

June 11, 2020

**Public Correspondence
Item #1**

Mark Slovick
Planning & Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

RE: Current Status of Fire Services Agreement for Lilac Hills Ranch

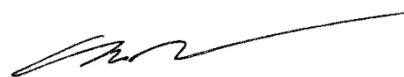
Mr. Slovick,

The Deer Springs Fire Protection District has not reached a Service Agreement with the Lilac Hills Ranch applicant. The last communication on this topic between the District and the applicant was in March, 2019. As stated in the District's July 28, 2014, response letter to the Draft Environmental Impact Report, the District maintains its intent to serve the project.

Additionally, after reviewing letters to the applicant by San Diego County Fire Authority on January 8, 2020, and Planning & Development Services on May 6, 2020, the District supports the requirement for fuel modification easements along West Lilac Road. Without the easements, the District would be restricted in its ability to enforce the necessary clearance along the planned evacuation route. The 2018 California wildfires have reminded us all that well-maintained evacuation routes are a critical mitigation to entrapment, while also increasing the overall safety of residents.

If you have any questions, please feel free to contact me at (760) 749-8001.

Sincerely,



Bret A. Sealey
President

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Barnhart, Douglas](#); [Beck, Michael](#); [Calvo, Yolanda](#); [Edwards, Michael \(LUEG\)](#); [Flannery, Kathleen](#); [Neufeld, Darin](#); [Pallinger, David](#); [Seiler, Michael](#); [Slovick, Mark](#); [Woods, Bryan](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:01:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Alicia Klingler submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We have voted on this multiple times and it has been defeated multiple times. Our community does NOT need more homes and more traffic!!!

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From: [Dan Silver](#)
To: [Slovick, Mark](#); [Jimenez, Ann](#)
Cc: [Wardlaw, Mark](#)
Subject: Item 1, June 12, 2020, Lilac Hills Ranch
Date: Wednesday, June 10, 2020 11:16:13 AM

ALSO SUBMITTED VIA eCOMMENT

June 10, 2020

RE: Item 1, Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination - *Opposition*

Dear Chair and Members of the Commission:

After reviewing the hearing materials, Endangered Habitats League (EHL) *opposes* formation of an Ad Hoc Committee of the Planning Commission. We find no legitimate purpose for it, and its history to date presents various legal and Brown Act concerns. Regarding fire hazard, two points are clear:

1. Required easements for vegetation clearing have not been provided.
2. Above and beyond the easement issue, a Rhode & Associates analysis, undertaken for the Fire Authority and accepted by DPDS, discloses clearly inadequate capacity of egress roads to handle evacuation demand for both the project and surrounding area, with risk of entrapment. Even if easements were provided, the entrapment risk mandates project denial.

Given these incontrovertible and un-fixable public safety factors, there is no reason to form the Ad Hoc committee. Parenthetically, we note that similar evacuation risks on other projects have been ignored by this Commission, as well as by the Fire Authority and DPDS.

EHL respects the right of the applicant to appeal to the Board, and this is the proper next step.

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
<https://ehleague.org>

From: [David Hymer](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills Ranch
Date: Thursday, June 11, 2020 12:43:03 PM

I am writing to express my support for this project. San Diego desperately needs new housing. Lilac Hills is a well-planned community designed as one of the first carbon-neutral Villages in the county, meaning that features like solar panels on every home, electric vehicle charging stations in every garage, and investments in renewable resources will reduce all greenhouse gas emissions to zero. It also will provide economic benefits, including new jobs and revenue that are especially needed given the challenges of the pandemic. I urge the planning commission to approve this project. Thank you.

David M. Hymer

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From: [Diane OToole](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills Ranch Project
Date: Saturday, June 6, 2020 11:53:09 AM

To the County Board of Supervisors

I am a long-time resident of North County. I am writing this letter to express my concerns regarding the New Lilac Hills Ranch development. I cannot understand why this project located off West Lilac Road in Valley Center continues to be discussed by the County Board of Supervisors for the following reasons:

1. The number one reason is that on November 8 2016, Proposition B was overwhelmingly defeated 63.54% to 36.46%, soundly rejecting the Lilac Hills development. The property owner should abide by the current zoning for the property that allows for approximately 110 homes.
2. San Diego County Voters approved the General Plan for the County and this project does not warrant an amendment to the General Plan per the guidelines within the General Plan.
3. March 2020, Proposition A was narrowly defeated (less than 2%) whereby any new development would have been required to be put before the voters in San Diego County. Are you listening, more and more people want smart growth. The next time this type of initiative goes before the voters it will pass.
4. March 2020, Voters rejected Proposition B Newland Sierra as they recognized a development of that size (2100 homes) in the rural areas of the county is not acceptable. The infrastructure (roads, fire safety measures) to support this massive development does not exist. The Lilac Hills project is in close proximity.
5. We keep hearing about the lack of housing. There are 60,000 approved units in San Diego County. Why are those units (near existing infrastructure) not being built first before determining the future needs of San Diego County?
6. SDSU just last week completed their purchase of the stadium property in Mission Valley and this project will provide an additional 4600 units in an area with existing infrastructure and public transportation.
7. According to the latest data, California growth has slowed dramatically, therefore realistically what are the housing needs and who really needs to be housed; those making less than \$50,000. Sadly, these are not the buyers who can afford to purchase in this proposed development.
8. As for the proposed development:
 - a. The roads in the area cannot support the estimated 19,000 additional vehicle trips per day. There is nothing in the developers plans that show they are widening the surrounding roads outside the immediate development. Who will address the impact to Route 395, Circle R Drive, Old Castle Road, and interstate 15?
 - b. The assumption that people will work and live in the community is not realistic. Valley Center does not feature or attract employers that the residents of this community would need to justify housing prices that would START in the 500s. That is not affordable housing. Lack of high paying jobs in the area necessitates traveling to employment (personal vehicle as there is no public transportation). Not all residents are fortunate to be employed by a business that allows or can be run via telecommuting.
 - c. And finally, let's not play the game the developer promises the units will be affordable. The majority of the units are not affordable nor does the project offset the environmental impacts, with fire safety at the top of the list. We live in a rural area prone to fires and limited escape routes. We do not want to become another Paradise California.

I sincerely hope that the Board of Supervisors will put the well-being of its residents ahead of its need to placate the developers. Both parties can benefit from smart planning.

Thank you

Diane O'Toole

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Barnhart, Douglas](#); [Beck, Michael](#); [Calvo, Yolanda](#); [Edwards, Michael \(LUEG\)](#); [Flannery, Kathleen](#); [Neufeld, Darin](#); [Pallinger, David](#); [Seiler, Michael](#); [Slovick, Mark](#); [Woods, Bryan](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:01:57 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Donna Thomas submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please stop the building of lilac hills farm. Huge fire hazard!

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From: [Doug Marquart](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills proposed project
Date: Wednesday, June 10, 2020 6:03:50 PM

Ann Jimenez,

My name is Doug Marquart, a resident at 8724 W. Lilac Rd across the street from the proposed Lilac Hills development since 1969. Over those many years my family and I have experienced mostly normal living conditions in and around our neighborhood. Several current and pre-existing conditions in and around the proposed Lilac Hills project have high priorities. Two such concerns have promising solutions due to the action being taken by Lilac Hills. One has been fire protection. This subject has been scrutinized from every direction possible for more than a decade whereby Lilac Hills has sought to comply with every request and more that has been addressed by county staff to mitigate all concerns related to local community fire protection.

Another issue that has concerned the neighborhood is the decades long absence of a traffic signal at the intersection of West Lilac Rd and Hwy 395. Every so many months over those past years, recurring traffic accidents happen often enough that from our home when we hear the sirens coming from our local fire station east of our home on West Lilac Rd, we wonder who has been in an accident at that intersection. We always shared concern for our children and now our grandchildren as we dared to cross that dangerous spot while driving them to school on those especially foggy mornings when we had to roll down our windows and listen to hear if there was any approaching traffic. I speak truth to the matter as I was personally involved in a collision at that intersection one morning trying to cross, and more serious was an accident there that took the life of my foreman of 37 years who was on his way to work three years ago this August. If the Lilac Hills project is approved a traffic signal is one of the conditions required to be installed at that intersection that Lilac Hills has agreed to comply with.

Another condition that has a hopeful future if The Lilac Hills project is approved is the unprecedented action that has been taken to improve traffic conditions up and down West Lilac Rd that involves straightening a major curve 3/4 of a mile east of Hwy 395 and adding an extra lane to further improve traffic flow and faster response time for fire units to pass more freely down that stretch of West Lilac Rd along the north side of the Lilac Hills proposed development.

These are just a couple of examples of the many improvements that I and my family are particularly hopeful will come to pass in our neighborhood due to this meticulously planned Lilac Hills development.

Doug Marquart

From: [Doyel Price](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills Ranch
Date: Thursday, June 11, 2020 10:34:43 AM

I would like to say that I am in favor of this project. And would like to see the Planning commission approve Lilac Hills proposal.

I am also a resident of Bonsall.

My contact info is:

Doyel Price

dpricejr@hotmail.com

760 310 6079

Doyel Price

From: [Elizabeth J. Buenrostro](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills Ranch
Date: Tuesday, June 9, 2020 8:51:53 PM

Dear Chairman Barnhart:

Please vote yes for Lilac Hills Ranch, we are desperate for housing. I have four daughters and there is no place that is viable for them to purchase nearby. It would bring so much value to the neighborhood as a fire safe project, not to mentioned the road improvements.

I have kids at Sullivan Elementary and we need the developers help to improve evacuations in case of another fire, we want and need that new fire station they will build.

As a neighbor we can't wait for Lilac Hills Ranch to be built and would greatly appreciate your support.

If you would like to talk further never hesitate to contact me on my cell below. We thank you and appreciate your efforts for our region.

Liz

Elizabeth Jaeschke de Buenrostro

5256 S. Mission Road, Suite #307 (*River Village Center*)
Bonsall, Ca 92003

From: [Whistler, Greg](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills development /planning commission
Date: Wednesday, June 10, 2020 6:32:37 AM

This is exactly what San Diego County needs. Reasonably priced homes in San Diego County not Riverside. I am sure that having people that work in San Diego and live in San Diego will have more since of community that living in one County and working in another. These developers are committed to get things done right and have this community be a gem in north county. The jobs, recurring taxes for the County and since of community. Take a field trip to San Elijo. Why wouldn't you want a project of convenience and community in our back yard. Thank you for approving Lilac Hills Development.

Greg Whistler
Business Partner
Chicago Title
1-760-715-2882

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From: [Guy Mangiamele](#)
To: [Jimenez, Ann](#)
Subject: Vegetation Management Impasse for Lilac Hills Ranch
Date: Tuesday, June 9, 2020 1:51:08 PM

Dear Ms. Jimenez and the Planning Commission,

Would you please help to clear this impasse by eliminating the requirement for Lilac Hills Ranch to acquire 32 easements along a short segment of West Lilac Road to ensure vegetation management. The County Consolidated Fire Code, Section 4907.2.1 provides all the legal authority for the County to do this directly.

Thank you,

Guy Mangiamele



Guy Mangiamele
Director, Vehicle Testing and Ideation

4660 North Avenue
Oceanside, CA 92056

📞 760.941.8820, ext. 303
📠 760.941.0987

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From: [James E. Gordon](#)
To: [Jimenez, Ann](#)
Cc: [Wardlaw, Mark](#); [Slovick, Mark](#); [James Gordon](#)
Subject: Please Let Me Introduce Myself
Date: Tuesday, June 9, 2020 3:10:56 PM

Ann:

Hi. My name is James Gordon and I am one of the co-leaders of the Community team that opposes the Lilac Hills Ranch project.

I am also the individual who communicated on behalf of the Community with the Planning Commissioners during the 2015 hearings, as well as coordinating the off site visit to the Lilac Hills Ranch site. I also worked with the Commissioners on coordinating speaker timing and protocol during the 2018 hearings.

The reason I am introducing myself is in case there is a need for a member of the Community to speak on behalf of the Community during Friday's hearing, I would be responsible for taking that lead. As the applicant has a lead person, the Community should also have a lead team member.

My email is above and my mobile number is: 415.852.1086. I will also be attending the dress rehearsal tomorrow morning at 10:00.

Mark Wardlaw, Mark Slovick and a number of the Commissioners know me and hopefully will let you know that I have been good at coordinating a number of efforts on behalf of the Community with the County team.

Thanks Much. James

From: royalviewranch@aol.com
To: [Jimenez, Ann](#); [Slovick, Mark](#)
Subject: Lilac Hills Ranch Ah Hoc meeting comments
Date: Thursday, June 11, 2020 7:38:15 AM

I oppose the formation of an Ad Hoc Committee regarding the Lilac Hills Project. This project is a boondoggle. It is also a "zombie project" that keeps coming back.

It is very unusual for County staff as well as the County Fire Authority to oppose a project. This is an unsafe project. I remember when the EIR came out a few years ago the Developer had 10 road segments that he wanted exemptions on. No exemptions should be ever granted where the safety and life of the community members are at stake.

Please oppose the formation of this ad hoc committee and bury this project once and for all!

Not to mention that there was a County wide vote in opposition to this project a couple of years ago. It won with over 65% of the vote to oppose the project.

Thank you.

Karen Binns
2637 Deer Springs Place
San Marcos, CA 92069-9761

From: jjakdavitt@aol.com
To: [Jimenez, Ann](#)
Subject: Re: Lilac Hills Ranch
Date: Thursday, June 11, 2020 8:15:00 AM

San Diego County needs clean, green and manageable housing. My son had to move to Texas to buy a home. This development is trying to do something good.

Karla Davitt
29524 Welk Highland Dr.
Escondido, CA

From: lbrookssd@aol.com
To: [Jimenez, Ann](#)
Subject: Fwd: Email to Planning Commission
Date: Thursday, June 11, 2020 12:14:06 AM

Chairman Barnhart and San Diego County Planning Commissioners,

*It was my distinct honor and privilege to serve as a San Diego County Planning Commissioner for over twenty-four (24) years. During that time, I probably reviewed over 1000 staff reports for projects ranging from cell towers, pet hotels, the General Plan Update to some of the largest master planned communities in San Diego County. I have **always** respected staff's time and expertise when they provided the Commission with their staff reports and their testimony in support of their recommendations to me and the other Commissioners. Even though each project was different and/or unique in its planning, its location, and its impacts. But, there was a consistency to its conditions, mitigation measures, and how it was processed through the county. Ultimately, my decision to support or deny a project was based on staff testimony, the Community Group, the project proponents, and testimony from the public.*

*Over those 24 years, I have **never** had a project that had received more staff review, scrutiny, public testimony, and general interest as Lilac Hills Ranch. I was a Planning Commissioner when Lilac Hills Ranch came before us in 2010, and then again in 2015. I believed it was a well designed and thoughtfully planned project and I was happy to recommend it for approval to the Board of Supervisors. I was still on the Commission in 2018 when staff brought Lilac Hills Ranch back seeking our opinion on whether to rehear the project or send it on to the Board of Supervisors. I, along with the other Commissioners, believed the improvements and the inclusion of ALL of our 2015 conditions made the project even better and there was no need to delay Lilac Hills on its journey to the Board of Supervisors with our Commission's recommendation. So, you can imagine my surprise that I heard that after a year and a half of working with staff on fire related issues, staff had changed their mind and was now recommending the Board of Supervisors deny the project over **easements**? In 24 years of service to the public as a Planning Commissioner, I have **never** heard, seen, or required a project to obtain offsite easements prior to receiving Planning Commission or Board of Supervisors approval. This is unprecedented and highly unusual to say the least. When I made an inquiry about this situation and read the Directors letter of May 2020, I still don't understand why Lilac Hills can't simply be conditioned to secure right of way, if necessary. No project – new or old, large or small, should be treated any differently. I still believe that the Lilac Hills Ranch would be a welcomed addition to San Diego and I would urge your commission to condition the project appropriately and recommend to the Board of Supervisors that they approve Lilac Hills Ranch.*

Sincerely,

*Leon Brooks
County Planning Commissioner, 1994-2018*

June 10, 2020

Douglas Barnhart, Chairman
and Planning Commission members

Via Email: Ann.Jimenez@sdcounty.ca.gov

Re: *Response to June 12, 2020 Staff Report, Update on Lilac Hills Ranch*

To Chairman Barnhart and Planning Commissioners:

As owner and applicant, we submit this letter to clarify and correct the record in response to the County Planning & Development Services' June 12, 2020 report updating the Planning Commission on the "fire safety issues" associated with the Lilac Hills Ranch planned community.

1. Summary of Staff Position

Staff's position, in summary, is that Lilac Hills Ranch presents a risk of entrapment along an off-site segment of West Lilac Road for area residents during an evacuation and that we must obtain easements from property owners along that road segment; and that without the easements, staff has "no guarantee" the roadside vegetation management will occur. (Staff Report, p. 2.) Despite prior support, staff now takes the position that Lilac Hills Ranch is "unsafe" and is recommending denial of the project at the June 24 Board of Supervisors' meeting.

