

LETTER

RESPONSE

Letter I80

From: Alma Tindall [<mailto:amactindall@gmail.com>]
Sent: Sunday, July 27, 2014 6:41 PM
To: Blackson, Kristin
Subject: Lilac Hills Ranch Development

Dear Mr. Slovick:

I am against the proposed development of Lilac Hills Ranch. Below are my concerns and those of many residents of this beautiful valley.

1.- Where will be get the water for this big development? We are currently in a drought situation as we have been for many years and it is not improving. How will this project help with our water problems?

2.- The roads are windy and narrow. They cannot handle more traffic safely. For the safety of all current residents in the area, this project should be denied. The roads cannot be improved enough to make it safe or feasible for the present or future traffic needs.

3.- In our fire prone area, current residents and certainly not 3 thousand more will be able to get out of harms way when a firestorm occurs anywhere in this entire region. VC has already had deaths and injuries related to evacuation. Please do not put us all in danger.

4.- This project does not follow the General Plan. Why have one if it is only for some and not all? These developers do not and will not ever live in this area and have no vested interest in keeping it a pleasant rural agricultural community and safe place to live.

5.- The General Plan was devised at huge taxpayer expense and enormous amount of hours before it was approved by the county Supervisors only to be immediately dismantled by greedy developers.

6.- There is no infrastructure for this development and they will not be going to supply adequate infrastructure for the long term growth after they start building cookie cutter track houses all in a row. How is this developer going to insure that we have the proper infrastructure to handle this development which is the size of the city of Del Mar?

In short, we don't want this development, period. It will destroy what remains of a once pristine place to live. Water, Traffic, Schools and fire safety are just a few of the issues that are of concern to most of the residents of Valley Center.

William and Alma Tindall
 30411 Dendy Sky Lane
 Valley Center, CA 92082

I80-1

I80-2

I80-3

I80-4

I80-5

I80-6

I80-7

I80-1 The County acknowledges this comment and the opposition to the project. Water supply for the project would come from the Valley Center Municipal Water District (VCMWD) which is imported from San Diego County Water Authority. Pursuant to Senate Bill 610 and Senate Bill 221, a Water Supply Assessment (WSA) was prepared for the project by the VCMWD (see Appendix Q of the FEIR). The WSA report evaluates water supplies that are or will be available during normal, single dry year, and multiple dry water years during a 20-year projection to meet existing demands, existing plus projected demands of the project, and future water demands served by the VCMWD. Based on the VCMWD's water supply reliability analysis contained in the 2010 Urban Water Management Plan, the WSA concludes that the VCMWD would have adequate water supply to meet and exceed expected demands for a 20-year planning horizon, including the project. In addition, the VCMWD issued an updated letter dated May 6, 2014 verifying that the conclusions of the WSA are still valid considering recent drought conditions and associated water use restrictions. This letter has been included as a cover letter to Appendix Q of the FEIR. Additionally, as shown in the June 9, 2015 memorandum from Dexter Wilson Engineering (FEIR Appendix T-1), the project is consistent with the temporary, emergency Executive Order (EO) B-29-15 issued by Governor Brown on April 1, 2015. The project is consistent with the emergency water conservation regulations mandated by the SWRCB and the VCMWD. The project intends to fully comply with all water conservation regulations required by the VCMWD and the State (emergency or otherwise). Please refer to FEIR subchapter 3.1.7 and Appendix T-1 for details. Also, the VCMWD issued another letter dated June 5, 2015, which is attached as Exhibit A to FEIR Appendix T-1. The June 2015 VCMWD letter concludes that "despite the impacts of short-term droughts and water supply shortages, in the long-term the District is confident that through the combined efforts of the state, MWD, the SDCWA and the VCMWD, sufficient supplies will be available for its service area, including the LHR development."

I80-2 Analysis of the ability of roadways to handle the project traffic and the safety of roadways can be found in subchapter 2.3 and Appendix E of the FEIR. Also see response to comments 1B-2 through 1B-5. The comment does not raise a specific issue with regard to the adequacy of the environmental document.

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	<p>180-3 The adequacy of fire and emergency response service is evaluated in Chapter 2, subchapter 2.7.2.4 of the FEIR and Appendices J (Fire Protection Plan) and K (Evacuation Plan). The project's Evacuation Plan includes multiple components intended to create an orderly and safe evacuation of the project site in time of emergency. As discussed in subchapter 2.7 of the FEIR, the Evacuation Plan details evacuation routes, evacuation points, and implementation of a resident awareness and education program to keep future residents and employees informed and safe if wildfire occurs. See response to comment I26-1 for details related to the Fire Protection Plan and the Evacuation Plan. This concern is acknowledged and the comment will be included as part of the record and made available to the decision makers.</p> <p>180-4 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 Plan Amendment Authorization (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. As discussed in subchapter 3.1.4 and in Appendix W of the FEIR, the project would be consistent with the General Plan, its Guiding Principles and Policies, and the Community Development Model. The balance of the comment does not raise an issue related to the adequacy of the environmental document.</p> <p>180-5 The comment is noted. See response to comment I80-4.</p>
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	<p>180-6 The project is required to supply adequate infrastructure to serve the project. Refer to subchapter 3.1.7 of the FEIR for details on the analysis that demonstrates water and wastewater services would be available to serve the proposed development. In addition, the following water and wastewater services technical reports were included as Appendices to the FEIR that provide details about the provision of water and wastewater service to the project:</p> <ul style="list-style-type: none">• Wastewater Management Alternative Report for Lilac Hills Ranch (Appendix S);• Overview of Water Service, Lilac Hills Ranch Project (Appendix T);• WSA Report for the Lilac Hills Ranch Project (Appendix Q);• Preliminary Hydrogeologic Assessment (Appendix P). <p>Each Tentative Map would have specific conditions of approval to ensure adequate infrastructure is provided.</p> <p>180-7 The County acknowledges this comment and the 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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