

LETTER

RESPONSE

Letter I26

-----Original Message-----
From: Dunn [mailto:dunnclan@gmx.com]
Sent: Sunday, July 27, 2014 10:35 PM
To: Slovick, Mark
Subject: Lilac Hills Ranch

Dear Mark,

I am corresponding to voice my objection to the Lilac Ranch development project. As a resident along the West Lilac corridor, I am greatly concerned of the negative impact such a development would render to the surrounding area. With this area already identified as a high risk fire area, the addition of the proposed homes and businesses has the potential to make the area even more dangerous should a serious wildfire strike the the vicinity. Traffic along West Lilac is already quite heavy at times, making walking or riding bicycles along it a risky venture. The additional thousands of residences would simply overwhelm the current infrastructure. The Valley Center Municipal Water District already has some of the highest water rates in North County, and is constantly broadcasting its limited water supply and capacity to serve its constituents. The proposed additional homes and businesses will tax this service provider even more, and thereby impacting everyone else within this water district. And lastly, the tranquil, beautiful countryside within this area that all of us residents cherish so greatly will be lost forever.

I ask you to do all within your power and authority to deny and stop the development of Lilac Hills Ranch and to add my name to the growing list of those opposed to the project.

Thank you.

Tom Dunn
32555 Mesa Lilac Rd.
Escondido, CA 92026
760-644-0699

I26-1

I26-2

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I26-4

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I26-1 The County acknowledges the commenter's opposition to the project and concerns about the fire risk in the area. The adequacy of fire and emergency response service is evaluated in Chapter 2, subchapter 2.7.2.4 of the FEIR and Appendices J (Fire Protection Plan) and K (Evacuation Plan). The project's Evacuation Plan outlines measures intended to create an orderly and safe evacuation of the project site in time of emergency. Specific project design features included in the Fire Protection Plan and Evacuation Plan are referenced in subchapter 2.7.2.4 of the FEIR. These measures would ensure potential hazards associated with wildfire and evacuations are less than significant. The project would incorporate the following project design considerations:

- Ignition-resistant structures that have proven to perform extremely well in wildfires per Building Code;
- Fire sprinklers in all structures which effectively extinguish interior fires over 98 percent of the time and extend the time of "flash-over," resulting in more time for responding firefighters;
- Fuel modification for every structure;
- Roads and access meeting Fire District Standards and the County Consolidated Fire Code;
- Roadside fuel modification;
- Long-term agriculture areas adjacent to the site (reduced, irrigated fuels not native brush);
- No buildings 35 feet or taller, and no buildings requiring 3,500 gallons per minute fire flow, minimizing or eliminating the need for a ladder truck;
- Redundant water supply consisting of district water;
- Fire protection systems service meters (special water meters designed for use where residential fire suppression systems are being used) of a minimum of one inch, and will be separated from the domestic supply; and
- Automated External Defibrillators (AEDs) installed in any high occupancy uses with staffing for use by trained administrators.

The project design features discussed above and more comprehensively in the FEIR and appendices would ensure the project would not result in increased hazards in the event of wildfire.

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	<p>I26-2 As detailed in the Traffic Study (Appendix E) and subchapter 2.3 of the FEIR, impacts along this segment of West Lilac Road from Old Highway 395 to Main Street will be mitigated through implementation of M-TR-4, which would include improvements to the Mobility Element Light Collector 2.2C standards, subject to exceptions as approved by the County (M-TR-4). The analysis demonstrates that these improvements would be adequate to support the project in addition to projected growth in the area. In addition, the improvements and pathways that would be constructed as part of Lilac Hills Ranch may improve conditions for pedestrians and bicyclists, particularly along the project frontage.</p> <p>I26-3 The FEIR includes an analysis of water supply, taking into account existing drought conditions and potential future drought conditions. Water supply for the project would come from the Valley Center Municipal Water District (VCMWD). The Water Supply Assessment (WSA) was prepared for the project by the VCMWD (see Appendix Q of the FEIR). The WSA concludes that the VCMWD would have adequate water supply to meet and exceed expected demands for a 20-year planning horizon, including the project. In addition, the VCMWD issued an updated letter dated May 6, 2014 verifying that the conclusions of the WSA are still valid considering recent drought conditions and associated water use restrictions. This letter has been included as a cover letter to Appendix Q of the FEIR. An individual project would not affect water availability for existing water users because water districts have plans to accommodate the water needs associated with future growth and would continue to promote water conservation and implement water use restrictions as a tool to manage drought conditions.</p>
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	<p>I26-4 With respect to the project’s potential impact on the “tranquil, beautiful countryside,” the FEIR evaluates potential visual and community character impacts of the project in subchapter 3.1.4 of the FEIR. The analysis finds that the project would be consistent with General Plan and Community Plan policies that address community character. The project incorporates various design features that will reduce visual effects along the project perimeter, achieve compatibility with the community and retain the rural character of the community. These include the use of wider lots, grade separations, or landscape buffers in areas where there are existing homes. Additionally, the project’s grading guidelines ensure natural topography is adhered to by applying refined grading techniques.</p> <p>As detailed in the project’s Specific Plan, Sections II and III, project design guidelines for landscaping and architecture contain rural-themed concepts that would be incorporated into the project design. The Specific Plan includes illustrations to show the rural village theme expressed in all land use contexts. Through application of these design and grading guidelines, the project would be consistent with goals and policies associated with the rural character of the development as expressed in the community plans.</p> <p>The FEIR has determined that the project would result in significant and unavoidable impacts due to changes in the visual environment and viewsheds in the project area. Specifically, the project would replace the existing views of domestic and grove vegetation along approximately 0.6 mile of West Lilac Road and within areas viewed by local residences. Chapter 3.0, subchapter 3.1.4 of the FEIR concludes that significant and unavoidable impacts would occur both during project construction and with project build-out.</p> <p>I26-5 The County acknowledges the commenter’s opposition to 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.</p>
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