2. Applicant's Proposed Solutions

First and foremost, staff's fire safety claim is wrong. Our team, including 8 fire experts, would never ask any Commissioner or Board member to vote for a project that does not meet fire safety standards or that is not a fire-safe community. The issue remaining is not if, *but how*, to implement staff's fire safety requirement. Specifically, the issue is *how* to ensure vegetation management can be implemented and maintained on the off-site segment of West Lilac Road identified by staff. To break through the impasse with staff, we have proposed solutions.

A. Preferred Solution

Our *preferred* solution is for the Planning Commission to support and recommend a post-Project condition of approval recognizing that the County already has legal authority to implement the Consolidated Fire Code requirements for roadside vegetation management (see sec. 4907.2.1), and require the applicant to provide two million (\$2,000,000.00) dollars in funding, plus a project assessment, to implement and maintain vegetation management in perpetuity along the segment of West Lilac Road identified by staff. Under this condition, all the subject funds will be directed to vegetation management.

B. Solution 2

Alternatively, if the Commission agrees with staff that some or all of the subject easements are needed to recommend approval, we ask the Commission to support and recommend a post-Project condition based on the applicant's best-efforts obligation to obtain the easements. In such case, the costs of acquiring the easements would be determined by an MAI appraiser and the costs would be credited against the applicant's commitment to pay two million dollars toward vegetation management. Further, as to easements that cannot be obtained, the County or the fire authority would implement the roadside vegetation management pursuant to the section 4907.2.1 of the Consolidated Fire Code, using funds from the applicant's vegetation management funds. Under this condition, which is not our preference, a portion of the funds would be used to appraise and acquire the easements that, in our view, are neither required nor necessary.

Lastly, an important fact is that this solution is consistent with several other Project conditions that already have been imposed on the Project, located within other independent jurisdictions or within areas outside of the Project's control, including: (1) construction of a Deer Springs Fire Protection District Fire Station; (2) improvements to the CALFIRE State-Owned Miller Fire Station; (3) providing clear space easements along West Lilac Road and Circle R Drive; (4) improvements to Mountain Ridge Road; (5) improvements to Caltrans facilities; (6) improvements to water and sewer facilities within the Valley Center Municipal Water District jurisdiction; (7) building a K-8 school; and (8) dedications and wetland permits with federal and state agencies. These are all pre-approval Project conditions *and* post-approval actions that involve obtaining rights-of-way, agreements, permits, and approvals from parties and jurisdictions that are not subject to "County authority."

*(Note: The CALFIRE Miller Fire Station, which would be improved as a condition to the Project, is situated adjacent to the northerly boundary of Lilac Hills Ranch and according to CALFIRE Unit Chief Tony Mecham, is considered "one of the essential priority stations" for wildland fire prevention and suppression (see Attachment 8). The station is strategically situated, on West Lilac Road, to respond to vicinity wildfires and evacuations, and it is *in addition to* the Project's on-site new fire station.)*

In short, our solution can be resolved by one of the proposed conditions (see Attachment 7 for the two proposed conditions).

3. Applicant's Additional Proposed Solution

We have one additional request. Staff has said that the additional fire safety features made to the Project require recirculation of the Project's Environmental Impact Report (EIR). We disagree.

As in 2018 before this Commission, we showed that the Project's fire safety enhancements were not "substantial modifications." As in 2018, we would like to show that these added features do not raise

new or more severe significant environmental effects; and nothing requires or justifies yet another recirculation of the Project's EIR.

Accordingly, we ask the Commission to pursue the procedure established in 2018; specifically, we ask the Commission to schedule a public meeting limited to staff's recirculation claim, before the Project is sent to the Board on June 24th of this month. (See Attachment 6 for further information addressing recirculation).

4. Executive Summary

In response to staff's June 12th report and for context, we provide this executive summary.

Lilac Hills Ranch was deemed fire safe by County staff and the Planning Commission with input from the County Fire Authority in 2015 and reaffirmed in 2018. Since 2018, we have agreed to add several additional features to make the Project and surrounding region even safer. Now, the Project would:

1. Construct a robust road network and adds new road lanes before any Project home is occupied;
2. Fund \$2 million to implement vegetation management along offsite designated evacuation routes;
3. Fund vegetation management along existing offsite evacuation routes into perpetuity through the Project's HOA;
4. Increase defensible space, exceeding code requirements, around the Project and adds strategically located heat-deflecting walls;
5. Include hardening features for all new homes above and beyond all local and state regulation;
6. Build three strategically placed hardened structures to provide "Temporary Areas of Safe Refuge."

(See Comparison Table of 2015-2018-2020 Recommendations [Attachment 1].)

The result of this 18-month collaboration with the County staff is a punch list of thirteen (13) final requests by the County Fire Authority. We have agreed to each of the County Fire Authority's 13 final requests. The one remaining determination is *how* (not if, but how) to implement the last of these 13 requests. Specifically, how to implement vegetation management on a segment of West Lilac Road east of the Project.

County staff's position is that we must acquire easements on **ALL** 32 properties along this road segment, irrespective of whether vegetation is present, to ensure that vegetation management will occur.

We disagree with this unusual “all-or-nothing” requirement because the County already has established fire safety code provisions to require roadside vegetation management along roads that pose risk. Staff’s position implies that the County lacks the legal authority to keep County roads safe from combustible vegetation. The County Consolidated Fire Code says otherwise. Section 4907.2.1 of the Consolidated Fire Code states:

“The [fire authority having jurisdiction] may *require a property owner to modify combustible vegetation in the area within 20-feet from each side of the driveway or a public or private road adjacent to the property to establish a fuel modification zone.* The [fire authority having jurisdiction] *has the right to enter private property to [e]nsure the fuel modification zone requirements are met.*” (Italics added.)

In San Diego County, fire safety is a community responsibility. We each must do our part.

Existing law mandates that property owners modify combustible vegetation within 20 feet of a roadway adjacent to their property (what the Code calls a “fuel modification zone” or “FMZ”). Almost all residents recognize the importance of fire safety, and regularly fulfill this responsibility.

However, in the rare case where a property owner refuses to meet his or her obligation, the Code clearly enables the fire authority “to enter” the property to ensure “that FMZ requirements are met”. This is a critical component of the Code, since there cannot be, nor is there, an “opt-out” option for County residents.

The Code could not be more clear as to the fire authority’s right to enter property when necessary to ensure safety. This section does **not** require easements to be obtained. Easements are neither required nor necessary.

The County’s request for easements also deviates materially from County precedent for land use project approvals. We are unaware of *any other* project in the County with this “easement” requirement. Adopting this new staff precedent for easements will greatly discourage new housing in our housing-starved County, because a single property owner will effectively hold veto power over the entire land use process, simply by refusing to grant one easement.

We ask the Planning Commission to assist. We have proposed solutions to break through the impasse with staff. The proposed solutions, combined with the Project’s fire safety enhancements, will improve fire safety for the Project and surrounding region and serve as a model for the future.

Applicant Response to Staff Report

In 2015, staff recommended Project approval to the Planning Commission, and the Planning Commission, after three public hearings, including a field trip to the Project site and surrounding community, recommended approval of the Project as modified. In 2018, with no change of position from County staff, the Commission directed staff to expeditiously send the Project to the Board of Supervisors

with the Commission recommendation for approval. However, in 2020, staff is now recommending denial of the Project.

So, what changed?

According to the County June 12, 2020 staff report, two “significant” changes have occurred. First, staff states that, in 2016, the County Fire Authority began providing fire prevention services to the District pursuant to a County Fire Authority/District agreement. Second, staff states that, in 2018, California experienced the deadliest fires in the State’s history, resulting in a “focus on fuel modification along roads,” additional fire safety regulations, and evacuation planning. Neither “change” justifies staff’s unprecedented demand for easements from Lilac Hills Ranch. We address the two “changes” below.

1. Staff’s First “Change” — The 2016 County/District Fire Prevention Agreement

According to this statement, County staff implies that there are new codes and standards that the Lilac Hills Ranch project has not yet met, however, the Project has met or exceeded every federal, state, and County Code requirement. In addition, for the last two years, we have worked with County staff, the County Fire Authority, and the Sheriff’s Department, and agreed to implement the agencies’ requirements to enhance fire protection, prevention, and evacuation measures. (See Comparison Table of 2015-2018-2020 Recommendations [Attachment 1].)

In July 2018, at a recent County project presentation to the Board, County Fire Chief Tony Meham commented on the adequacy and thoroughness of that project’s Fire Protection Plan, for the following reasons:

- Three lanes (allows us two lanes for evacuation, still keeping one lane open for emergency vehicles)
- Water supply system (over double what is required in the fire code of nearly 5,000 gallons a minute)
- Number one greatest thing we can do is fuels modification
- [Hardened] community center - we are more and more moving people very short-term to what we refer to as a temporary refuge point moving the people in greatest danger on the perimeter to a short-term point within the project so that we don't have to put them on the road
- So, all of them are included in the fire protection plan and I feel very comfortable with what they've done”

The County Fire Chief’s comments apply with equal or greater force to the fire safety enhancements in place for the Lilac Hills Ranch project:

- An extra travel lane (intermittent turn lane) for evacuations along two separate road segments;
- Water supply system (over double what is required in the Fire Code of nearly 5,000 gallons a minute);
- fuels modification, including within 20 feet from each side of West Lilac Road;
- [Hardened] community center.

In addition to the above short list, the Lilac Hills Ranch project provides all the following:

- Five means of ingress and egress;
- Automatic gates with 24/7 guard;
- Building the Project's internal road circulation network prior to first occupancy;
- Multiple "Areas of Safe Refuge" within the community that offer contingency for temporarily sheltering in place if full evacuation is considered unsafe for residents and large animals;
- \$2 million in funding for offsite fuel modification and offsite hardening of existing residences;
- Constructing non-combustible heat-deflecting walls adjacent to internal native fuels (in addition to the 100-foot defensible space) within the Phase 1 development area (and optionally Phase 2);
- Implementing 150-foot fuel modification zones adjacent to native open space within the development areas for Phases 3 through 5;
- Installing a Regional Weather Center Station with battery backup at the Miller Station prior to first occupancy;
- Building a hardened cell/communications tower with battery backup to ensure functioning communications for several days should power be lost;
- Providing funding to County Fire Authority, Community Risk-Prevention Division prior to first occupancy to construct signage to disseminate real-time conditions and messages to evacuees, such as remotely changeable message signs;
- Undergrounding existing overhead powerlines (onsite and offsite) to remove significant ignition source and evacuation vulnerability;
- Improving Miller Station (prior to first occupancy in the Phase 1 development area for use until the additional permanent fire station is built on site);

- Creating a Fire Safe Council to be managed through the HOA.

The Lilac Hills Ranch project includes a District-approved Fire Protection Plan, and the plan states:

“If the recommendations in this Plan are implemented, this development will not expose people or habitable structures to a significant risk of loss, injury or death. Following the recommendations would also decrease the risk of loss for surrounding existing uses. As proposed, the project is not anticipated to contribute to a significant cumulative impact relative to wildland fire risk.”
(Project Fire Protection Plan, p. 47, italics added.)

Importantly, the Deer Springs Fire Protection District’s approved Fire Protection Plan *already ensures roadside vegetation management on either side of public roadways per the County Consolidated Fire Code and State Code*. The Project’s approved Fire Protection Plan states:

*“The proposed project shall provide fuel modification on either side of **public** roadways, pursuant to the County’s Consolidated Fire Code and the California Fire Code for clearance of brush and vegetative growth from roadways.”* (See Fire Protection Plan, p. 35, italics added.)

In compliance with the County’s required Project Facility Availability Form, the Deer Springs Fire Protection District has confirmed that: (a) the Project is in the District and eligible for service; (b) the District’s fire protection facilities are currently adequate or will be adequate to serve the proposed Project; and (c) the District has imposed conditions that would otherwise be attached to the Project’s Tentative Map Resolution making them enforceable *by the County* as the lead agency.

County staff’s reference to the County Fire Authority’s agreement to provide fire prevention services to the Deer Springs Fire Protection District is of no consequence; and it is not a material “change.” Lilac Hills Ranch meets or exceeds all Code requirements, ensures substantial funding, includes multiple evacuation routes, and provides funds for roadside vegetation management along the subject segment of West Lilac Road (in addition to Circle R Drive). The County or the fire authority has the legal authority (and now the funding) to ensure roadside vegetation management under section 4907.2.1 of the County Consolidated Fire Code and the Project’s Fire Protection Plan.

Further, if the County/District fire prevention agreement were to terminate or expire (an extremely unlikely outcome), it is reasonable to assume the County will ensure that any successor agency would fulfill its vegetation management responsibilities and not put residents at risk.

2. Staff’s Second “Change” — The 2018 Wildfires

Staff states that the 2018 wildfires significantly changed the “focus” to “fuel modification along roads, additional fire safety regulations, and analysis of evacuation planning.” While there have been changes, the Project, at the insistence of staff, the County Fire Authority, and the Sheriff’s Department,

also adapted and further enhanced its fire safety features in 2018 through 2020. (See Comparison Table of 2015-2018-2020 Recommendations [Attachment 1].)

Additionally, in 2019, the Project commissioned the Wildfire Risk Assessment, prepared by Dr. Christopher Dicus, PHD (July 15, 2019 [Attachment 2]). In that assessment, Dr. Dicus studied the 2018 wildfires against the Project and its setting, and documented the critical differences between the Project and the northern California wildfires:

“[T]he proposed LHR development will be significantly safer than areas that were recently burned in northern California due to the myriad of mitigation factors ... included in LHR.

First, changes in the fuels in LHR will be *safer at multiple scales* than in recently destroyed communities in northern California. At the *community-level*, the lands in and around LHR are dissected by irrigated agricultural lands that will impede active fire spread; further, *at the boundaries of LHR*, an irrigated fuel management zone will extend up to 100 ft. around the community. At the *smaller parcel-level scale*, defensible space is designed around all structures, will be vigorously enforced, and funded by the LHR ... [HOA]. *In contrast, the community of Paradise had contiguous fuels that surround the community and lacked any appreciable defensible space around buildings and did not have an HOA to enforce and fund ongoing fuel modification and defensible space.*

Of greatest importance to risk reduction, the buildings in LHR will be built to stringent building codes that require ignition-resistant construction of vulnerable components, including standards for roofing, siding, windows, vents, decks, and others. *In contrast, because Paradise was largely comprised of fire-prone buildings that were constructed 40 or more years before wildfires were considered in building codes, homes in Paradise easily ignited via burning embers and subsequent house-to-house spread*

As an alternative contingency, the community will also be designed so as to enable a passive shelter-in-place approach for residents and neighbors should evacuation be phased, halted or precluded entirely. *Contrast that with Paradise*, where authorities were unprepared to evacuate the entire town simultaneously, leading to confusion on when residents were to leave, long traffic delays in perilous conditions and subsequent multiple fatalities during evacuation

Additionally, *Lilac Hills Ranch is not like Paradise or other communities that were built before current fire standards*. The LHR project includes a multi-layered fire protection system that is based on ignition resistant buildings and landscapes,

adherence to stringent codes, fire-fighting water availability, swift emergency response, and a sound evacuation planning that includes a contingency option for residents who may be directed to temporarily shelter within the community during a wildfire evacuation. *LHR, like other new, master-planned communities, should not be compared with older, less restrictive communities that were not built to the latest codes and ongoing maintenance. Other new, nearby communities have performed extremely well during wildfires and given the LHR's location, surrounding fire environment, and proposed fire protection plans, it is anticipated that the project will represent lowered risk to both LHR residents and nearby neighboring communities.* (Wildfire Risk Assessment, Executive Summary, pp. ii-iii.)

Consistent with the Project's Wildfire Risk Assessment, in June 2019, County Fire Chief Tony Mecham (Board of Supervisors, June 26, 2019) confirmed the differences between the 2018 wildfires and the San Diego region:

“Let me talk just for a moment about the Camp Fire specifically and Paradise. This is a community that was built in — incorporated in 1979 with 20,000 people. At the time of the fire there were 26,000 people in the community of Paradise. So, most of the existing structures were existing from the 1970s. There was no formal fuel modification done around that community.

It sat on the cornerstone of two major river drainages. There were oaks and pine trees, what we call thousand hour, much larger fuels spread throughout the community. They had done what is known as a road diet within the community to restrict travel lanes, and it was nearly 13 miles out from the community of Paradise until you hit east Chico to a point of relative safety.”

The 2018 wildfires heightened the scrutiny for housing development in San Diego County. However, the Lilac Hills Ranch project completed a detailed study of the differences between the fire ecology, factors that influence wildland fire behavior, building requirements, fire mitigation, preparedness measures, and other factors that differentiate communities devastated in the 2018 wildfires in northern California from Lilac Hills Ranch. (See Lilac Hills Ranch Wildfire Risk Assessment, July 2019, Attachment 2.) The Project meets and exceeds all heightened requirements imposed since 2018.

3. Other Staff Inconsistencies

Inconsistencies Over Location of Easements. In a letter dated January 8, 2020, County staff requested the applicant to secure 20-foot easements on only one side of West Lilac Road “...on the northeast side of West Lilac Road between Covey Lane northwesterly to the proposed Project Boundary.” However, between January 9th and January 29th, staff and the County Fire Authority

changed their requirement three different times without explanation, and now in the June 12th staff report, seem to again change the requirement from what they requested in January. (See email from Larry Hershfield to Mark Wardlaw, dated January 29, 2020 [Attachment 3].) These inconsistencies necessarily hamper resolution with staff.

