

LETTER

RESPONSE

Letter I27

LILAC HILLS RANCH
 3800 12-001 (GPA), 3810 12-001 (SP), 3100 5571 (TM),
 3100 5572 (TM), 3600 12-003 (REZ), 3300 12-005 (MUP), 3500 12-018
 (STP), HLP XX-XXX, SCH 2012061100
 ENVIRONMENTAL LOG NO.: 3910 12-02-003 (ER)
 DRAFT REVISED EIR PUBLIC REVIEW PERIOD
 June 12, 2014 through July 28, 2014

DRAFT EIR COMMENT SHEET

Tuesday, June 17, 2014
 COUNTY OF SAN DIEGO
 Planning & Development Services
 5510 Overland Avenue, Suite 310
 San Diego, CA 92123

WRITTEN COMMENT FORM

See attached document.

(Attach additional pages as needed)

Stephanie Eisenhower 6/27/14
 Signature Date

Stephanie Eisenhower
 Print Name

9154 W. Lilac Road
 Address

Escondido, CA 92026
 City State Zip Code

Phone Number

MAIL, FAX or E-MAIL FORMS TO:

Mark Slovick
 County of San Diego
 Planning & Development Services
 5510 Overland Avenue, Suite 310
 San Diego, CA 92123
 FAX #: (858) 694-3373
 e-mail: Mark.Slovick@sdcounty.ca.gov

COMMENTS MUST BE RECEIVED BY 4:00 PM, JULY 28, 2014

I27-1 The County acknowledges the comment and opposition to the project. The project does propose a General Plan Amendment that would result in an increase in density in the area. This comment does not raise specific issues regarding the content of the FEIR. As such, changes to the environmental document are not required. 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.

I27-2 Hazards associated with wildfire and evacuations are discussed in subchapter 2.7.2.4 of Chapter 2 of the FEIR and in Appendices J and K, as well as the Global Response: Fire and Medical Services included in the introduction to these Response to Comments. The project's Evacuation Plan outlines measures intended to create an orderly and safe evacuation of the project site in time of emergency. Specific project design features included in the Fire Protection Plan and Evacuation Plan are referenced in subchapter 2.7.2.4 of the FEIR. These measures would ensure potential hazards associated with wildfire and evacuations are less than significant. See response to comment I26-1 for details related to the Fire Protection Plan and Evacuation Plan.

Regarding project compliance with the Valley Center Community Plan, the FEIR evaluates compliance with the General Plan, including Valley Center Community Plan policies in Chapter 3, subchapter 3.1.4 and Appendix W of the FEIR. As provided in the referenced analysis, the project would be consistent with goals and policies of the Valley Center Community Plan.

I27-3 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. Impacts to area roadways are considered in subchapter 2.3 and Appendix E of the FEIR. The analysis has determined that the roadway network can support the increase in population with mitigation (road improvements). The County acknowledges your comment and 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.

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Lilac Hills Ranch
Draft EIR Comment Sheet
Written Comment and Question Form

Requested from the June 17, 2014 public meeting

Comments and Questions submitted by: Stephanie Eisenhower
9154 W. Lilac Road
Escondido, CA 92026

Over the years I have attended numerous community planning meetings, committee meetings and field trips organized by the San Diego Planning Commission, regarding the proposed Lilac Hills Ranch project, and the voice of the Valley Center residents remains the same. Despite our voiced concerns and the various revisions to the project, the outcome remains at 1,700 homes on 680 acres? How does this make any sense? I am not aware of any project of this magnitude, confined in such a limited area that exists in San Diego County. There is not a shortage of unused land available throughout our county and therefore I am questioning as to why is this project is so densely populated??? This is not San Francisco or New York City, this community is Country Living that has been designed with spacious acreage. The fire danger that exists in this area due to the surrounding rugged terrain is reality that our community must face and by adding approximately 3,000 more vehicles daily, to West Lilac Road will result in a death trap for our residents, pets and their livestock. I would like to know why this project is being considered when it does not follow the guidelines of the Valley Center General Plan and it clearly is not for the betterment of the community?

I have been a resident of this community for over 16 years and my neighbors and I moved to this community to escape the congestion and cramped lifestyle of our neighboring communities, example: Temecula, Escondido, San Marcos, Poway, Oceanside and Vista, to name a few. My property faces the proposed Lilac Hills site and the original sign that still remains on this site states: "Estate Home Site" not proposed condominiums, apartments and assisted living communities. This property was originally zoned for minimum 2-1/2 acre lots, which is exactly what the Valley Center General Plan calls for. Please explain why the Planning Commission is considering this land zoning change when the roads and the Lilac Bridge cannot support the increased traffic and congestion??? My neighbors and I moved to this community to provide opportunities to our families to raise crops, livestock and to start businesses. Has there been any thought about how this project will be affected by the current Avocado and other various orchards and nurseries that exist in this community??? Crop dusting is a normal practice in this community, and is a necessity for the farmers and their businesses. What impacts, if any, will affect the Farmers and current residents???

