

From: [Ray Ewing](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Wednesday, June 24, 2015 3:32:18 PM

To the San Diego County Planning Commissioners:

I am writing to request the denial of the Lilac Hills Ranch project for one very important reason. The issue is with the safe evacuation of the area residents in the event of a wildfire. While I recognize that you will certainly receive many emails and letters that will talk about and cite the many failings of this development at many levels and the lack of community support, my concern is with an issue not addressed and one that does not have standards in place.

I'm sure that you recognize that the Lilac triangle is a pocket on a plateau with only three roads in/out of it. While we have always expected the Santa Ana winds from the east to carry a wildfire westerly, last year (May, 2014), we experienced a wildfire traveling from west to east. During a partial evacuation, the Lilac Bridge over I-15 became congested/blocked for almost two hours. The bottleneck forced the residents to go out the only two other routes. The only easterly route out, Lilac Rd., is narrow and winding, and in fact, they are so narrow with tight corners that school buses are restricted from utilizing that portion of Lilac.

My point is this. Please take the time to drive the area (just Circle R and Lilac (east of I-15 to Castle Creek), note the numerous High Fire Risk signs, narrow roads, tight corners, lack of guard rails and the lack of turn outs. Please also note the thousand of acres of natural vegetation, avocado and citrus trees, many now dying or dead due to the drought, which you might want to think of as 'fuel'. Now imagine a fast easterly traveling wildfire in Bonsall crossing over I-15 and Old 395 (or the same with a Santa Ana driven wildfire), that necessitates the evacuation of the 5,000+ residents of Lilac Hills Ranch plus the proposed 200 bed senior care facility in the LHR development plus the existing local residents in the Lilac triangle. Now also add the emergency vehicles that will be traveling on the roads and may be going against the evacuation traffic. Now add people in a panic as we saw last year in the Cocos Fire that couldn't even get close to their homes to evacuate their families/pets or important documents. Now add the residents that will be in front of those fleeing that may also be evacuating. You might want to expect a flat tire or two and perhaps someone with mechanical problems. When does the Sheriff's Department start the evacuation process of those in the Lilac triangle? Will they have the lead time to safely and adequately evacuate all? What happens if there is a medical emergency during the evacuation? How will the EMTs be able to get to the emergency?

There are NO STANDARDS for the safe emergency evacuation of the residents outside of the project! Evacuation is handled by the Sheriff's Department. There has been no study or evaluation done with or between the Sheriff's Department and the Valley Center Fire Department (i.e. road engineers, fire department and Sheriffs) to evaluate road capacities and time needed to safely evacuate the Lilac triangle in an emergency situation such as a wildfire.

BEFORE YOU REVIEW THE PROJECT, PLEASE REQUIRE AN EMERGENCY EVACUATION TRAFFIC STUDY to be done to improve all three of the roads, including the Lilac bridge over I-15 and Old 395, that access the Lilac Triangle to

safely evacuate the area in an emergency. However, if the project is approved, please REQUIRE the developer to improve (widen, straighten, add the turn outs and add safe bike lanes) all of the roads outside of the development as a condition of the development and prior to any work being done within the development itself. One last request, please do not allow people to loose their homes to EMINENT DOMAIN for the Lilac Hills Ranch development.

Sincerely,

Ray Ewing

Ray Ewing

Escondido 92026

From: [Mary Strow](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Wednesday, July 01, 2015 3:24:52 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Mary Strow

Poway 92064

From: [Kathleen St. Peter](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Wednesday, July 01, 2015 11:00:57 AM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Kathleen St. Peter

Oceanside 92054

From: [Stephen Horn](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Wednesday, July 01, 2015 7:26:39 AM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Stephen Horn

Valley Center 92082

From: [darrin freeman](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Monday, June 29, 2015 12:37:10 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

darrin freeman

bonsall 92003

From: [Gab N Barb Rico](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Sunday, June 28, 2015 12:25:16 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Gab N Barb Rico

Bonsall 92003

From: [Linda Pierce](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Sunday, June 28, 2015 11:55:45 AM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Linda Pierce

Bonsall 92003

From: [Maureen Gupta](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Sunday, June 28, 2015 9:48:03 AM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Maureen Gupta

Bonsall 92003

From: [Gabe Cooley](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Sunday, June 28, 2015 8:48:20 AM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Gabe Cooley

Bonsall 92003

From: [Jan Shuttleworth](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Saturday, June 27, 2015 10:37:00 AM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

I am a retired Firefighter that moved to this beautiful rural area 12 years ago. I moved here for the peaceful quite living that I planned my retirement years for.

I am extremely concerned about the situation these new homes and over 5200 new residents will cause in case of a fire and evacuation. These substandard road and access in and out of the area is a recipe for disaster. The Deer Springs Fire Protection district has already stated that they will not be able to meet the response requirements with the new development.

Close to 40 existing homeowners stand a chance of losing there own property that they have worked so hard for. This urban development has no business being placed right in the middle of a rural area like this.

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

PLEASE DENY this General Plan Amendment that places this urban island in the middle of this rural area.