50 v. 32 Properties Inconsistencies. In addition, staff’s June 12th staff report now states that the applicant must provide easements along West Lilac Road for 50 properties. (Staff Report, p. 2.) However, there are 32 properties along the staff-identified West Lilac Road segment, not 50. These kinds of inconsistency frustrate the resolution process with staff.

Evacuation Study Assumptions. Staff’s May 6, 2020 letter to the applicant states that the County Fire Authority “disagrees with many of the assumptions” in the applicant’s evacuation study, stating that the study wrongly includes intersection traffic controls and the diversion of non-essential traffic from the area during an evacuation. (May 6, 2020 letter, p. 1.) The County Fire Authority’s position directly conflicts with the County’s *adopted* Operational Area Emergency Plan, 2018 (Annex Q).

Annex Q expressly provides that its “overall objectives...are to...control evacuation traffic.” (Annex Q, p. 9.) Additionally, Annex Q states that “the purpose of a phased evacuation is to reduce congestion and transportation demand on designated evacuation routes by controlling access to evacuation routes in stages and sections.” Annex Q provides that one of the responsibilities of the County Sheriff is to “[p]rovide traffic control measures for evacuation effort.” Annex Q references the importance of traffic controls in the following sections:

- Annex Q, page 7 “law enforcement agencies are the primary lead” on evacuation.
- Annex Q, page 9 “control evacuation traffic”
- Annex Q, page 9 “SDSD is the lead agency for evacuations of the unincorporated areas of San Diego County”
- Annex Q, page 13 “coordinate traffic flow (use of signals, physical barriers), and law enforcement to assist with traffic controls
- Annex Q, page 16 secure affected area and limit access
- Annex Q, page 17 traffic coordination and timing
- Annex Q, page 18 allowing phased evacuation including controlling evacuation routes in stages and sections
- Annex Q, page 18 allowing use of road barriers
- Annex Q, page 31 identifying the Sheriff as the “County Evacuation Coordinator”

- Annex Q, page 33 identifying the Sheriff Department’s roles as including traffic and evacuation points and providing traffic control measures
- Annex Q, page 40 instructing law enforcement agencies to conduct evacuation operations “in the field”
- Annex Q, pages 56-57 identifying evacuation route determinations and “road capacity” coverage matters

County Sheriff Commander Dave Brown further confirmed the use and importance of traffic control and management during evacuations: “[t]here is traffic. We are going to be there. We get ahead of these things. We take over the intersections.” (May 24, 2018).

Staff’s Consultant Report (Rohde). Staff’s June 12th report also refers to a consultant-prepared report to “corroborate” staff’s position that the use of West Lilac Road is not an adequate evacuation route because it “presents risks of entrapment.” (Staff Report, p. 2.) This is clearly erroneous.

First, with the Project, the existing community and project residents will have at least five additional routes to circumvent entrapment, obstruction, or delay concerns. Further, we have agreed to provide funds for roadside vegetation management along West Lilac Road, and have ensured continued vegetation management funding in perpetuity through HOA assessments.

Moreover, the report relied on by staff ignored or omitted studies and essential information that we had been submitted months ago to staff and the County Fire Authority. According to the technical memorandum from the former County Fire Marshal, Gregory Schreiner [Attachment 4], who reviewed the report:

“[T]he consultant did not use, reference or rely upon the above-mentioned Wildfire Safety Compendium (Vol I and II) that the Applicant assembled over the preceding 16 months prior to issuing this final report. As such, the Rohde Report is invalid and does not serve to accurately inform either county staff or county decision making bodies as to critical project design, fire safety or evacuation features and therefore, the projects overall fire safety. This Report in my professional opinion, should be removed from the record, as it does nothing to serve or inform either the County or the applicant.” (See technical memorandum from former County Fire Marshal Gregory Schreiner, p. 2 [Attachment 4].)

In addition, Dudek (Mike Huff) has completed a technical memorandum addressing the May 2020 report from Rohde and Associates (see Attachment 5). The Dudek memorandum points out where the Rohde report is clearly erroneous, particularly the baseless conclusion that West Lilac Road is not an adequate evacuation route — a conclusion that should shock the conscience of the Planning Commission and the public, all of whom assume rightly that the County’s public roads are safe, or will be made safe, during an evacuation. This Project, if implemented, will make West Lilac Road a safer route for residents

and the community in the event of an evacuation, and the Dudek memorandum (Attachment 5) and other Project reports confirm that fact.

Nelson Way Inconsistencies. Staff has been inconsistent regarding the use of Nelson Way as an alternative egress route. Most recently, in the June 12th report, staff states it has evaluated the road and determined “it is an inadequate emergency evacuation route.” (Staff Report, p. 2.) This is clearly erroneous.

In July 2019, we were informed by County staff, at a meeting with the County Fire Chief, that the County would require an additional access road from the Project’s Phase 5 for emergency access and evacuation. At the meeting, Nelson Way was identified as the preferred route.

During the months following the County’s July 2019 request to add Nelson Way, our team met with the County on several occasions, and at the County’s request, prepared and submitted to staff a binder of extensive information describing the road improvements, access rights, environmental review, engineering plans and specifications, and safety evaluations from former City and County Fire Marshals.

In the January 8, 2020 letter to the applicant, staff addressed Nelson Way and said, “*This access route has value and shall be improved to private road standards prior to occupancy of the first occupancy of Phase 1.* Since Phase 1 will utilize the Miller Station, a road connecting Nelson Way to the Miller Station shall also be required prior to the first occupancy of Phase 1.” (Italics added.) Further, the residents that we have contacted along Nelson Way welcome the roadway improvements at no cost to them. Also, County staff has acknowledged that Nelson Way must be improved to private road standards, so there should be no basis for staff to conclude the road is now “steep, narrow, and winding,” when, as here, the road would be modernized to the County’s own standards. This is non-sensical.

General Plan Consistency. In 2015, County staff reviewed the Project’s Specific Plan to “ensure that the proposed General Plan Amendment is in the public interest and would not be detrimental to public health, safety, and welfare.” (Planning Commission Staff Report, 2015.) County staff “reviewed all of the 473 goals and policies in order to determine those that were applicable to the project and determined it to be *consistent.*” (*Id.*)

Though not mentioned in the June 12, 2020 staff report, staff has indicated that its General Plan consistency determination may be changing or has changed. This *potential* shift in position, though not referenced in the Planning Commission June 12th staff report, also frustrates the applicant’s ability to effectively resolve the primary issue presented, namely whether easements are required along the identified segment of West Lilac Road. Please see the updated General Plan Consistency Analysis (Attachment 9), which provides responsive information and confirms staff’s prior General Plan consistency determination.) In addition, the Project’s Wildfire Risk Assessment (Attachment 2), pages 25-26, provides an assessment of the features that make the Project consistent with the General Plan.

Staff's Recirculation Claim. County staff states that if the Board does not approve its recommendation to deny the Project and remands the Project back to staff for further analysis, the Project's EIR must be "revised and recirculated" under CEQA. (See County staff May 6, 2020 letter, p. 2.) The statement is clearly erroneous, and some background is provided for context.

On June 8, 2018, County staff recommended that the Planning Commission "determine that the changes to the Lilac Hills Ranch project that have occurred since the Planning Commission provided a recommendation in 2015 are "substantial modifications" under the Government Code and remand the project back to the Planning Commission for a recommendation on the 2018 Project." (See Planning Commission Staff Report, June 8, 2018, page 1-22.)

The Planning Commission denied staff's recommendation by a unanimous vote of 6-0, and instead recommended that the Project be "expeditiously" sent to the Board of Supervisors. However, to date, County staff has yet to forward the Planning Commission's 2018 recommendation to the Board.

That was **two years ago**. In the June 8, 2018 Planning Commission staff report, staff described the extraordinary public review that this Project has undergone, over a 10-year period:

"The Lilac Hills Ranch Project Draft EIR was first circulated for public review in July 2013. Thereafter, a Revised Draft EIR dated June 12, 2014 was recirculated for public review from June 12, 2014 through July 28, 2014. All interested persons and organizations had an opportunity during this time to submit their written comments to the County. Responses to comments were prepared and the 2015 Draft FEIR, along with all associated project entitlements, was presented to the Planning Commission at three Public Hearings on August 7, 2015, August 12, 2015, and September 11, 2015. On September 11, 2015, the Planning Commission recommended approval of the 2015 Project subject to a number of modifications to the project design as stated in the Planning Commission's recommendations and 2015 staff report." (See Planning Commission Staff Report, p. 1-20.)

In addition, the Project's Draft EIR was circulated for a **third** time on February 19, 2018. If the County should proceed with another recirculation of the materials that are being published for the current June 12, 2020 Planning Commission hearing, this would be the **fourth** document circulated for public review.

In summary, over the past 10 years, the Project will have undergone 10 public hearings (including the upcoming Board hearing); one EIR public scoping meeting, and three additional EIR CEQA public review processes, with responses to comments, **for a total of 14 separate opportunities for the public to provide input**. Further, the Applicant has provided the latest documentation to the County, which is now available for public review, on the County's website.

Lastly, information has been added to the Final EIR. However, that information is not “significant new information” for purposes of CEQA’s recirculation standards because it serves only to: (a) clarify or amplify information already presented in the draft EIRs; (b) respond to public/agency comments, which is a recognized part of the CEQA process; (c) further reduce identified environmental effects without changing any significance thresholds or significance findings; (d) refine or clarify the timing and locational requirements of existing mitigation measures; (e) enhance fire safety with additional design features and/or conditions; (f) update regulatory requirements; (g) describe the Project changes to the design as recommended by the Planning Commission and/or County staff, all of which were already part of the recirculated 2018 DREIR; and (h) disclose other minor changes that were subjected to recirculation in the 2014 DREIR and the 2018 DREIR. (See CEQA Recirculation Memorandum [Attachment 6].)

We hope the Planning Commission reaches the following determinations:

1. The Project has done more in terms of fire safety and evacuation than any project in the County.
2. We agree with County staff over roadside fire safety; the disagreement is over *how* to implement the County Consolidated Fire Code roadside vegetation requirements. We agree 20 feet of roadside vegetation along the identified West Lilac Road segment is needed now and, in the future, and that there must be certainty that it can occur and be maintained. Indeed, we have agreed to provide \$2 million, plus an HOA assessment, to ensure funding for the roadside vegetation management in perpetuity. We just do not believe that staff’s request for easements is required or needed.
3. We respectfully request that the Commission condition the Project to implement one of the attached proposed conditions. (See proposed conditions [Attachment 7].)
4. Lastly, in addition to adding the proposed condition to a positive recommendation, this Commission recommend that the Project be sent to the Board as soon as possible after the June 24th hearing (whether or not the Project is presented at that hearing) without the need for an intervening EIR recirculation. Alternatively, if the Commission believes a hearing on the issue is necessary, we request this Commission schedule that hearing as soon as possible for the limited purpose of determining whether recirc is required.

Thank you for your consideration.

Sincerely,

Jon Rilling

Jon Rilling, Vice President
Village Communities, LLC

ATTACHMENTS:

Attachment 1 – Comparison Table of 2015-2018-2020 Recommendations

Attachment 2 – Wildfire Risk Assessment, by Dr. Christopher Dicus, PHD (July 15, 2019)

Attachment 3 – Email from Larry Hershfield to Mark Wardlaw (January 29, 2020)

Attachment 4 – Memo from Greg Schreiner, re: May 2020 Rohde Report

Attachment 5 – Memo from Dudek, re: May 2020 Rohde Report

Attachment 6 – CEQA Recirculation Memorandum

Attachment 7 – Applicant’s Proposed Conditions of Approval

Attachment 8 – Email from CALFIRE Unit Chief Tony Mecham, April 21, 2015

Attachment 9 – Updated General Plan Consistency Analysis (S-1.1, S-3.1 and S-3.6)

cc: Mark Wardlaw (VIA Email)
Mark Slovick (VIA Email)
William Witt (VIA Email)
Justin Crumley (VIA Email)
Tony Mecham (VIA Email)
Dave Nissen (VIA Email)
Dave Sibbet (VIA Email)
Sarah Aghassi (VIA Email)
Larry Hershfield (VIA Email)
Sam Hartman (VIA Email)
Ann Moore (VIA Email)
Mark Dillon (VIA Email)

ATTACHMENT 1

COMPARISON TABLE OF 2015 VS 2018 VS 2020

Subject	2015	2018	2020
Roads			
Offsite Roadway Improvements	25	40	40
Sight Distance	The project is conditioned to provide adequate sight distance at the Covey Lane/West Lilac Road intersection and will be required to obtain an off-site easement for sight distance.	No change	No change
Wastewater Alternatives			
Sewer	"A Wastewater Management Alternatives analysis was prepared for the project and identified <u>four alternatives</u> to provide sewer service to the project. [1-90]	No change	No change
Right-of-way			
Offsite Right-of-way	A number of the off-site improvements would improve existing conditions that do not currently meet County standards. The roadway improvements would also likely require the reconstruction of a number of private driveways off-site. Staff also acknowledges that the project would require permission for grading from private properties located off-site. [1-113]	No change	No change
Fire and Medical Service			
# of additional safety measures	n/a	2	16
Fire Protection Plan	A Fire Protection Plan for the project was approved by DSFPD. The plan details the locations and widths of appropriate fuel management zones, road widths, secondary access, water supply, and hydrant spacing, which would comply with the DSFPD standards and County Consolidated Fire Code Standards. The Fire Protection Plan (FPP) identified measures necessary to adequately mitigate potential wildfire impacts.	No change No change	1. Added multiple Areas of Safe Refuge; 2. Provides \$2,000,000 to the District for FMZ; 3. ALL Fuel Modification Zones exceed Fire Code; 4. Provides a Regional Weather Center Station; 5. Hardened cell/communications tower; 6. Funds Evacuation Message Signs; 7. Undergrounds existing overhead powerlines; 8. Improvements to the Miller Station.
5-Minute Travel Time	The project will be conditioned to meet the County's General Plan five-minute travel time. "...the project includes four fire service options that would provide the project with fire and emergency services in accordance with the 5-minute travel time standard of the General Plan. [1-87] Staff has determined that the project complies with policy S-6.4 because fire and emergency services will be provided to the project within the 5-minute travel time by conditioning the project to implement one of the four options listed above prior to recordation of a Final Map that creates any lots outside of the 5 minute travel time..." [1-88]	No change No change	1. Provides funding for fire station equipment and facilities that is more than double what is statutorily required by County; 2. Provides funding for fire staffing that is more than what is statutorily required by the County.
Evacuation			
Evacuation Plan	An Evacuation Plan was prepared that determined that adequate precautions have been taken to provide safe and efficient evacuations in the case of a wildland fire. The Evacuation Plan includes both primary and secondary evacuation routes, which are accessed by a series of internal roadways within the development. All proposed roads have been designed in accordance with the County's Consolidated Fire Code requirements. The Evacuation Plan contains an educational component that ensures that residents are educated about the proper evacuation routes. [1-113]	No change	1. Removed all gates except two that will be controlled by a 24/7 gate guard; 2. Added 5th evacuation route (Nelson Way); 3. Added a 3rd lane out on West Lilac Rd; 4. Added a 3rd lane out on Circle R Drive; 5. Will build "roundabout connector" prior to 1st home; 6. Will build "north south connector" prior to Ph 2.
Evacuation Routes	In addition, an Evacuation Plan was prepared for the project identifies evacuation routes, evacuation points, and specific measures to keep future residents and employees informed about what to do in the event of an emergency. The Evacuation Plan includes both primary and secondary evacuation routes. All proposed evacuation routes have been designed in accordance with the County Consolidated Fire Code and would comply with minimum horizontal radius, fall within the 20 percent maximum allowable grade, and meet or exceed the minimum paved width requirements. The Evacuation Plan is designed to allow adjustments to the plan. [1-101]	No change	
STAFF RECOMMENDATION	" <u>Staff recommends that the Planning Commission consider the proposed project, and if they concur with staff's recommendation, recommend to the Board of Supervisors...</u> " [1-114]	"If the Planning Commission determines that the changes are not substantial, then the 2018 Project will be presented to the Board for a decision once the environmental analysis is completed and responses to the public comments have been finalized. <u>The Planning Commission recommendation from 2015 will then be presented to the Board for consideration.</u> " [1-21]	"...County staff has determined the Project is unsafe and is <u>recommending denial of the Project</u> , which will be presented to the Board of Supervisors on June 24, 2020. [3]

ATTACHMENT 2
WILDFIRE RISK ASSESSMENT
(DICUS)

LILAC HILLS RANCH WILDFIRE RISK ASSESSMENT

Christopher A. Dicus, PhD
cdicus@calpoly.edu

Prepared by



Christopher A. Dicus, PhD

2019-July-15

Date

Executive Summary

Recent wildfires throughout California have resulted in heightened scrutiny of San Diego County development projects. This white paper will address differences between fire ecology, factors that influence wildland fire behavior, building requirements, fire mitigation and preparedness measures, and other factors that differentiate communities devastated in the recent wildfires in northern California from the proposed Lilac Hills Ranch (“LHR”) community in San Diego County, California.

