

From: [Jerry Hodge](#)
To: [Fitzpatrick, Lisa](#)
Subject: lilac hills ranch
Date: Sunday, August 02, 2015 3:23:53 PM

To the SD Planning commission,

I live off of West Lilac Road east of the proposed Lilac Hills Ranch on Lilac Ridge Road. Four years ago, my wife and I retired to this area deliberately choosing a rural area for our twilight years. We are deeply concerned about negative impacts from the lilac hills ranch development.

Specifically, the roads in the area are very narrow and winding and are only safe when there is a minimal amount of usage. A steep increase in daily trips will decrease the safety that is now built-in with little traffic. These are all two lane roads which will see an increase in accidents not unlike what is now observed on Gopher Canyon Road. Additionally, this is an area which is at high fire risk. I can't imagine a safe way to bring about the evacuation of so many cars and people should the need arise when a fire breaks out in the area as it surely will eventually.

Climate change is producing water rationing in this area, and the county is seriously considering increasing the number of people using water. The limited amounts of recycling, and well water use will not mitigate the fact that the presence of large numbers of new residents will mean less water for the existing residents when the next series of drought years comes.

The development is not designed to be LEED certified, and it is a leap frog development in terms of access to jobs and existing services. I can't for the life of me understand how the planning commission staff would recommend this project which does not meet existing planning requirements. What will happen when all of the owners of 5 and 10 acres parcels in the area want to have the same treatment as Accretive Developers and asks for lot splits which don't currently meet the county planning requirements.

Why should Accretive be allowed to circumvent the requirements when regular folk cannot?

Both the Valley Center and Bonsall community planning groups voted this development down after extensive analysis. I fell strongly the the Planning Commission and the Board of Supervisors should follow suit.

If Lilac Hills Ranch is approved, my wife and I will be forced to move from our dream retirement home with its 50 + fruit trees, and quiet neighborhood.

Thanks in advance for your consideration,

Jerry Hodge