Respectfully submitted,

Jan Shuttleworth

Escondido 92026

From: [Rita Starnes](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Friday, June 26, 2015 5:54:15 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Rita Starnes

Fallbrook 92028

From: [Bonnie Herman](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Friday, June 26, 2015 3:59:16 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

These developers all had a chance to participate in the General Plan process and chose to sit it out opting to seek a General Plan Amendment when it was not in front of the county wide public. Please stick with the approved General Plan and deny any proposed amendments.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Bonnie Herman

Bonsall 92003

From: [Michele Dollase](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Friday, June 26, 2015 3:54:49 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Michele Dollase

Bonsall 92003

From: [David Cantrell](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Friday, June 26, 2015 2:09:43 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

David Cantrell

Bonsall 92003

From: [Edward and Nancy Anderson](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Friday, June 26, 2015 1:52:20 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Edward and Nancy Anderson

Bonsall 92003

From: [Edward and Nancy Anderson](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Friday, June 26, 2015 1:52:20 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Edward and Nancy Anderson

Bonsall 92003

From: [Kathryne & Patrick Morse](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Friday, June 26, 2015 11:37:09 AM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Kathryne & Patrick Morse

Fallbrook 92028

From: [Bradford Jordan](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Thursday, June 25, 2015 5:59:26 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Bradford Jordan

Fallbrook 92028

From: [Phyllis Zenz](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Thursday, June 25, 2015 5:36:40 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Phyllis Zenz

Fallbrook 92028

From: [Darlene Harty](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Thursday, June 25, 2015 5:20:49 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Darlene Harty

Fallbrook 92028

From: [Karen Jackson](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Wednesday, June 24, 2015 7:09:56 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. The county needs to adhere to the General Plan. The primary responsibility of the County is to ensure public safety and welfare. This project jeopardizes both.

A project of this density in this location places residents in severe, life threatening danger when (and it is not if, but when) we have another wildfire. The fire department CANNOT meet the 5 minute response time.

The project needs to take eminent domain from approximately 39 private land owners and DESTROY 3 HOMES.

The project design DOES NOT OWN LEGAL RIGHTS to use existing Covey Lane, Rodriguez, and Mountain Ridge Private Roads for the Projects' intended uses.

Proposed Public Road are inadequate roads to safely accommodate traffic loads generated by the Project. Existing Public Roads are narrow and winding, not meeting County Standards in their present as built configuration. The Project does not propose adequate improvements to these roads to meet minimum safety requirements.

Instead, the Project requests TEN EXCEPTIONS to County Road Standards. How is this safe?

What happens when 5,200 new residents are on their way to work and the EDCO truck is blocking traffic, or when the many sewage trucks are hauling out the daily sewage (since there is currently no disclosed plan for treating sewage locally) and of course, when we are trying to evacuate. Every day you encounter a vehicle that veers across into the wrong lane. If you are in the wrong place when such occurs, there is virtually no where to go except to crash into the side of a hill, or go over an embankment. Increasing traffic load on these roads increases the possibility for more injury and fatalities (another major safety concern).

This project has severe and insurmountable problems that have been communicated in the responses to the EIR. The County has not addressed these problems with the Public.

Accretive Investments took a risk, buying land in the hopes of building a project that was not consistent with the previous General Plan nor the current General Plan. This does not give them entitlement to do whatever they want because they own SOME of the property in the area. Don't the existing property owners in San Diego County also have rights? Isn't the County Plan for Land Use the Current General Plan?

If the County does not uphold the General Plan, anyone can build anything anywhere they want. What are people to believe in? How can people make decisions about where they want to live and what kind of communities they want to live if we don't adhere to our General Plan.

Build village densities in locations close to employment centers with existing infrastructure, as the General Plan provides. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Karen Jackson

Escondido 92026

From: [Lynn Horn](#)
To: [Fitzpatrick, Lisa](#)
Subject: Save Our San Diego Countryside
Date: Wednesday, June 24, 2015 4:04:45 PM

To the San Diego Planning Commissioners:

I am writing to respectfully ask you to deny the Lilac Hills Ranch project for the following reasons:

We do not need this housing. The 2011 General Plan accommodates 72,683 new dwellings. In Valley Center alone, the plan calls for 6,400 new dwellings, between 2,500-3,000 of these at Village densities where housing will be priced in the \$300K-\$500K range.

We should not build village densities in rural places. San Diego County spent 13 years and \$18.6 million to develop a General Plan that accommodates significant growth while still protecting open space, wildlife and agriculture in the unincorporated parts of the county. Areas designated for sparse development in the General Plan have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

This project's severe and insurmountable problems with substandard roads, deficient fire and emergency response times, dangerously overburdened wildfire evacuation routes, urban water requirements that are 2.5 times greater than rural uses, destruction of protected waterways, and the taking of private land from families who are unwilling to sell are all a result of its rural location.

Please represent the thousands of business and property owners, developers, and residents who reached agreement in the General Plan Update. Respect the Smart Growth principles that undergird the General Plan.

Build village densities in established Villages. DENY General Plan Amendments that drop urban islands into rural places.

Sincerely,

Lynn Horn

Valley Center 92082