While both LHR and Paradise reside in a State-designated Very High Fire Hazard Severity Zone, the proposed LHR development will be significantly safer than areas that were recently burned in northern California due to the myriad of mitigation factors being included in LHR. It is these fire safe features within LHR that will even make the existing neighborhoods that currently border LHR safer than they currently are today. For the reasons that follow in this report, LHR will minimize risk to life and property.

First, changes to the fuels in LHR will be safer at multiple scales than in recently destroyed communities in northern California. At the community-level scale, the lands in and around LHR are dissected by irrigated agricultural lands that will impede active fire spread; further, at the boundaries of LHR, an irrigated fuel management zone will extend 100 feet around the community. At the smaller parcel-level scale, defensible space is designed around all structures and will be rigorously enforced and funded by the LHR Home Owners Association (HOA). In contrast, the community of Paradise had contiguous fuels that surrounded the community and lacked any appreciable defensible space around buildings and did not have an HOA to enforce and fund ongoing fuel reduction and defensible space.

Of greatest importance to risk reduction, the buildings in LHR will be built to stringent building codes that require ignition-resistant construction of vulnerable components, including standards for roofing, siding, windows, vents, decks, and others. In contrast, because Paradise was largely comprised of fire-prone buildings that were constructed 40 or more years before wildfires were considered in building codes, homes in Paradise easily ignited via burning embers and subsequent house-to-house spread (even though the trees on many burned properties were largely unscathed).

LHR is also designed to maximize efficiency of fire suppression efforts. LHR has proposed a new fully-staffed 24/7 fire station with a type 1 fire engine, which in combination with the existing CAL FIRE station at the northern border of the community will enable a 5-minute response time throughout the community. Further, an improved public water supply system including placement of fire hydrants throughout the community at strategic locations exceeds current fire code standards.

LHR residents (and the surrounding community) will also benefit from a previously tested fire notification system, which has been employed with great success during other large fires in San

Diego County. Further, changes to the road infrastructure in and around the community will enable rapid and orderly evacuation of its residents in conjunction with nearby existing neighborhoods that abut the LHR development (e.g., LHR will contribute to, and/or make improvements to 39 different local road segments and intersections *outside* the community), which will improve road safety and traffic flow. As an alternative contingency, the community will also be designed so as to enable a passive shelter-in-place approach for residents and neighbors should evacuation be phased, halted or precluded entirely. Contrast that with Paradise, where authorities were unprepared to evacuate the entire town simultaneously, leading to confusion on when residents were to leave, long traffic delays in perilous conditions, and subsequent multiple fatalities during evacuation.

After visits to the proposed LHR development and review of its fire safety characteristics, it is my determination that the LHR development would provide a safe area for its residents that would simultaneously benefit nearby neighborhoods with reduced fire risk via improved evacuation routes and contingency refuge areas, increased fire response and emergency facilities, and a significant investment in fire safety education, prevention and protection.

Additionally, LHR is not like Paradise or other communities that were built before current fire standards. The LHR project includes a multi-layered fire protection system that is based on ignition resistant buildings and landscapes, adherence to stringent codes, fire-fighting water availability, swift emergency response, and a sound evacuation planning that includes a contingency option for residents who may be directed to temporarily shelter within the community during a wildfire evacuation. LHR, like other new, master-planned communities, should not be compared with older, less restrictive communities that were not built to the latest codes and ongoing maintenance. Other new, nearby communities have performed extremely well during wildfires and given the LHR's location, surrounding fire environment, and proposed fire protection plans, it is anticipated that the project will represent lowered risk to both LHR residents and nearby neighboring communities.

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1. Introduction

As a result of recent wildfires in northern California, there has been heightened scrutiny of development of new communities in San Diego County, specifically those proposed in wildland-urban interface (WUI) areas that have the potential for the built environment to be exposed to wildfire. This white paper will address differences between fire ecology, factors that influence wildland fire behavior, building requirements, fire mitigation and preparedness measures, and other factors that differentiate communities devastated in the recent wildfires in northern California from the proposed LHR community in San Diego County.

The proposed Lilac Hills Ranch (LHR) development is a compact mixed-use village on 608 acres located less than one mile from the I-15 transportation corridor in the northern unincorporated County of San Diego, California. The LHR community will consist of 1,746 homes, including 903 single-family dwellings, 468 age-qualified homes, 211 mixed-use homes, and 164 townhomes. This document investigates potential wildfire risk on LHR and offers further potential measures that could be implemented over and above the already high level of fire-safe design.

2. Fire Ecology

The vegetation, ecology, and general landscapes in and around Paradise are very different than in San Diego County. In general, areas in northern California affected by wildfire have historically consisted of open, park-like stands of mature, mixed-conifer forests, which were maintained by frequent, low-intensity surface fires that significantly reduced vegetative fuel loading and continuity. Northern San Diego County, however, has historically consisted of coastal sage scrub and chaparral characterized by less frequent, but more intense wildfires than those found in northern California.

The native landscapes in both regions, however, have significantly changed over time from their historic conditions, which has drastically influenced the likely types of fires that could occur in both locales. For example, fire exclusion (largely via fire suppression activities) has caused the mixed-conifer forests in northern California to miss many successive intervals of normally low-intensity fire. In the absence of these small, mostly benign surface fires, the vegetation there grew and greatly increased surface fuel loading and continuity, traits that foster high-intensity crown fires.

The landscape around LHR has also changed, but potential fire intensity has seemingly *decreased* due to clearing of the native shrublands to facilitate agricultural operations. While an increasing population in the region certainly increases the potential for man-made ignitions, the landscape no longer consists of large, contiguous, fire-prone shrublands. While these agricultural lands do have the potential to burn (especially under hot and dry Santa Ana wind conditions), the irrigated,

sparse landscape around the proposed LHR development would retard the spread and intensity of wildfires in and around the community.

The greatest change to fuels in both locales is due to the building of homes and other structures in the landscape. As will be discussed, the homes in Paradise were built before building codes were adopted to make homes resistant to ignition during a wildfire. In comparison, homes in LHR will be built to meet (and in some cases exceed) stringent County of San Diego Consolidated Fire Code that have been specifically enacted to resist ignition during a wildfire, including County Building Code (Title 9, Division 2, Chapter 1 of the San Diego County Code of Regulatory Ordinances) and Chapter 7A of the California Building Code. While older buildings in Paradise exacerbated an ecosystem that was well outside its historically normal range of fire size and intensity, the ignition-resistant buildings in LHR should be expected to actually impede spread of wildfire in a landscape that has already converted in many parts to low-hazard agriculture practices.

3. Fire Hazard

Fire hazard is a factor of the probability of a wildfire occurring in a given area and its likely fire behavior (i.e., fire intensity, ember cast, etc.) as it moves across a given landscape. The State has created Fire Hazard Severity Zones, which as will be shown does not necessarily convey the potential for structural loss. Fuels, weather, and topography (the primary factors that drive wildland fire behavior) vary greatly between LHR and the communities in northern California that were recently impacted from wildfires and each of these factors will be discussed in turn.

Fire Hazard Severity Zones

CAL FIRE designates all areas in which it has primary fire protection responsibilities into one of three Fire Hazard Severity Zone (FHSZ) designations, including (1) Moderate, (2) High, and (3) Very High. Local jurisdictions can also choose (or choose not) to adopt a State-recommended Very High FHSZ designation for its local area. The State bases these designations on likely fire behavior to be experienced in a given area (a factor of extreme weather conditions, mature vegetation, and slope steepness) and the probability of fire occurrence (a factor of previous fire history in the area).

Both LHR and Paradise are located in areas that the State has designated as a Very High FHSZ (Figures 1-2), but this identical designation does NOT convey the same risk potential between the sites. By design, the State purposefully looks to the likely mature (and untreated) vegetation of a given area because it assumes a worst-case posture in which the landscape is never treated to mitigate potential fire behavior. Indeed, mitigation activities have no bearing on the designated FHSZ classification for a given area.

To put this into perspective, an estimated 70% of San Diego County falls within a “High” to “Very High” Fire Severity Zone (Figure 1) due to the County residing in a Mediterranean climate, having a patchwork of combustible fuels in steep terrain, and the potential for dry Santa Ana winds throughout the year. While fire hazard assessment is an important consideration for development projects within the wildland urban interface, the State-designated zones are not created to restrict development.

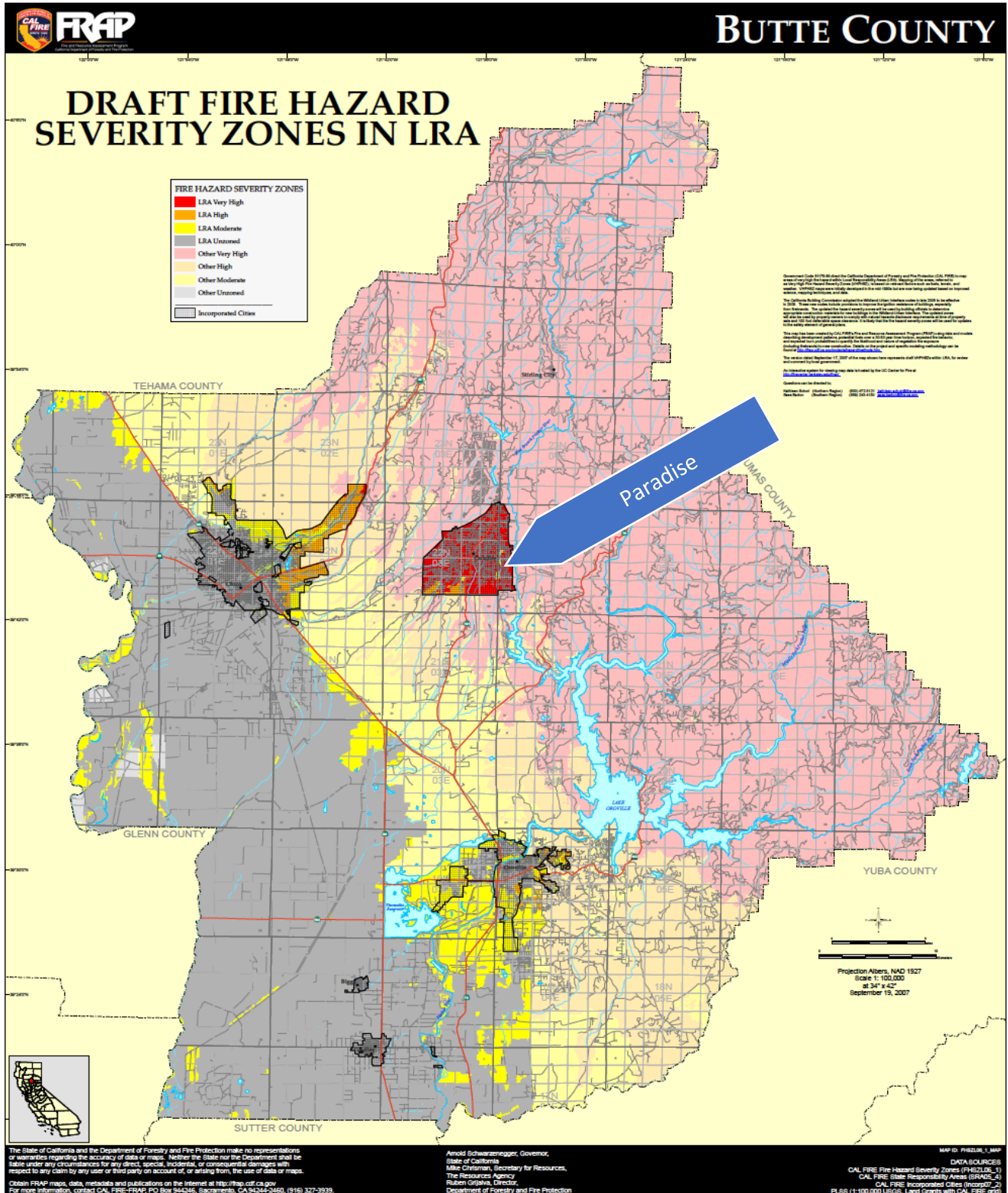


Figure 1. Fire Hazard Severity Zones in Butte County, California. Arrow points to Paradise, which illustrates it lying in a Very High Fire Hazard

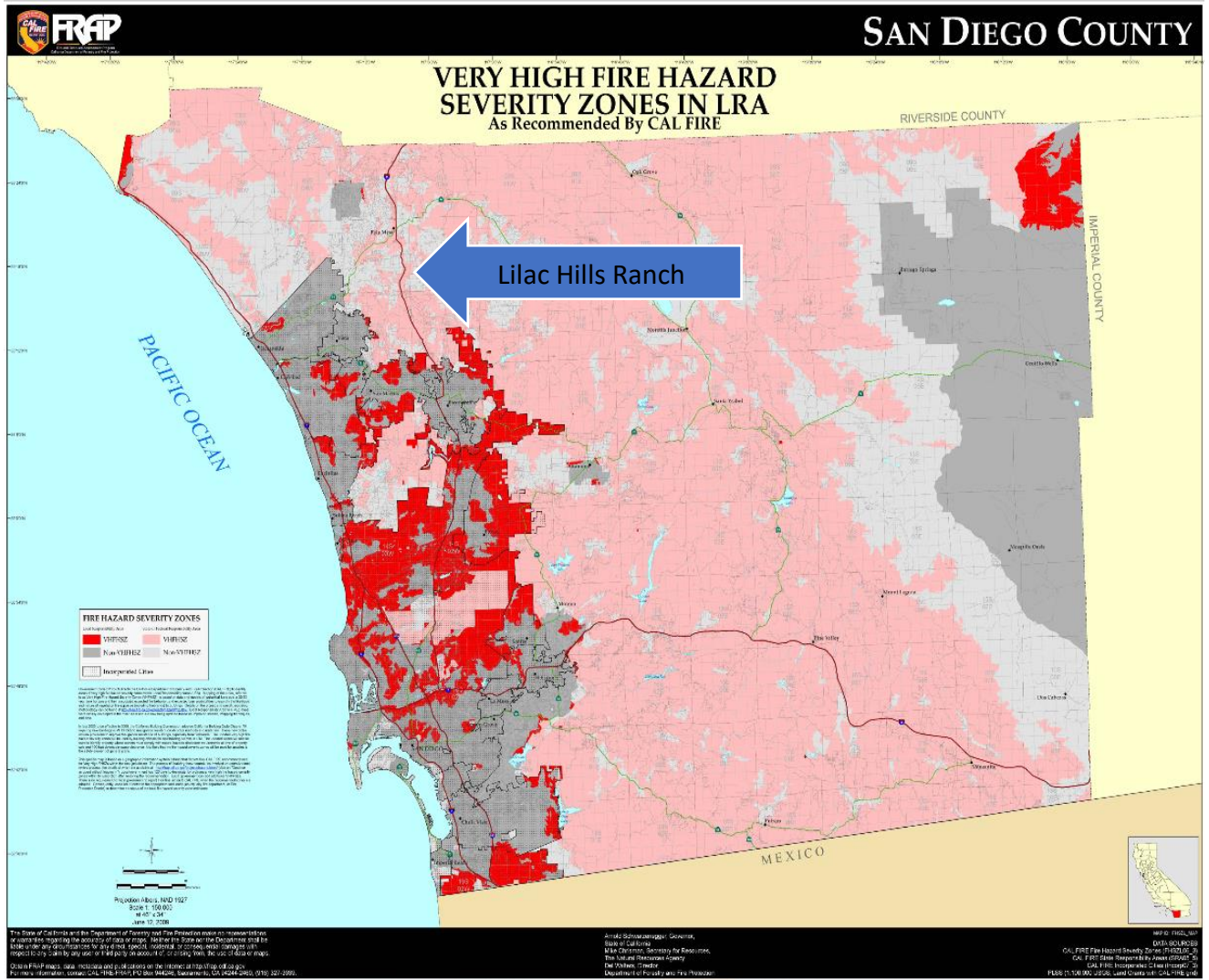


Figure 2. Fire Hazard Severity Zones in San Diego County, California, indicating roughly 70% of the County is designated as lying in a Very High Fire Hazard Severity Zone. Arrow points to Lilac Hills Ranch.

Although LHR is located in a Very High FHSZ, it will have a significantly lower potential of actual loss than other older communities (such as Paradise) that are also located in a Very High FHSZ. This is based upon the distinction between HAZARD (which the State categorizes) and RISK (which the state does not quantify).

HAZARD is the potential fire behavior (i.e., flame length, crown fire occurrence, capacity to generate embers) in the predicted mature vegetation of the area. RISK, however, is the potential for structural loss from said fire. Thus, even if there is a potential low fire hazard in a given area

(expected low flame lengths), a home might still be at high risk of ignition if the physical characteristics of the property would facilitate structural ignition (e.g., flammable vegetation next to a home with wood siding).