During the June 17th meeting at the Valley Center Library, the widening of West Lilac Road was discussed. It was stated that the road would not result in additional lanes, just a wider road??? It was also stated that if necessary, the Board of Supervisors could use their powers to obtain the necessary land to accomplish the widening of West Lilac Road by "grabbing" the land from the current property owners??? Please explain how it is fair to "grab" the property of the current residents, who made a

I27-1

I27-2

I27-3

I27-4

I27-5

I27-4 Potential impacts to agricultural operations are evaluated in subchapter 2.4 and Appendix F of the FEIR. For a detailed response regarding the issue of indirect agricultural impacts, including pesticide spraying, refer to the Global Response: Agricultural Resources, Indirect Impacts included in the introduction to these Responses to Comments.

I27-5 The commenter is correct that West Lilac Road would be improved and widened, but would not result in additional lanes. The FEIR analyzed impacts that could occur should land be required for road improvements outside the existing right-of-way. Under this scenario, the applicant would be required to obtain additional right-of-way for road improvements. If right-of-way could not be obtained, then they could request the Board of Supervisors to assist in obtaining the right-of-way (Eminent Domain) pursuant to Board Policy. With respect to the use of Eminent Domain, ultimately it is in the discretion of the Board of Supervisors to decide whether to initiate proceedings to acquire additional easements. The remaining comments do not relate to the content or adequacy of the FEIR. Changes to the environmental document are not required as a result of this comment.

I27-6 The Deer Springs Fire Protection District currently has the capacity to provide fire and emergency medical services to the project. The additional response to emergency calls from the project could result in an increase from 2.0 calls per day to 3.9 calls per day at build-out. Stations would be able to absorb the additional calls generated by the project at build-out. Refer to Chapter 2, subchapter 2.7.2.4 and Appendix J of the FEIR for additional discussion of emergency response. Regarding the proposed Senior Center area, this use would include a group care facility (assisted living). An assisted living type facility would provide on-site routine medical care to support the medical needs of the elderly. Emergency medical care that requires specialized care or hospitalization would require travel to regional hospitals or medical facilities. The group care facility would require the approval of a Major Use Permit for construction.

I27-7 The comment raises economic issues that do not relate to any physical effect on the environment and does not raise an issue related to the adequacy of the environmental document. 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.

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<p>conscious decision to live in the Country, only to satisfy and benefit the needs of the developer??? I would like to know if the developers Mr. Goodson and Mr. Reiling are planning on residing in one of the cramped homes available in their project????</p> <p>Medical services for urgent care or hospitalization are over 15 miles away in either Fallbrook or Escondido. This project plans to provide assisted living facilities, which in an emergency will take over ½ hour to reach medical treatment. Why would anyone want to put their elderly loved one in an area where medical services are not reliably available???</p> <p>Restaurants and parks are also noted in the planned project. There was also a mention of “outdoor dining “being included in the plan. Given the size of this project and the densely populated area, this is not the type of environment that will attract customers to this area. Nussy Burgers that is located on Old Highway 395 and 76 has been an attraction for many years however even they are struggling in this tough economy.</p> <p>Sewage concerns have been addressed in this project by planning for a sewage treatment plant. I currently work next to the Temecula sewage treatment plant and can confirm the stench and bugs that these facilities will attract. The residents of this community currently use septic tanks and I would like to know if this project allows for the current residents to utilize the sewer system that is being planned for???</p> <p>In closing, I urge the San Diego Planning Commission to listen to the voices and concerns of the residents of this beautiful Country community. We are educated residents that made a choice to reside in this community, to provide for a better environment to raise our families, grow crops and raise livestock. Planning for Estate or Ranch home sites on this land is what the Valley Center General Plan was designed to provide for our community and the wildlife contained. Living in this community as it currently stands is such a pleasure for all of our residents and we pray that you will support our concerns and reject the proposed Lilac Hills Ranch project.</p> <p>Respectfully Submitted</p> <p><i>Stephanie Eisenhower</i></p> <p>July 27, 2014</p>	<p>I27-5 cont.</p> <p>I27-6</p> <p>I27-7</p> <p>I27-8</p> <p>I27-9</p> <p>I27-8 Subchapter 2.2 and Appendix D of the FEIR address potential odor impacts that could result from the proposed Water Reclamation Facility (WRF). Project design measures would be provided to reduce potential odor impacts to the surrounding areas. As required by Section 6318 of the County Zoning Ordinance, odor control units would be designed to treat odorous air from within treatment structures so not to emit matter causing unpleasant odors which are perceptible by the average person at or beyond the lot line of the WRF, which is defined as a ratio of one volume of odorous air to eight or more volumes of clean air. Foul air from the plant headworks would be treated on-site prior to discharge. The industry standard treatment process of foul air is achieved by activated carbon towers, which would be employed at the WRF; this is a required measure of the project (AQ-DC-9).</p> <p>With regard to the ability of surrounding residents to use the proposed sewer system, wastewater infrastructure is proposed to be sized to serve only the project. However, wastewater facilities would be under the control of the Valley Center Municipal Water District (VCMWD) and the district could decide to provide capacity to surrounding residents after project approval. Chapter 1, subchapter 1.8.4.3 and Chapter 3 of the FEIR addresses the project plans for wastewater service.</p> <p>I27-9 The County acknowledges this closing comment and 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.</p>
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