

LETTER

RESPONSE

Letter I30

From: Deborah Flynn [mailto:rubysmama@hughes.net]
Sent: Saturday, July 12, 2014 2:33 PM
To: Slovick, Mark
Subject: Lilac Hills Ranch

Dear Mr. Slovick,
Here are my concerns regarding this project:

- 1. Nothing I see or read gives us any comfort or confidence that the fire danger and reporting fire stations have been adequately addressed. We cannot handle a fire in this area because of lack of roads, and the roads we have are only two lanes, and the fire stations are too far away. The traffic jam which would occur in the case of a fire would be catastrophic, not only to the new residents but to those of us who have lived here for many years. } I30-1
- 2. The traffic on I-15 in the morning and afternoon is already out of control. We simply cannot handle 4000 more cars on the road up here. All of these new residents would have to commute to work, there are no jobs up here. Traffic, noise, air quality will all become health issues for all of us. } I30-2
- 3. We have an agricultural business and this development will certainly impact our business in a negative way. The noise will drive away birds and bees that we rely on to keep our crops healthy. We moved here because of the zoning and open space. Lilac Hills Ranch will effectively destroy our way of life. } I30-3
- 4. If the County evokes eminent domain to take a road from private owners in Valley Center, then everything we have been told about our elected officials will be a lie. } I30-4

Please do not recommend that this development go forward.

Thank you,
Deborah Flynn
38145 Rocking Horse Road
Escondido, CA 92026

I30-1 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 includes multiple components intended to create an orderly and safe evacuation of the project site in time of emergency. As discussed in subchapter 2.7 of the FEIR, the Evacuation Plan details evacuation routes, evacuation points, and implementation of a resident awareness and education program to keep future residents and employees informed and safe if wildfire occurs. See response to comment I26-1 for details related to the Fire Protection Plan and Evacuation Plan.

As discussed in subchapter 2.7, the primary evacuation routes are through a series of internal roadways within the development, which in turn permits direct emergency evacuations to the north, south, east, and west to accommodate pending wildfire conditions. As shown on Figure 2.7-3, evacuation routes include Main Street, Street "Z," Lilac Hills Ranch Road, Covey Lane, and Mountain Ridge Road. The project site would also be served by secondary emergency evacuation routes using Street "F" and Birdsong Drive on the north and Rodriguez Road in the southern Senior Neighborhood (refer to subchapter 2.7 Figure 2.7-3). There is also potential to coordinate with the DSFPD and the San Diego County Water Authority to utilize Nelson Way, to the west, in the event of an emergency situation.

All roads proposed for use during an evacuation would be constructed to Consolidated Fire Code standards which allow for emergency equipment to utilize the roads simultaneously with evacuating residents.

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	<p>I30-2 Please refer to the Global Response: Significant and Unavoidable Impacts to I-15 included in the introduction to these responses to comments. The remainder of this comment addresses general subject areas, which received extensive analysis in the FEIR. The comment does not raise any specific issue regarding that analysis or adequacy of the environmental document. 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> <p>I30-3 Impacts to agricultural resources are addressed in subchapter 2.4 and Appendix F of the FEIR. The commenter indicates “noise will drive away birds and bees,” however, does not provide any evidence to support the claim that increased noise would affect birds and bees needed to support crops. Please refer to the Global Response: Agricultural Resources, Indirect Impacts for additional discussion of the potential indirect impacts to agricultural resources. 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> <p>I30-4 The FEIR analyzes impacts that could occur should land be required for road improvements outside the existing right-of-way. The applicant would be required to obtain additional right-of-way for road improvements. If right-of-way could not be obtained, then they could request the Board of Supervisors to assist in obtaining the right-of-way (Eminent Domain) pursuant to Board Policy. With respect to the use of Eminent Domain, ultimately it is in the discretion of the Board of Supervisors to decide whether to initiate proceedings to acquire additional easements. Changes to the environmental document are not required as a result of this comment.</p>
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