Conversely (and more applicable to LHR), a home might be in a high-hazard area (potential exposure to high flame lengths and ember generation), but may actually be at low risk of ignition if the house is built with ignition-resistant construction materials and adequate defensible space is provided around the home.

This is especially true in planned communities where fuel modification can be provided over large areas and includes a perimeter fuel modification zone. Recent research¹ indicates that scenarios with lower housing density, large lots (ranchettes) and larger numbers of small, isolated clusters of development resulted in higher predicted fire risk. By way of comparison to the low-density General Plan land use patterns, the proposed LHR land use density would not only be safer for the residents within LHR, but the LHR community itself would act as a large irrigated fire break that would be expected to impede fire spread by inhibiting large-scale wildland fires from spreading across the project site.

Fuels

The fuel types and loadings vary significantly between LHR and the areas devastated by wildfire in northern California, which is readily apparent at multiple scales. At the largest landscape-scale, native vegetation in and around LHR consists of fire-prone shrubs, which could potentially burn with high intensity. However, unlike Paradise, continuity of these fuels is broken up by irrigated agricultural fields and orchards (Figure 3). While these agricultural operations can potentially ignite during a wildfire, especially under Santa Ana wind conditions, they burn with much lower intensity and rates of spread than in continuous native vegetation, thereby buffering the community from a uniform fire front.

As a condition of approval, the project is expected to be required to provide a 100-foot fuel modification zone/limited building zone (FMZ) for each proposed building, which will be consistent with Section 4907.2 of the 2017 County of San Diego Consolidated Fire Code, which will further reduce potential exposure of the community to flames and radiant/convective heat. The outer 50 ft portion of the FMZ will consist of a thinned zone that removes the highest flammability fuels and then thins remaining vegetation to a minimum 50% ground cover. The inner 50 ft of the FMZ (nearest the community) calls for complete removal of existing vegetation and replanting with ignition-resistant species at low densities. If there are any deviations from the FMZ being less than 100 ft, additional mitigations must be employed, including for example, a heat-deflecting wall, extended irrigated zones, and/or upgraded hardening of given residences. Per the LHR Fire Protection Plan, there are only a few areas where creating a new 100 ft FMZ is

¹ Syphard AD, Bar Massada A, Butsic V, Keeley JE (2013) Land Use Planning and Wildfire: Development Policies Influence Future Probability of Housing Loss. PLoS ONE 8(8): e71708. doi:10.1371/journal.pone.0071708

considered necessary due to the presence of off-site land uses (e.g., orchards) that mimic the features of an FMZ.

A few small areas of contiguous native vegetation will exist within the boundaries of LHR, but are largely confined to riparian areas, which generally burn with lower intensity; as one proceeds out of the riparian area of some canyons, vegetation converts to native shrublands. In the small portions of the development where homes are to be built above these types of canyons, significant reduction of fuels will be provided via the described FMZs and ongoing agriculture operations.

In contrast, unlike LHR and surrounding areas, the landscape-level vegetation in and around the Paradise area (Figure 4), consisted primarily of (1) mature mixed-conifer forests with a high degree of both horizontal and vertical continuity, and (2) high loads of contiguous grasses in areas that were burned a decade ago. These fuel types facilitated rapid fire spread and intensity in the wildland areas that surrounded Paradise, and also caused an enormous storm of embers to be cast onto individual parcels. While some of the surrounding areas near Paradise were burned in a fire in 2008, the high grass levels (fostered by late spring rains) was continuous and facilitated rapid spread into the community.



Figure 3. Land use surrounding proposed Lilac Hills Ranch development are segmented across the landscape with agricultural conversion of native landscapes resulting in lower fuel densities.

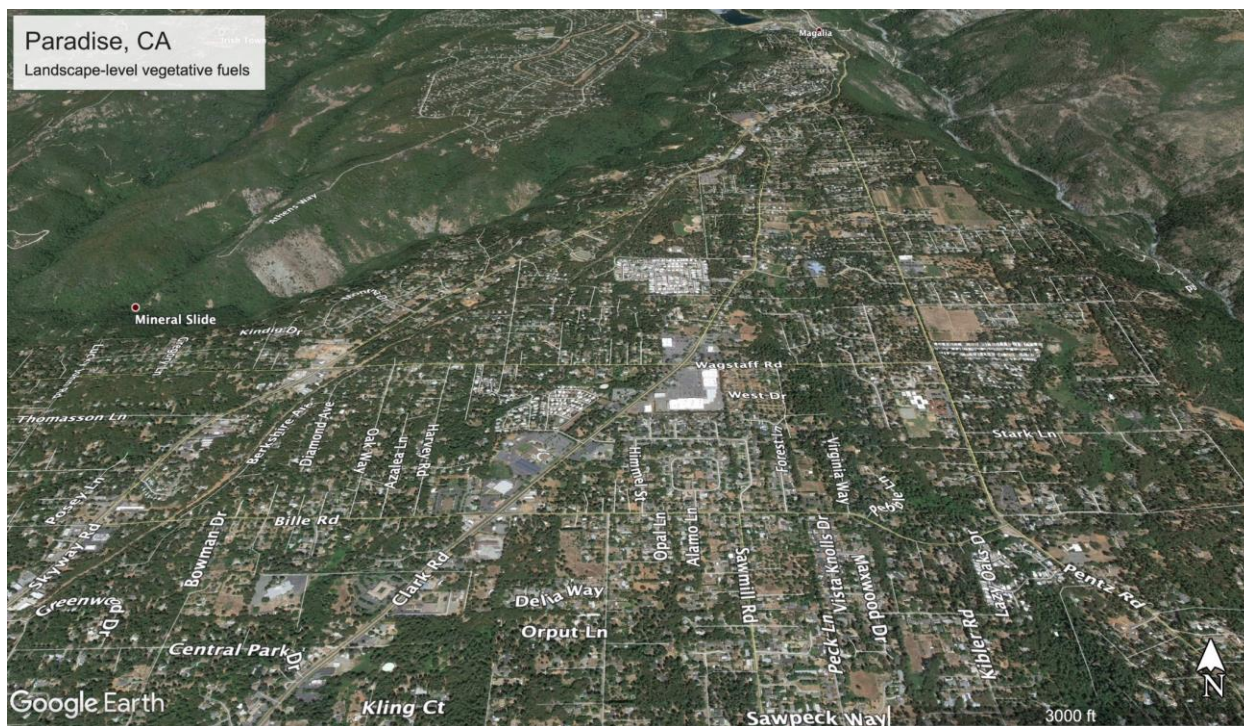


Figure 4. Land use in Paradise illustrates homogenous landscape of homes intermixed with contiguous forest.

LHR will be required by the Deer Springs Fire Protection District (DSFPD) to provide ignition-resistant landscaping around homes and other buildings, along roads, and in the FMZ that surrounds the community. Landscaping plants on individual parcels must adhere to the County of San Diego Acceptable Plants for Defensible Space in Fire Prone Areas, with some fire-prone species being explicitly precluded, including fire-prone California sagebrush (*Artemisia californica*), flat-topped buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), and palms (*Palmae* sp.). This ignition-resistant landscaping will be strictly managed via a funded HOA, (via HOA fees) and enforced by the DSFPD. The DSFPD will also enforce regulations related to the placement of ornamental vegetation, which will significantly reduce radiant heat and direct flame exposure to the structures in LHR.

Although Paradise had nearly identical defensible space regulations as LHR (minus restricted plants), local authorities there did not seem to regularly enforce these regulations (Figure 5), which is unfortunately common in areas that do not have a funded HOA and in areas where the fire agency does not have the capacity to enforce defensible space regulations. The high degree of near-structure vegetation in Paradise, which was prevalent throughout the community before the 2018 Camp Fire, would have readily ignited the adjacent structures once they started burning.

All that said, the most granular level of fuels to consider (the homes themselves) served as the most important fuel that led to the mass devastation in Paradise. Indeed, throughout that community, home after home was destroyed, but the adjacent vegetation was left largely untouched (Figure 6). I have personally witnessed this phenomenon in multiple large, destructive

fires, including the 2007 Witch Creek Fire in San Diego County, the 2009 Black Saturday Fires in Victoria, Australia, the 2017 Tubbs Fire in Santa Rosa, and the 2018 Woolsey Fire in Los Angeles County. In all cases, mass destruction in many parts of the fire boundary was largely related to homes igniting via an ember storm, which burned many homes from the inside out following embers entering the structure via vents, windows, under doors, etc.



Figure 5. Lack of defensible space in Paradise, which was typical throughout the community.



Figure 6. Post-fire destruction in Paradise, California. Note that while all homes are destroyed, the adjacent trees are relatively unscathed. Photo: Getty.

Structures in LHR have been designed to prevent ember intrusion through application of the latest building codes. In the most simplistic perspective possible, if a home does not ignite, it will not burn. To combat structural ignition, the State and County of San Diego have enacted stringent building codes to resist ignition during a wildfire, including County Building Code (Title 9, Division 2, Chapter 1 of the San Diego County Code of Regulatory Ordinances) and Chapter 7A of the California Building Code. These standards address structural features susceptible to ignition, including:

1. Roofs
2. Exterior walls
3. Vents
4. Eaves
5. Projections such as decks, exterior balconies, etc.
6. Windows and other transparent openings such as a sun roof
7. Fences within 5-ft of the structure
8. Rain gutters
9. Exterior doors
10. Window screening
11. Setbacks of structures from slopes

All homes in LHR will adhere to the stringent County Building Codes, thus restricting structural features that are susceptible to ignition. The vast majority of homes in Paradise, however, were built before 1970, almost 40 years before California enacted building codes to resist ignition during a wildfire. A non-technical observation from one UC researcher indicated that the very few homes left standing in Paradise were of newer construction, built to the new ignition-

resistant building standards that resist both radiant heat and (perhaps more importantly) exposure to embers².

It should be noted that burning homes also serve as a catalyst to ignite other nearby structures due to their enormous heat output coupled with long periods of active burning that can last for hours (which differs greatly from vegetation fires in which the threshold radiant heat energy needed to ignite a building generally only lasts 5-10 minutes before the vegetative fine fuels are consumed and the fire spreads elsewhere). Indeed, a large percentage of homes in both Paradise and Santa Rosa apparently burned via house-to-house spread. This was particularly acute in Santa Rosa where 1,300+ homes burned in the Coffey Park development, even though virtually no one considered the area to be at risk to wildfire.

Specific to San Diego County, one study³ found that the three greatest factors determining home survival in Ramona and Rancho Santa Fe during the 2007 Witch Creek Fire were age of construction (which influences the potential for ignition-resistant building materials), presence of vegetation within 5' of a given building (which influences potential for flame impingement on the structure), and distance from native vegetation (which influences the potential amount of ember exposure). Pertinent to LHR, the study demonstrated that development of ignition-resistant homes with proper defensible space can actually reduce the potential loss of older, interior homes because they begin to shelter the older, ignition-prone homes from exposure to flames, heat, and embers.

Climate/Weather

While climate (particularly annual precipitation) varies significantly between LHR and Paradise (leading to differing types of vegetative fuels and fuel loading), similar types of hot, dry winds should be expected in both locales during late fall, which readily leads to elevated fire hazard. What exacerbated the destruction in the 2017 fires in Santa Rosa and the 2018 fire in Paradise was the absence of precipitation that would normally precede the fall winds and subsequently greatly reduce the potential for active fire spread. Some believe that the delay in precipitation that northern California has experienced may be related to long-term climate change, which is anticipated to have greater effects in northern California than in southern California.

Climate in LHR is Mediterranean and is located in the County's Transitional climatic zone. The majority of the 11.4 inches of average annual precipitation falls during the mild winter months. Periods of up to 7 months without precipitation regularly occur and generally last until November. This low rainfall and periods of annual drought limit the production of vegetative fuels (which is largely drought-tolerant shrubs), but also serves to significantly reduce moisture content to critically low levels, subsequently making the plants more conducive to active

² Y. Valachovic, University of California Cooperative Extension. What can we learn from the 14,000 homes lost during the Camp Fire? <<https://ucanr.edu/blogs/blogcore/postdetail.cfm?postnum=29026>>

³ Morais, N.C., C.A. Dicus, and D. Sapsis. *In review*. Changing fire risk over time across three communities in southern California.

combustion. As noted, however, native shrubs in and immediately around the community are commonly noncontiguous due to the presence of ongoing irrigated agricultural operations.

Due to higher rainfall levels where the recent northern California fires occurred (e.g., Paradise receives >58 inches of annual precipitation), vegetative production and subsequent vegetative fuel loads were much higher there than would be found in San Diego County. Further, late spring rains in 2018 caused elevated grass loads, which when cured, served to quickly bring the wildfire into the community of Paradise.

The highest period of fire hazard in San Diego County occurs during Santa Ana wind conditions, which usually occurs in late fall after the region's normal period of annual drought, but may occur in other parts of the year. These winds, estimated in San Diego County to have sustained wind speeds of ~30 mph (with gusts exceeding 40 mph) and critically low relative humidity levels of 5%-9% (which dries vegetation and makes it easier to ignite), can facilitate intense and rapidly moving wildfires. Indeed, the vast majority of the most destructive fires in San Diego County (including the Cedar Fire, Witch Creek Fire, Harris Fire and others) occurred during Santa Ana wind conditions. It should be noted again, however, that the irrigated agriculture throughout the LHR vicinity and the ignition resistant landscapes of LHR would mitigate fire spread and intensity in and around the development. Further, the proposed community fire protection features in LHR were specifically designed based on "worst-case" weather conditions.

The recent destructive fires in Paradise and Santa Rosa also occurred under wind conditions similar in nature to Santa Ana winds. The winds that drove the wildfire into Paradise were especially strong because they were directionally aligned with steep canyons that bounded the western and eastern edges of the community; these canyons then served to funnel and accelerate the winds before they entered the town.

Topography

The topography in LHR also significantly varies from that in Paradise. Elevations in LHR range from 590 ft to 960 ft and occur in generally rolling hills, which sometimes includes small canyons that contain native fuels that are directionally aligned with the normal direction of Santa Ana winds. While this should be of some concern, dead and dying vegetation will be removed in these areas and these sites will be maintained to reduce ladder fuels. Further, as previously noted, most of the small canyons consist of riparian vegetation, which while certainly capable of burning, is generally moister and therefore less conducive to high intensity fires that would threaten any homes above them.

While the community of Paradise is relatively flat, this can be deceiving because it is bounded by steep canyons that range from 2000 ft to 2800 ft below the ridgetop in which it resides. As noted, these extremely deep, sheer canyons were directionally aligned with the strong winds, slamming the homes at the edge of the slopes and causing an ember storm that fell far within the community (subsequently facilitating house-to-house spread).

Previous fire history

LHR resides in a region that has experienced many large wildfires, particularly in the last 20 years due to increased population that subsequently leads to more human-induced ignitions (Figure 7). Local fire authorities are extremely adept at suppressing ignitions under average weather conditions, suppressing the vast majority of wildfires during initial attack operations. It is during extreme weather events (normally induced by Santa Ana wind conditions) that homes are most likely to burn.

San Diego County learned some hard lessons during the destructive 2003 fire season, which burned over 5,000 structures. In those fires, homes that were built under 2001 building codes survived at a rate three times greater than homes built before the codes were strengthened⁴. Following the 2003 fires, the County has enacted a series of even more restrictive building codes meant to protect a home during a wildfire.

The County is at the cutting edge of fire protection, a position that it was forced to pursue following devastating wildfires in 2003 (Cedar Fire) and 2007 (Witch Creek Fire), along with other smaller, yet important wildfires. Following the Cedar Fire, the County began a multi-pronged approach to fire protection that included significant investments in firefighting resources (air attack, apparatus, staffing, facilities, emergency alert system, and pre-planning), but equally as important, the County conducted post-fire save and loss assessments. These assessments were vital to understanding the factors leading to home survivability.

Additionally, the County created a comprehensive fire protection planning approach that requires each project to be evaluated by a qualified fire protection planner/firm, to document the project's code compliance, to disclose if any condition is not code compliant, and provide appropriate mitigations that meet the intent of the code. The County has spent in excess of \$100 million toward fire suppression, fuel reduction, planning, and emergency response, and has had multiple, successfully managed wildfire events to engage the pre-plans, learn from the process, and adjust practices. Although the wildfire threat remains, particularly where old homes abut natural vegetation, the County is far safer today than it was 20 years ago because newer structures and planned communities (built to the latest codes) are designed to resist ignition, even during significant wildfire threats.

Major fires in San Diego County since 2003 are listed in Table 1. These fires, all of which were human-caused, generally coincided with normal Santa Ana wind conditions, which subsequently led to heavy structural losses. However, it should be noted that the degree of devastation in any of those given fires was not uniform, but instead varied community-to-community based upon the age of the homes, the home construction standards in the development, and the degree of defensible space employed in a given community. For example, the 2007 Witch Creek Fire burned 501 (mostly older) homes in Ramona, but left newer developments in Rancho Santa Fe that were specifically designed to reduce fire risk completely unscathed.

