

July 28, 2015

Dear San Diego County Planning Commissioners,

For a number of years many residents of Valley Center have opposed the approval and building of 1,746 homes in the most rural area of Valley Center as part of a project called Lilac Hills Ranch. Thousands of pages of commentary, critique and suggestions have been written about the project and submitted to San Diego County. Over the six or seven years in which this process has been ongoing, absolutely nothing has changed or improved in the design of the project.

I would like to share with you just a few reasons by the project seems so unworthy of your approval and urge you not to approve it.

- The project plops 1,746 homes and a senior care facility in an area of Valley Center that is full of farms and single family homes. It creates a city with the population of Del Mar. The current zoning on this land allows 110 homes. The community character of this beautiful area will be destroyed if Lilac Hills Ranch is built.
- The road network for this area is completely inadequate to this huge increase in population. The project proposes no road improvement but instead asks for exemptions to county road standards often by lowering the speed limits to 5 or 10 MPH.
- If roads are widened, straightened and improved, the yards and driveways of numerous people will have to be taken by eminent domain. Three houses would have to be taken by eminent domain and torn down. Can you imagine the significance of the county using eminent domain to take this property—not for public benefit but rather to profit Accretive, the company planning Lilac Hills Ranch?
- The fire danger in this area—as in much of Valley Center—is extreme. Local fire departments have said officially that they cannot meet the County mandated time allowed to reach structures (or the senior care facility) in the development.
- In the event of a major fire, the inadequate road system must provide an exit for the nearly 5,000 people living in Lilac Hills Ranch. The existing Valley Center populations will be blocked from reaching and getting on the I-15 by the rush from Lilac Hills Ranch—possibly with devastating consequences.

- Issues with school, water, sewer, jobs for residents of the project, massive grading of the site, and destruction of farms lands and the rural lifestyle are also significant and unresolved.
- This project violates the County General Plan in major ways. If the Planning Commission and the Board of Supervisors allow this project to go forward, the way is made easy for the destruction of Valley Center and for virtually unregulated building. There is almost nothing that could not be built in our community and the surrounding areas if this project is approved.

Please vote against this project and preserve the rural character of Valley Center.

Sincerely yours,

Ann Quinley

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