

**From:** [Richard Rudolf](#)  
**To:** [Fitzpatrick, Lisa](#)  
**Subject:** Save Our San Diego Countryside  
**Date:** Sunday, August 02, 2015 1:25:20 PM

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To the San Diego Planning Commissioners:

I am writing in my personal capacity (not as a representative of the Valley Center Community Planning Group, of which I am a member and Chairperson of the Community Plan Update Subcommittee) to respectfully ask you to NOT CERTIFY the Lilac Hills Ranch proposed FEIR, and to recommend that the Board of Supervisors DENY the Lilac Hills Ranch project for the following reasons:

There are many important issues hidden in this proposed destruction of the county's "Smart Growth" General Plan that was supposed to serve us for 20-30 years. Accretive and the staff have done a fine job of obscuring them.

Just two issues are the Leap frog Development PROHIBITION that the Developer is evading and staff is enabling, with lawyerly logic that makes one think you have joined Alice in Wonderland!

A second issue would be asking how the requirement for the project to include a public transportation hub to eliminate vehicle trips and greenhouse gas emissions is satisfied by the staff requirement that the developer CONSULT with North County transit about the POSSIBILITY of A BUS STOP to serve the proposed over 5000 urban residents, before construction of phase 3 (in about 5 years).

How is the destruction of 608 acres of productive farmland consistent with the General Plan goal to preserve agriculture in San Diego County!?

How is grading 4.1 MILLION cubic feet consistent with the Valley Center Community Plan [part of the General Plan, the "Constitution" of land development in California] requirement to "Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements.

And

Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas."

How did we get from literally more than a hundred non-General Plan compliance issues produced by the the DPLU staff in its review recommending DENIAL of the PAA for this Project back at its inception, to this staff's conclusion, with a straight face, that insertion of just the word "three" instead of "two" satisfies the Valley Center Community Plan Goals to have:

"TWO ECONOMICALLY VIABLE AND SOCIALLY VIBRANT VILLAGES WHERE DENSE RESIDENTIAL USES, AS WELL AS COMMERCIAL AND INDUSTRIAL USES, ARE CONTAINED.

A PATTERN OF DEVELOPMENT THAT CONSERVES VALLEY CENTER'S NATURAL BEAUTY AND RESOURCES, AND RETAINS VALLEY CENTER'S RURAL CHARACTER. ... DEVELOPMENT THAT MAINTAINS VALLEY CENTER'S RURAL CHARACTER THROUGH APPROPRIATE LOCATION AND SUITABLE SITE DESIGN.

PRESERVE VALLEY CENTER'S UNIQUE, NATURAL AND CULTURAL RESOURCES WHILE SUPPORTING ITS TRADITIONAL SEMI-RURAL LIFESTYLE."

You will be told that the county needs housing and the jobs that this project will provide. We do not need this housing or minimal commercial at this site. The project will not create permanent jobs that will allow its residents to walk to work, or take public transportation to work.

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 like this project site, designated for sparse development in the General Plan, have rugged terrain, wildfire susceptibility, lack of infrastructure and are far from jobs and city services.

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. The huge infrastructure costs for this project will be either dumped on existing taxpayers by the Developer, or make its housing products unaffordable to all except the very wealthy.

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 concur with the community's ELECTED Planning Group representatives who oppose this project. 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.

DO NOT CERTIFY this woefully inadequate FEIR which obscures rather than informs. DENY this and other future General Plan Amendments that drop urban islands into rural places.

Sincerely,

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