⁴ County of San Diego, Planning & Development Services, Wildland -Urban Interface Building Division
<<https://www.sandiegocounty.gov/pds/docs/pds664.pdf>>

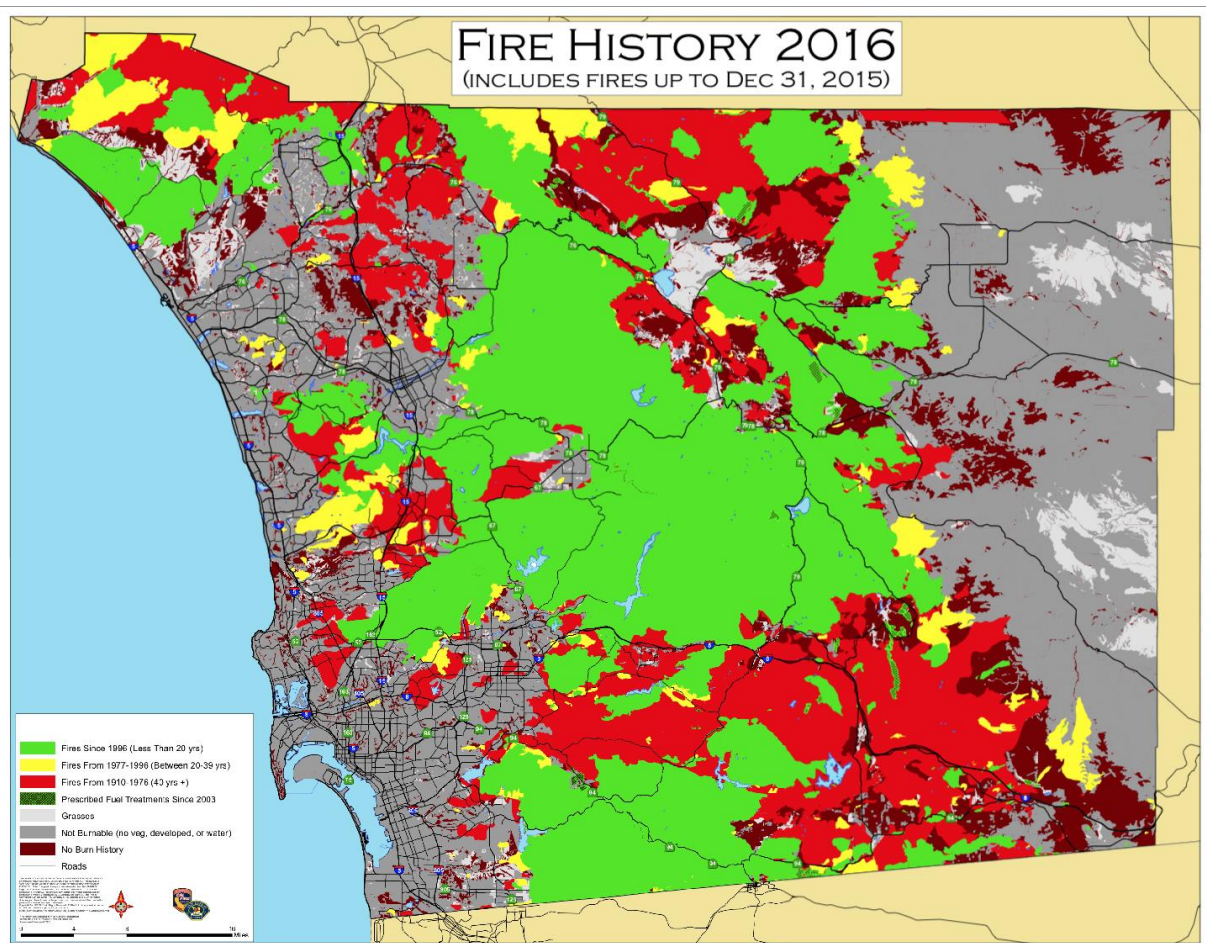


Figure 7. Fire history of San Diego County.

Table 1. List of recent, devastating wildfires in San Diego County.

Fire	Date	Acres Burned	Structures Destroyed	Structures Damaged	Deaths
Cedar Fire	October 2003	280,278	5,171	63	14
Paradise Fire	October 2003	57,000	415	15	2
Otay Fire	October 2003	46,291	6	0	0
Witch Creek Fire	October 2007	197,990	1,125	77	2
Harris Fire	October 2007	90,440	255	12	5
Poomacha Fire	October 2007	49,410	139	Not Available	0
Rice Fire	October 2007	9,472	208	Not Available	0
Bernardo, Poinsettia & Cocos Fires	May 2014	26,000	65	19	0
Lilac Fire	December 2017	4,100	157	64	0

Other developments in southern California that have been designed to resist wildfires have shown similar rates of significantly lowered loss when exposed to wildfire, including the 4S Ranch in San Diego County, Stevenson's Ranch in Santa Clarita, Serrano Heights in Orange County, and others. All of these communities were built with heightened requirements for fire safety, including hardened buildings, protected roofs, vent protections, maintained fuel modification zones, and others, all of which will be employed by LHR.

In contrast to San Diego County, wildfires have also occurred in an around Paradise and Santa Rosa (sometimes reburning the exact same areas), but little was done to reduce risk of structural loss there. Indeed, the 2017 Tubbs Fire followed in almost exact same footprint as the 1964 Hanley Fire; what differed from 1964 and 2017 was the amount of fire-prone homes that were built in the area. Had these homes been built with fire-resistant materials such as required by Chapter 7A of the California Fire Code, it is highly unlikely that the level of devastation would have been the same. Similarly, 13 significant wildfires occurred in the last 20 years around the community of Paradise, yet there seemed to be little mitigation to reduce the risk there; when the 2018 Camp fire ignited under extreme weather conditions, a massive ember storm easily ignited older homes, which then caused a chain reaction of structure-to-structure ignitions.

While San Diego County has been incredibly progressive in their attempts to reduce wildfire losses (especially following the 2003 fire siege), the sites recently impacted in northern California did not seem to take their fire risk as seriously. For example, CAL FIRE reportedly warned Paradise as early as 2005 that the community was at risk of a devastating conflagration similar to that experienced in the 1991 Oakland Hills Fire, which killed 25 and destroyed 2,900 structures⁵. Butte County FireSafe Council had been awarded over \$600k in grant funding for fuels reduction in Paradise, but did not have time to utilize these funds before the fire burned through the community; that said, given the nature of ember-driven ignitions and subsequent house-to-house spread (with little impact to the adjacent forest), it is unclear if the fuel reduction would have had any significant impacts to the level of destruction experienced during the Camp Fire. It is possible that utilizing these funds along with homeowner funds to retrofit older homes for ember resistance and structure hardening would have been more impactful.

Potential ignition sources

Wildfires in areas near LHR, and throughout San Diego County and California, are almost always human-induced. Efforts to reduce risk of ignition within LHR include undergrounding powerlines, which would effectively eliminate a potential ignition source. Further, roadside clearance is planned within the community, which will reduce the risk of wildfire ignition from vehicles (via glowing catalytic converter debris, sparks from dragging chains, etc.).

⁵ St. John, P., J. Serna, and L. Rong-Gong II. 2018. Here's how Paradise ignored warnings and became a deathtrap. *Los Angeles Times*, 30-Dec.

Many of the destructive fires in the region (and also the recent devastating fires in Santa Rosa and Paradise) were ignited by powerlines. Of note, however, San Diego Gas & Electric has recently taken a very aggressive approach at restricting ignitions via their powerlines, becoming one of the most progressive utilities in the world at closely monitoring conditions that might facilitate ignitions and rapid fire spread, and then taking appropriate steps to minimize fire starts, including shutting down the electrical grid in areas deemed to be potentially vulnerable to ignition. Further, the California Public Utilities Commission, as of February 6, 2019, now requires all energy companies in California to prepare comprehensive Wildfire Mitigation Plans. These plans are detailed assessments and accountings of the risk drivers and the risk reduction measures that are being employed for each facility, including electrical transmission and distribution lines.

4. Mitigation in Lilac Hills Ranch

Certainly not all fires can be avoided and residents throughout Unincorporated San Diego County should therefore be prepared for wildfire. As noted previously, however, a potentially high fire hazard does not equate to high risk of structural loss if varying types of mitigation practices are employed to reduce said risk. This section explores various activities LHR will employ to improve safety and reduce risk to life and property of its residents.

Wildland fuels

Due to the normal easterly direction of Santa Ana winds (which causes the greatest potential for fire losses), areas of greatest concern to the community are on the northern and eastern portions of the development. Fortunately, much of the adjacent properties are agricultural in nature and buffer the community from an oncoming fire even under Santa Ana wind conditions. Further, an irrigated buffer will extend around the community to limit exposure of flames and radiant heat to the community.

Within the development, approximately 75% of the land is within areas that have been transformed into agricultural uses, thereby reducing potential for fire spread through the community. Existing vegetative fuels are largely relegated to riparian areas in the canyon bottoms and coastal sage scrub on slopes in the western edge of the development (the location of which would limit exposure of the development to high-intensity, wind-driven fires). To mitigate potential hazard caused by native vegetation, the Fire Protection Plan calls for certain actions in these open space areas, including:

- Eliminating flammable non-native species (peppers, eucalyptus, palms, etc.)
- Removal of dead and dying vegetation in riparian canyons
- Creation of fuel management zones in areas adjacent to structures

Landscaping fuels

Unlike in Paradise and Santa Rosa, where enforcement of existing defensible space regulations seemed minimal, defensible space will be created and strictly enforced per the Project's fire

protection plan and per San Diego County Consolidated Fire Code Section 96.1.4907.2. This plan calls for zones of vegetative management around every single structure, and the project perimeter, including:

- 50' from structure (low fuel volume/defensible space zone): all non-fire-resistant plants to be removed and replaced with irrigated fire-resistant vegetation
- 50'-100' from structure (selectively thinned zone: removal of all dead and dying material with a maximum of 50% of the area consisting of native vegetation. These areas may include the agricultural lands in the development.

Construction materials

As noted previously, the homes themselves should be considered the most important fuel in which to manage. To that end, all structures in LHR will be built with fire-resistant construction materials and assembly methods that adhere to the stringent County Building Code (Title 9, Division 2, Chapter 1 of the San Diego County Code of Regulatory Ordinances), which protects the portions of a structure most vulnerable to ignition via radiant heat and ember cast, including:

- Roofs
- Exterior walls
- Vents
- Eaves
- Projections such as decks, exterior balconies, etc.
- Windows and other transparent openings such sun roofs
- Fences within 5' of the structure
- Rain gutters
- Exterior doors
- Window screening
- Setbacks of structures from slopes

Of special significance, all buildings in LHR will be fitted with interior sprinklers, which have been shown to be extremely effective at quickly extinguishing fires if they ignite via embers in the interior of the structure.

These and other standards in LHR will greatly curtail the potential risk of structural ignition and subsequent house-to-house spread during a wildfire, thus avoiding the type of conflagration experienced in Paradise and other older communities that were built well before current building standards were enacted.

5. Emergency Response Preparedness

In addition to mitigating potential home losses, a given community must prepare for the actual event, including having means for local fire agencies to quickly and adequately respond to a fire

event and for residents to be able to either evacuate the area or be able to safely survive the fire event within the development if unable to leave the area due to unforeseen circumstances.

Suppression capabilities

The Deer Springs Fire Protection District is the Fire Authority Having Jurisdiction for the development and has contracted with CAL FIRE to provide fire protection services for the District. As proposed, LHR will essentially have three fire stations within 10-minutes of the community, including a new District fire station in the middle of the development, a District fire station to the south located on Circle R Drive, and a CAL FIRE station on its northern boundary (Miller Fire Station; Figure 8). If the project co-locates a new District Station within the Miller Fire Station site, there would be 2 Fire Stations within 5 minutes or less of all the homes. Further, there are 2 other stations in the Deer Springs Fire District (which serve an estimated populace of 13,000 current residents) and there are automatic aid agreements in place from other nearby fire districts that will respond if there is need.

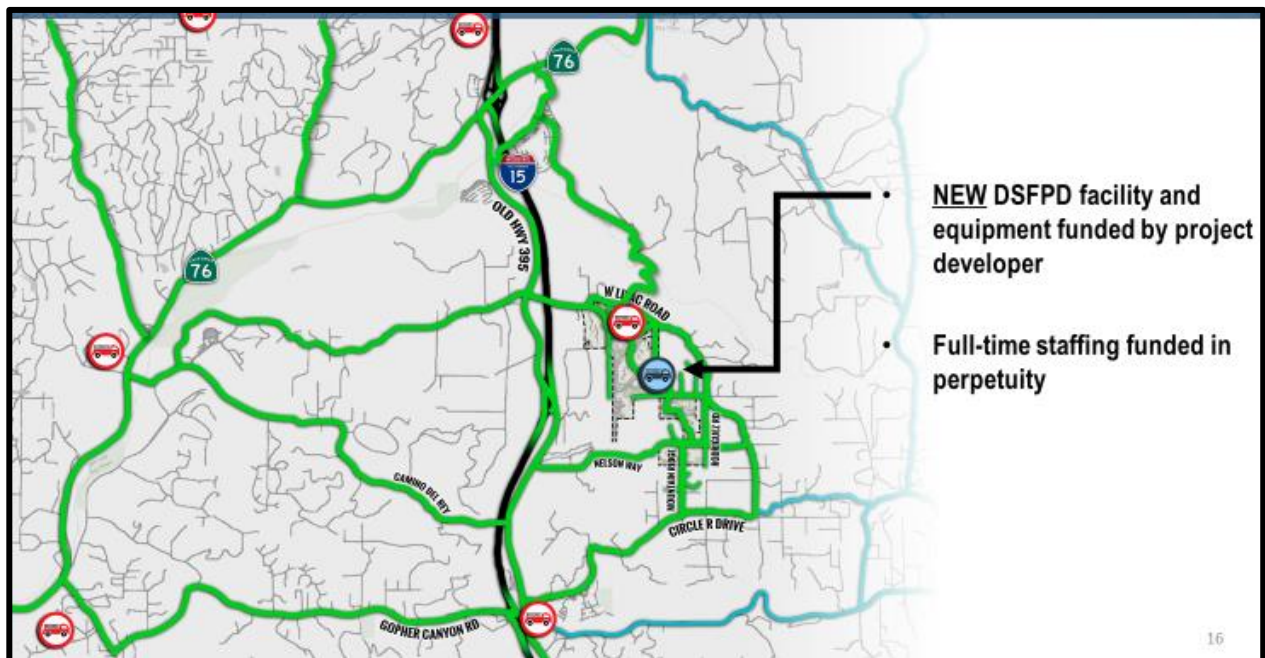


Figure 8. Location of fire stations in vicinity of Lilac Hills Ranch. Existing CAL FIRE station (on northern boundary) and new DSFPD station will allow response to every home in development within 5 minutes.

Water supply

The LHR community will have several sources of water supply for fire response capabilities, providing for supply requirements to meet the standards in the San Diego County's Consolidated Fire Code and the Fire Code for a commercial/business/residential development. Fire hydrants will be installed at all road intersections, the beginning radius of cul-de-sacs and within 300' of every structure in the development. The water supply will be capable of providing 2500 gallons/minute for 2 hours.

Road infrastructure

Road infrastructure to facilitate simultaneous ingress of firefighting equipment and egress of residents will be significantly better in the newly developed LHR than in the Paradise area. Proposed changes to existing road infrastructure will provide safety benefits to both LHR residents and to neighboring residents. For example, LHR will make improvements to 39 different local road segments and intersections outside of the community that will greatly enhance circulation, connectivity, mobility, evacuation capability, and ultimately public safety (Figure 9, Table 2). In addition, LHR presents a temporary safe refuge for existing residents to the east (a total of approximately 65 residences) that would have at least two routes to reach LHR and its designated temporary refuge facilities (Figure 10).

Per the extensive LHR Evacuation Plan, ingress/egress from the project will include primary and secondary evacuation routes. Unlike the road network developed long ago in Paradise, these roads will be built to current San Diego County Public and Private Road Standards and will be in compliance with County of San Diego's Consolidated Fire Code, which calls for specific standards for:

- Road width
- Grade
- Maximum distance of driveways

Further, roadside clearance of vegetation will be established and maintained, which will greatly improve conditions for any area residents that attempt to leave the development during the fire event.

