

LETTER

RESPONSE

Letter I58

From: Martino, Gary J [<mailto:gjmartino@westdevllc.com>]
Sent: Wednesday, July 23, 2014 7:41 AM
To: Slovick, Mark
Subject: Lilac Hills Ranch

Mr. Slovick,

I am sure by now you have received your share of emails regarding this proposed development so I will keep this brief and to the point.

My family has lived in the area for 15 years now and the main reason we moved here was the beautiful surroundings and serenity. Even to this day when people come to our home for the first time they comment on how beautiful the area is and how calming it feels. We have always felt proud to live on West Lilac Rd. and even though my commute is 40 miles each way it is worth the drive every day to come home to such a unique place.

The concern I have for this proposed development is two-fold.

First what seems to be the developers complete disregard for what plans and zoning are put in place. The area was meant to be agriculture and light housing with larger lots. We all know developers are in the business to make money, nothing more. This group can try to disguise this as a "green" project but we all know it is anything but that. Adding this many homes and businesses and a school into our area will forever change the country like setting. I have no interest in a Starbucks near my home, I moved here to get away from that. Why destroy an area? Money. Nothing more. There is no other benefit to this group of developers other than to put money in their pocket.

Second, the recent Highway fire by the 395 showed us how vulnerable we are to fire. It was only 1.5 miles from our home and it closed the 395 at West Lilac that day. I was lucky enough to make it home that day before things were too bad but I did witness something I have never seen before.

Because of the road closure West Lilac eastbound was complete bumper to bumper gridlock. Cars from the 395 that were originally headed north were turning on to West Lilac with nowhere to go. I could not get out of my driveway for at least an hour or more that day. Then my thought turned to the possibility of Lilac Hills Ranch. With all those additional people potentially living here what would happen in case of a fire? We live in an old growth area that at some point will burn. Even with additional roads to leave the new development it will still turn into a nightmare, much the same as what San Elijo Hills residents found out recently. I found it interesting in the developers report how they state that this development will actually help to minimize fire risk by removing the existing brush and fuel. Going back to my previous point I find it funny that this green project is removing native vegetation and destroying agricultural land and now it is a good thing because it minimizes fire danger. Adding a few thousand people to our area will be devastating in a fire.

So in closing I hope in some small way this makes a difference. I know it is a bit selfish to say I don't want to see this project move forward but I love where I live, I moved here because of it, and I have stayed here for 15 years enjoying this gorgeous area. Please help us keep it that way.

Thank you,

Gary Martino

I58-1

I58-2

I58-3

I58-4

I58-1 This comment is introductory in nature. 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.

I58-2 The County acknowledges the commenter's opposition to the project. Property owners may request a General Plan Amendment pursuant to Government Code Sections 65300 et seq. Prior to the sunset of Board of Supervisors Policy I-63, in order to initiate an amendment to the General Plan, an applicant was required to process a Planned Authorized Amendment (PAA). An application to amend to the General Plan was allowed to proceed by the approval of a PAA by the Planning Commission on December 17, 2010. Chapter 3, subchapter 3.1.4, Land Use Planning of the FEIR and Appendix W provide information demonstrating how the project would comply with the General Plan. Refer to response to comments I5-3 and I47-3 for details related to community character and project sustainability, respectively. 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.

I58-3 With respect to the adequacy of fire and emergency response service, see Global Response: Fire and Medical Services. The project's Evacuation Plan (Appendix K) of the FEIR, includes multiple components intended to create an orderly and safe evacuation of the project site in time of emergency such details of 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. As discussed in subchapter 2.7, the primary evacuation routes are through a series of internal roadways with the development, which in turn permits direct emergency evacuations to the north, south, east, and west to accommodate pending wildfire conditions. The Evacuation Plan also includes a resident awareness and education program in coordination with the Deer Springs Safety Council. The Plan 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. See response to comment I26-1 for details related to measures that would be implemented under the Fire Protection Plan and Evacuation Plan. The comment does not raise any specific issues with the content or adequacy of the FEIR.

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158-4 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.