

Letter I37

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

The terraine of Valley Center is such that high density housing of the type in this proposal is extremely dangerous with respect to fire risk and the ability of citizens to escape. This proposal is unacceptable. Please describe how those living & working in this development are going to safely evacuate the area.

I37-1

I37-1 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. As discussed in subchapter 2.7, the primary evacuation routes are through a series of internal roadways in 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.

The Evacuation Plan includes a resident awareness and education program in coordination with the Deer Springs Safety Council. The Plan also requires the implementation of a program known as "Ready, Set, Go." The focus of the program is on the public's awareness and preparedness especially for those living in the wildland-urban interface areas. The program is designed to incorporate the local fire protection agency as part of the training and education process in order to ensure that the information is disseminated to those subject to the impact from a wildfire. The evacuation routes as well as the various measures included in the Evacuation Plan would ensure the project would not result in hazards to the public in the event of an emergency evacuation.

(Attach additional pages as needed)

Lawrence M. Gartner 6/29/14
Signature Date
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COMMENTS MUST BE RECEIVED BY 4:00 PM, JULY 28, 2014

LETTER

RESPONSE

	<p>With respect to the comment that the terrain of Valley Center contributing to the fire risk, several scenarios were evaluated within the FPP (Appendix J) to determine the potential behavior of a wildland fire that might occur in the vicinity of the project site, utilizing the Fire Behavior Assessment or fire model. Fire behavior parameters were calculated for the hazardous native vegetation/fuels historically located on- and off-site as well as considering the existing slopes for the majority (approximately 91.2 percent) of the entire site. Four worst-case scenarios for wildland fires were analyzed. As a result of the findings of the fire modeling, project design features were incorporated into the Project. The FEIR analyzed each of the design features to determine whether the features would reduce the risk of exposure of people or structures to a significant risk of loss, injury or death from wildland fires. The FFEIR, subchapter 2.7.2.4, and FPP pages 17-21.) Subchapter 2.7.3.4 of the FEIR also identified the project's contribution to a potential cumulative impact would be less than cumulatively considerable with respect to wildland fire hazards based on the FPP, associated landscaping plans and implementation of mitigation measures related to FMZs. In addition to the Fire Behavior modeling for this project, Dudek's fire protection planners completed a FlamMap Fire Behavior Modeling for the proposed development. FlamMap modeled the anticipated fire behavior across a landscape that was based on site-specific data.</p>
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