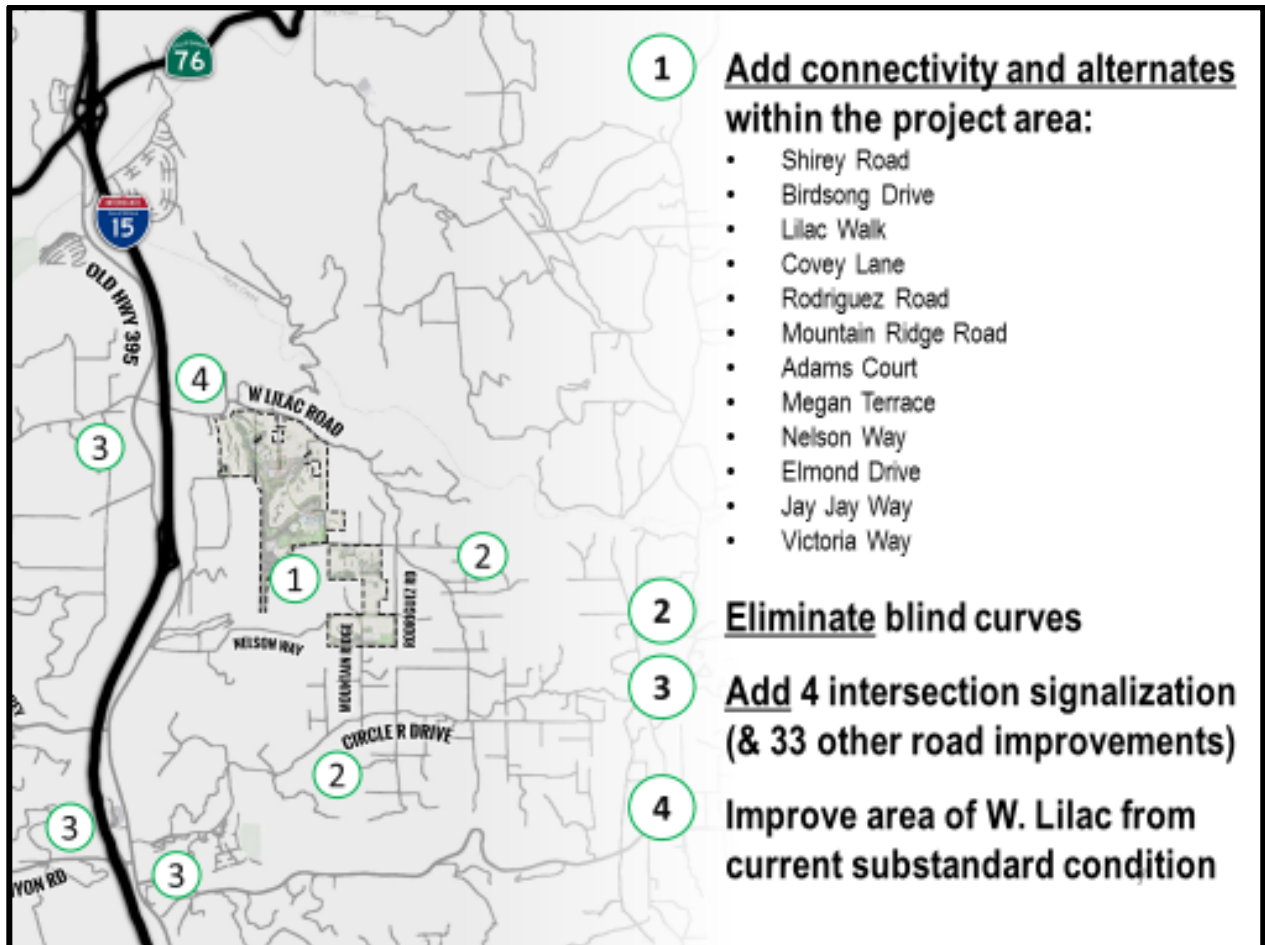


Figure 9. Planned road improvements to improve public safety near Lilac Hills Ranch.

Table 2. List of improved road segments and intersections planned near Lilac Hills Ranch.

SEGMENTS	
1.	Camino Del Rey, Old River Road to W. Lilac Road
2.	W. Lilac Road, Old Highway 395 to Main Street
3.	W. Lilac Road, Main Street to Street "F"
4.	Old Highway 395, SR-76 to E. Dulin Road
5.	Old Highway 395, E. Dulin Road to W. Lilac Road
6.	Old Highway 395, W. Lilac Road to I-15 SB Ramps
7.	Gopher Canyon Road, E. Vista Way to Little Gopher Canyon Road
8.	Gopher Canyon Road, Little Canyon Road to I-15 SB Ramps
9.	E. Vista Way, SR-76 to Gopher Canyon Road
10.	E. Vista Way, Gopher Canyon Road to Osborne Street

11. Lilac Road, Old Castle Road to Anthony Road
12. Cole Grade Road, Fruitvale Road and Valley Center Road
13. Valley Center Road: Cole Grade Road to Vesper Road
14. Camino del Rey: SR 76 to Old River Road
15. Old Castle Road: Old Highway 395 to Old Lilac Road
16. Lilac Road: Anthony Road to Betsworth Road
17. Lilac Road: Betsworth Road to Valley Center Road
18. Valley Center Road: Woods Valley Road to Lilac Road
19. Valley Center Road: Lilac Road to Miller Road
20. Valley Center Road: Miller Road to Cole Grade Road
21. Old Highway 395: Circle R Road to Gopher Canyon Road
22. West Lilac Clear Space Easement
23. Circle R Clear Space Easement
INTERSECTIONS
24. E. Vista Way / Gopher Canyon Road
25. Old Highway 395 / E. Dulin Road
26. Old Highway 395 / W. Lilac Road
27. I-15 SB Ramps / Old Highway 395
28. I-15 NB Ramps / Old Highway 395
29. Old Highway 395 / Circle R Drive
30. I-15 SB Ramps / Gopher Canyon Road
31. I-15 NB Ramps / Gopher Canyon Road
32. Miller Road / Valley Center Road
33. SR 76 / Old River Road / E. Vista Way
34. Old River Road / Camino Del Rey
35. W. Lilac Road / Camino Del Rey
36. Old Highway 395 / Camino Del Rey
37. Lilac Road / Old Castle Road
38. Valley Center Road / Lilac Road
39. Cole Grade Road / Valley Center Road

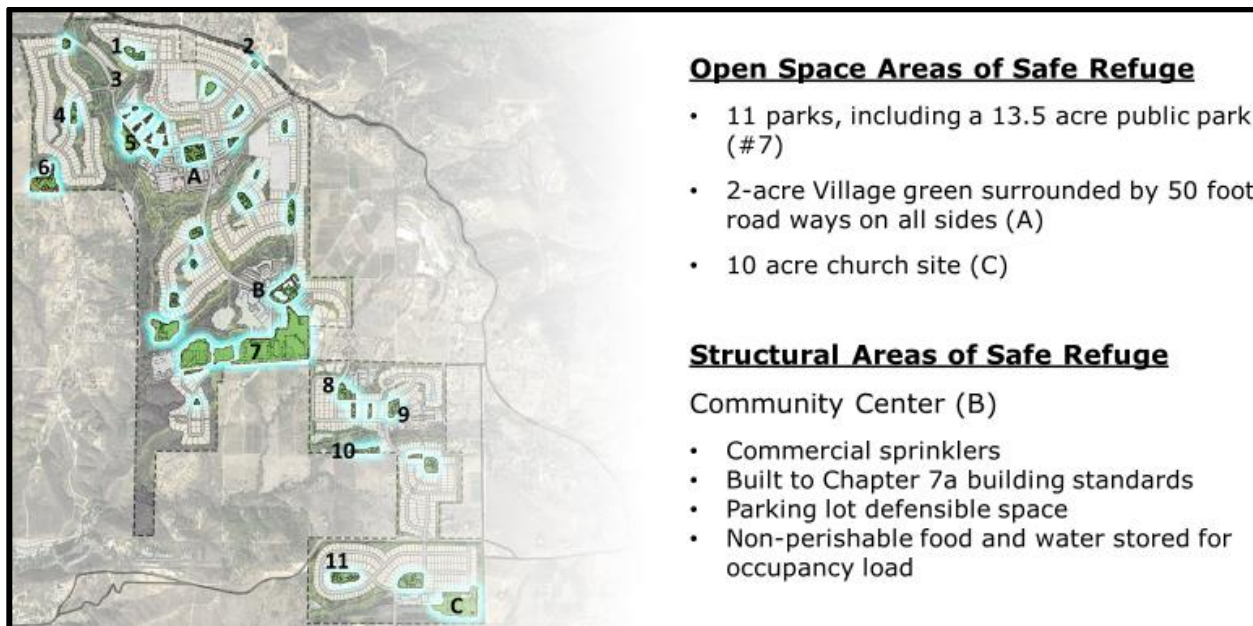


Figure 10. Temporary safe refuge areas within Lilac Hills Ranch.

Public notification

Public notification to LHR residents of a fire's approach is currently via a reverse-911 system, administered by the San Diego County Sheriff's Office, which provides a 15-second recorded message via landlines and cell phones. Further, the Office of Emergency Services operates the "Alert San Diego", which has the capacity to push out emergency notices to both land lines and cell phones. In both instances, residents must "opt-in" the program by registering individual phones.

In both the 2017 Tubbs Fire in Santa Rosa and the 2018 Camp Fire in Paradise, residential notification was largely lacking. This was due to a myriad of factors including fires quickly burning down cell towers, residents cancelling their landline services, timing of fire spread at night when many residents turn off their phones to facilitate sleep, lack of phone registration via residents not understanding the need to "opt in", visitors who were unaware of the service, and others.

Because fires may ignite at any time of the day and may move rapidly under Santa Ana wind conditions, LHR will provide ongoing fire awareness training and resources to its residents. The goal is to create a fire-aware community that understands the types of fire threats that may occur and what actions law enforcement or other officials may direct them to take.

While the 2003 Cedar Fire taught San Diego valuable lessons about fire preparedness and created an invaluable reverse-911 service to provide emergency notifications to the community, there were still large problems that were not realized until the 2007 Witch Creek Fire. During that fire, the result of the enhanced communication network and reverse-911 system led to the largest evacuation in state history. The County learned from that experience that the reverse-911 emergency system worked almost too well and caused significant

evacuation traffic on the existing road ways, creating a potentially dangerous situation for evacuees that were stuck on congested roads.

Evacuation protocols and strategies have changed since 2007 and the County Sheriff's Department no longer orders mass evacuations, but is more precise and coordinated, as explained by the County Sheriff representatives and CAL FIRE representatives at a number of Board of Supervisors land use hearings in 2018. The use of technology, experience and situational awareness combine to provide a picture of the threat, its projected movement, and the communities that may be threatened. This information informs evacuation procedures and precisely targeted evacuation declarations are now made to pinpoint areas at highest threat for evacuation, followed by the next highest threat area, and so on.

While this methodology may seem similar to Paradise's phased evacuation strategy, emergency workers there did not plan for extreme wind events, which is a common factor in large wildfires in San Diego County. Unquestionably, this precision targeting technique was employed with great success in the recent rapidly-moving Lilac Fire.

Evacuation planning

The evacuation plan for LHR is extensive (including multiple egress points and evacuation routes; Figure 11) and to a higher standard than that in Paradise. Indeed, previous wildfires in San Diego County that caused large-scale evacuations has led to many "lessons learned" over the years, which have prepared first responders for significant fire events. Whereas Paradise planned for a smaller fire event during average weather conditions (which would enable a phased evacuation), LHR recognizes that local fires will likely burn under Santa Ana wind conditions and has planned accordingly.

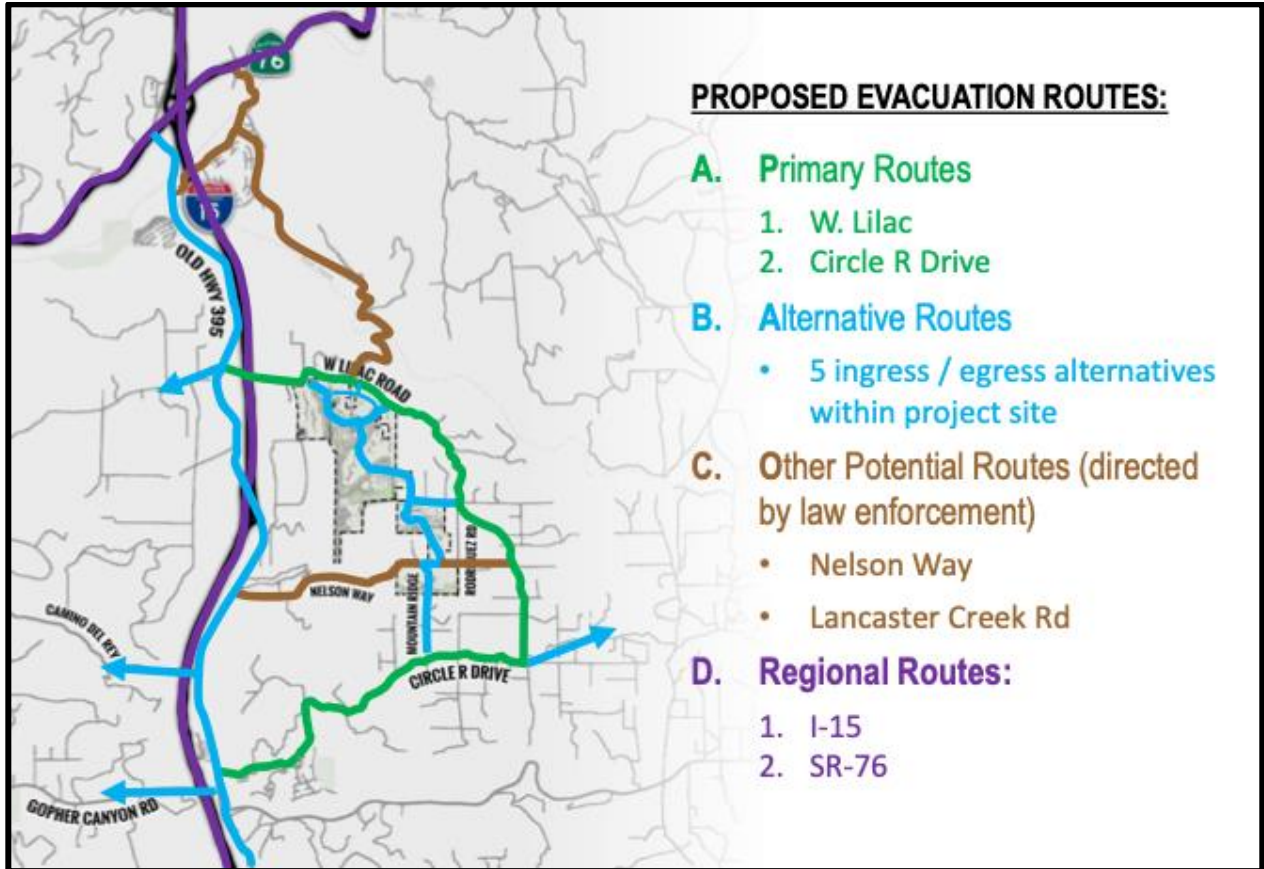


Figure 11. Evacuation routes in Lilac Hills Ranch.

San Diego County has successfully implemented phased evacuations using its advanced situational awareness tools and notification technology. While it is possible that a fire could ignite close to the LHR site with less time available to evacuate residents than the time needed for the fire to encroach upon the perimeter FMZ, the fire intensity and built-in protections at LHR provides emergency responders with the contingency option of ceasing evacuations and directing residents to temporarily shelter in their homes or other temporary safe refuge areas within the development. The objective of the ongoing training and fire awareness programs at LHR is to give residents understanding of the capabilities of their homes and the community.

LHR, the DSFPD and the County all incorporate the “Ready, Set, Go!” evacuation protocol. Part of this protocol is understanding when fire threat is at its peak. Red Flag Warnings declared by the National Weather Service provide emergency responders and residents with a warning that they should be prepared to take action if a wildfire develops. The focus of the “Ready, Set, Go!” program is on public awareness and preparedness, especially for those living in the wildland-urban interface. The program is designed to incorporate the local fire protection agency as part of the training and education process in order to ensure that evacuation preparedness information is disseminated to those subject to the potential impact from a wildfire. There are three components to the program:

“READY” – Preparing for the Fire Threat: Take personal responsibility and prepare long before the threat of a wildfire so you and your home are ready when a wildfire occurs. Create defensible space by clearing brush away from your home as detailed in the LHR FPP (FireWise 2000, Inc. 2014). Use only fire-resistant landscaping and maintain the ignition resistance of your home. Assemble emergency supplies and belongings in a safe spot. Confirm you are registered for Reverse 911, AlertSanDiego, and DSFPD alert system. Make sure all residents residing within the home understand the plan, procedures and escape routes.

“SET” – Situational Awareness When a Fire Starts: If a wildfire occurs and there is potential for it to threaten LHR, pack your vehicle with your emergency items. Stay aware of the latest news from local media and your local fire department for updated information on the fire. If you are uncomfortable, leave the area.

“GO!” – Leave Early! Following your Action Plan provides you with knowledge of the situation and how you will approach evacuation. Leaving early, well before a wildfire is threatening your community, provides you with the least delay and results in a situation where, if a majority of neighbors also leave early, firefighters are now able to better maneuver, protect and defend structures, evacuate other residents who couldn't leave early, and focus on citizen safety.

“READY! SET! GO!” is predicated on the fact that being unprepared and attempting to flee an impending fire late (such as when the fire is physically close to your community) is dangerous and exacerbates an already confusing situation. This LHR Wildland Fire Evacuation Plan provides key information that can be integrated into the individual Action Plans, including the best available routes for them to use in the event of an emergency evacuation.

The County emergency management agencies will continue to evacuate people based upon a protocol that has proven safe and successful for the region. In addition, contingency options are included into their pre-plans so that in the instance an evacuation is considered unsafe, the County will have another option for protecting residents in place.

