages.</p>
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