Under the “READY! SET! GO!” protocol, residents are expected to leave well before any wildfire might arrive into the community. That said, unforeseen conditions (and normal human nature of delaying evacuation to “see just how bad it’s going to get”) could potentially preclude safe evacuation of its residents. However, the very nature of the home construction and landscaping in Lilac Hills should enable emergency managers with the option to direct residents to passively shelter in their homes as a last resort. While certainly not the first choice to advance life/safety, it provides emergency managers/first responders with a contingency alternative that would be safer in instances where attempting to evacuate during a wildfire’s passage is not a preferred option.

Other communities in San Diego have successfully implemented this approach. For example, I personally spoke to multiple residents who lived in “Shelter in Place” subdivisions in Rancho Santa Fe and safely stayed in their homes during the 2007 Witch Creek Fire after evacuation was

precluded. Most stated that while staying in their home was not their preferred option, it was much safer than evacuating as the fire burned around them.

6. Future changes

Some have argued that climate change will greatly increase the potential for wildfires, but new research has shown that there will not be as significant of an impact on southern California shrublands than is anticipated in the coniferous forests of the Sierra Nevada and northern California⁶. Indeed, the researchers demonstrated that drier conditions in northern California's forests will certainly increase potential for large, severe fires there; in southern California shrublands, however, the impact will be significantly less, owing to the fact that the region already experiences a severe annual drought. Instead, southern California's increasing population will make it more likely that ignitions will occur, which could potentially cause large areas of chaparral to type-convert into grasslands.

Also, it should be noted that continued development has the potential to actually REDUCE the risk of ignition of older developments that were not built with today's construction standards and codes⁷. While this would certainly not be the case if new communities were developed with old building codes, expansion of new development (built to increasingly stringent codes) could buffer older fire-prone communities.

7. A Higher Standard for General Plan Amendments

In reviewing the LHR Fire Protection Plan and associated project features, the following are significant Project features and Public Benefits:

- a. Meets San Diego County Consolidated Fire Code.
- b. Meets California State Fire Code.
- c. Meets State Title 14 (Fire Safe Regulations, SRA).
- d. Fire Protection Plan has been approved by the Fire Authority Having Jurisdiction.
- e. Undergrounds existing overhead powerlines.
- f. Improves water supply system, versus the existing area which doesn't have these resources. Hydrants every 300 feet.
- g. Irrigated buffer around project perimeter.
- h. Roads are all built to County public and private road standards.

⁶ Keeley, J., and A. Syphard. 2016. Climate change and future fire regimes: examples from California. *Geosciences* 6:37. 14pp.

⁷ Dicus, C.A., N.C. Leyshon, and D. Sapsis. 2014. Temporal changes to fire risk in disparate WUI communities in southern California, USA. Pgs. 969-978 *In* Viegas, D.X (Ed.). *Advances in Forest Fire Research*. University of Coimbra Press. ISBN 978-989-26-0884-6.

- i. Defensible space around each house meeting code.
- j. Clustered development versus existing areas where these parcels are very spread out and more difficult for first responders to defend those structures.
- k. Areas of Safe Refuge designed into project that offer contingency for sheltering in place if full evacuation is not possible or delayed.
- l. Funding offered for facilities is more than double what is statutorily required by County.
- m. Funding offered for ongoing fire staffing significantly above what is statutorily required.
- n. Community design creates large ignition resistant landscape/fuel break. Enables law enforcement and fire personnel options and flexibility for firefighting and evacuation or temporary refuge.
- o. 39 improvements to local roads and intersections
- p. Elimination of dead-end road segments
- q. Multiple means (5) of ingress and egress from the project
- r. Improved roadway connectivity for 12 different existing dead-end roads during emergencies
- s. Improvement of blind curves along primary evacuation routes (West Lilac Road & Circle R Drive).

8. Potential Additional Mitigation Recommendations (over and above current standards)

In my review of many communities and projects that have been able to sustain a major wildfire event, a significant principle that I feel has made a difference between a successful plan and unsuccessful plans is the culture of the community. In combination with the other factors described previously, if the LHR project can effectively create a culture of fire safety, (i.e., engaging the community in maintaining defensible space, fostering automatic behaviors, and creating community educational programs), then the result will be a development with a high level of protection, prevention and preparedness that far exceeds many other communities in the area. That being said, the following list of recommendations are potential additional mitigation features that both the developer and the County can consider in addition to the already robust mitigation found in the Fire Protection Plan.

- a. **Provide alternatives for Community Gates:**
 - i. Instead of automatic gates, look at reducing the number of gates and consider Staffing a guardhouse for sole purpose of opening the gate in an evacuation scenario for the remaining gate(s);
- b. **Provide Enhanced Safety Measures for Common and Privately-Owned Areas:**
 - i. Inspect all common area defensible space areas annually.

- ii. Maintenance to be conducted in defensible space areas, including not only maintaining clearance to native vegetation, but also ensuring that ornamental vegetation is not likely to transmit fire.
 - iii. Private certification delivered to District that District / CAL FIRE can then verify with its own inspectors
 - iv. Require HOA enforcement. HOA could issue a “notice of violation” concurrently with District / CAL FIRE inspectors
 - v. Provide annual report to the Fire Authority Having Jurisdiction, certifying that all common area defensible space is in compliance with state and local regulations.
 - vi. Enforcement of marked red curb, fire lane parking violations on private roads via agreement with tow company to ensure that roadways and fire hydrants are unobstructed.
 - vii. HOA to manage abatement of hazards on properties that are not in compliance with defensible space standards.
- c. Designate Open Space Areas as Temporary Areas of Safe Refuge**
- i. 11 parks, including a 13.5-acre public park
 - ii. 2-acre Village green surrounded by 50-foot road ways on all sides
 - iii. 10-acre church site
- d. Provide Structural Areas of Safe Refuge**
- i. Community Center (built to Chapter 7a building standards including commercial sprinklers)
 - Add Non-perishable food and water stored for occupancy load
- e. Establish a Community Fire Safe Council (FSC):**
- i. Provide continual fire safety and emergency evacuation education in the community.
 - ii. Establish specific program goals including (in coordination with HOA activities):
 - Create a Defensible Space Assistance Program (DSAP)
 - Brush and tree trimming/thinning
 - Raking of dead vegetative matter (e.g., leaves, etc.)
 - Chipping of removed vegetation
 - Education about effective defensible space.
 - Initial one-day defensible space clean up
 - Maintaining vegetation along primary evacuation routes year-round

9. Conclusions

For all of the reasons discussed, visits to the proposed LHR development, and the information that I have reviewed, it is my professional determination that the LHR development would

provide a safe area for its residents that would simultaneously benefit the existing region with reduced fire risk via improved evacuation routes and contingency refuge areas, increased fire response and emergency facilities, and a significant investment in fire safety education, prevention and protection.

Finally, LHR is not like Paradise or other communities that were built before current fire standards. The LHR project includes a multi-layered fire protection system that is based on ignition resistant buildings and landscapes, adherence to stringent codes, fire-fighting water availability, swift emergency response, and a sound evacuation planning that includes a contingency option for residents who may be directed to temporarily shelter within the community during a wildfire evacuation. LHR, like other new, master-planned communities, should not be compared with older, less restrictive communities that were not built to the latest codes and ongoing maintenance. Other new, nearby communities have performed extremely well during wildfires and given the LHR's location, surrounding fire environment, and proposed fire protection plans, it is anticipated that the project will represent lowered risk to both LHR residents and nearby neighboring communities.

10. [Christopher A. Dicus CV, select experience](#)

EDUCATION

Louisiana State University: Doctor of Philosophy, Forestry [emphasizing Silviculture]

Utah State University: Master of Science, Forestry [emphasizing Fire Ecology]

Louisiana Tech University: Bachelor of Science (*Summa cum laude*), Forestry-Wildlife

PROFESSIONAL EXPERIENCE

Professor, Wildland Fire & Fuels Management – California Polytechnic State University, San Luis Obispo, CA, September 2001-2013; September 2016-present.

Interim Associate Dean, Research & Graduate Programs – California Polytechnic State University, San Luis Obispo, CA, September 2015-August 2016.

Faculty Fellow to the Provost – Office of the Provost & Executive Vice President for Academic Affairs, California Polytechnic State University, San Luis Obispo, CA, Sept. 2013-September 2015.

AWARDS & HONORS

- Lead author on manuscript listed in “Best Papers 2005-2015”, *Fire Ecology* journal (2015)
- College of Agriculture, Food & Environmental Sciences Outstanding Researcher Award (2011)

PROFESSIONAL LEADERSHIP

- **Association for Fire Ecology** (an international scientific society)
 - President (2018-present)
- **California Fire Science Consortium**
 - Coordinator, Wildland-urban Interface Module (2011-present)
- **San Luis Obispo County FireSafe Council**
 - Board of Directors (2002-present)

PUBLICATION/PRESENTATIONS

- Author of 26 peer-reviewed publications (8 via referees/editors, 18 via editorial boards), 21 non-reviewed scientific manuscripts and technical reports, and 19 invited editorials in various print periodicals.
- 92 oral presentations and 13 posters presented at international, national, regional, and local conferences. Invited talks include presentations in 9 foreign countries, including Australia (X5), Portugal, France (X2), Finland, Russia, Japan, China, Thailand, and El Salvador.

OTHER SIGNIFICANT PROFESSIONAL ACCOMPLISHMENTS:

- **Professional Certifications**
 - California Registered Professional Forester
 - Certified Senior Fire Ecologist
- **Honorary Research Associate**
 - Univ. of Tasmania School of Geography & Environmental Studies (Australia) – March-June 2009
- **Australian Black Saturday Bushfire Cooperative Research Center Research Task Force**
- **Fire Behavior Technical Specialist** on major wildland fires
- **Expert Witness in Wildland Fire Litigation on 3 continents**

ATTACHMENT 3

EMAIL TO COUNTY

(HERSHFIELD TO WARDLAW 1/29/2020)

From: Larry Hershfield <lherhshfield@ranchcapital.com>
Sent: Wednesday, January 29, 2020 12:05 PM
To: mark.wardlaw@sdcounty.ca.gov
Cc: Aghassi, Sarah <Sarah.Aghassi@sdcounty.ca.gov>; Millstein, Mel <Mel.Millstein@sdcounty.ca.gov>; Tony Mechum (Tony.Mecham@fire.ca.gov) <Tony.Mecham@fire.ca.gov>; Nissen, Dave <Dave.Nissen@sdcounty.ca.gov>; Slovick, Mark <Mark.Slovick@sdcounty.ca.gov>; Jon Rilling <jon@lilachillsranch.com>; Sam Hartman <shartman@ranchcapital.com>
Subject: Follow-up

Dear Mark –

Your email of this morning stated:

*"I spoke with Dave Nissen, Deputy Chief, to clarify the information that was requested by County Fire Authority. Chief Nissen confirmed the expectation and information requested of your team: "Roadside clearing along West Lilac road shall be provided by an easement and be instituted from Covey Lane to Old Hwy 395. **Further, the clearing shall be for both sides of the road and be inclusive of ALL PROPERTIES** regardless of current vegetation that may be present. Lastly, the improved width of the roadside clearing shall be 20' (feet) on both sides of West Lilac road" (emphasis added).*

The requirement that we obtain easements on both sides of West Lilac Road is inconsistent with the letter we received from Deputy Chief Nissen on January 8, 2020 coupled with the subsequent direction provided to us by Fire personnel. The January 8th letter reads in relevant part:

*"Without 20 feet to clear within the ROW beyond the pavement or an easement from the private property owners on the **northeast side of West Lilac Road** between Covey Lane northwesterly to the proposed project boundary, an alternative an off-site fuel break easement is required that parallels West Lilac, behind the adjacent residences" (emphasis added). See full letter attached.*

Subsequent to receipt of this letter, my team met with Chief Nissen, Dave Sibbet and Mark Slovick on January 9th, 13th and 14th, and participated in numerous phone calls with Fire personnel regarding this topic. In those meetings and calls, the guidance provided by County was that the clearing requirements were along parcels on the northeast side of West Lilac Road between Covey Lane and the Project's easterly boundary **with flammable vegetation, and not along parcels that have ornamental landscaping, privacy walls or agriculture.**

It likely makes sense to defer today's meeting to give parties on both sides time to reach clarity on this requirement. In the meantime, we are continuing to satisfy the requests previously provided.

Thank you.

Best,
 Larry

Lawrence S. Hershfield | [RANCH CAPITAL, LLC](#)
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 T (858).523-0171 | C (760) 522-1903
lherhshfield@ranchcapital.com | www.ranchcapital.com

ATTACHMENT 4

MEMO RE: ROHDE REPORT

(SCHREINER)

MEMORANDUM

TO: JON RILLING, VILLAGE COMMUNITIES, LLC

FROM: GREGORY SCHREINER, COUNTY FIRE MARSHAL (2011-2018) RETIRED

SUBJECT: PROFESSIONAL REVIEW OF “FIRE SERVICES OPERATIONAL ASSESSMENT”
DATED MAY 6, 2020

DATE: JUNE 2, 2020

In accordance with our previous discussions, I have reviewed the materials contained in your most recent submittal for the Lilac Hills Ranch Project that details the various fire safety measures that are proposed for the project. I have also reviewed the Rohde and Associates final report titled “Fire Services Operational Assessment” dated May 6, 2020. Below is a summary of my comments based on this review.

On or about (April 30, 2019) the applicant received input from County Staff detailing fourteen (14) fire safety and evacuation comments that were generated from County Staff and/or the initial County/Rohde and Associates report. In response to those concerns, over the next 8 months, the applicant developed a comprehensive “Wildfire Safety Compendium – Volumes I,” that provides a detailed description of the prior FPP features, and the additional proposed fire safety mitigation features that were to be implemented to address each of the aforementioned comments and concerns. Additionally, the Applicant provided a “Wildfire Safety Compendium Volume II” which included multiple detailed studies and analysis to support the proposed fire safety mitigation measures that were being presented. These documents were submitted to County Fire Authority and County PDS Staff on December 9, 2019 (and revised and resubmitted on January 15, 2020).

Subsequently, and presumably at the request of the County, Rohde and Associates produced a final report called the “Fire Services Operational Assessment” dated May 6, 2020. Unfortunately, the final report appears to rely on inaccurate assumptions that are based on old data which results in many of its conclusions being largely invalid. It appears that the consultant did not use, reference or rely upon the above-mentioned Wildfire Safety Compendium (Vol I and II) that the Applicant assembled over the preceding months prior to issuing this final report. As such, the report does not serve to accurately inform either county staff or county decision making bodies as to critical project design, fire safety or evacuation features that are proposed and their effect on the overall fire safety of the project design. This report in my professional opinion, should be removed from the record, as it bases its conclusions on assumed conditions that have actually been addressed, and therefore has minimal usefulness for serving

or informing either the county staff, decision makers or the applicant on the overall fire safety of the project.

As submitted, and inclusive of the fire and evacuation safety features included in the Wildfire Safety Compendium that are incorporated in the project design, this project appears to meet, and in many cases exceed, all of the requirements found in the relevant local and state fire and building regulations including the State Board of Forestry's Fire Safe Regulations for State Responsibility Area, the California Fire Code as well as the County Consolidated Fire Code and the County Building Code. These codes, standards and regulations are among the most stringent in the state of California and the nation for building in Wildland/Urban Interface areas.

I have long been a strong proponent of embracing a multi-disciplinary, systems approach to managing risk in the wildland/urban interface environment that drives an extremely rigorous, detailed and thorough review of projects that are proposed in these areas. Having reviewed the project submittal materials and some of the innovative fire and life safety features that are proposed, I have little doubt that this project will effectively "raise the bar"; elevating fire safety standards in the wildland/urban interface environment in San Diego County and throughout the state.

Respectfully,

Gregory Schreiner

Gregory Schreiner

Fire Marshal, San Diego County Fire Authority (Retired)

Senior Fire Protection Planning Consultant

ATTACHMENT 5

MEMO RE: ROHDE REPORT

(DUDEK)

MEMORANDUM

To: Jon Rilling, Village Communities, LLC.
From: Dudek Fire Protection Planning Team
Subject: Response to the Rohde and Associates Report dated May 6, 2020
Date: June 10, 2020
cc: None
Attachment(s): Dudek's Fire Protection Planning Team's Responses to Rohde and Associates Comments

Dudek's Fire Protection Team, with County CEQA certified subject matter experts, thoroughly reviewed the Rohde and Associates Fire Safety Operational Assessment (FSOA) Dated May 6, 2020, which appears to have been prepared without access to the comprehensive LHR Wildfire Safety Compendium, a two volume report that summarizes all fire and evacuation safety project design features and additional mitigations that are proposed by the Project applicant.

The Wildfire Safety Compendium was prepared following review of the original Rohde and Associates FSOA and discussions with County Fire Authority command staff, and addresses stated concerns with a robust package of fire safety and evacuation enhancements that sets a new precedent for project-provided measures in San Diego County. Through no fault of their own, the lack of this important information during Rohde and Associates' project re-evaluation renders their analysis largely invalid, as it is based on inaccurate assumptions, lack of mitigation measure understanding, and expressed concerns where the issues raising the concern have already been addressed. Attachment 1 provides the detailed responses to the Rohde and Associates' FSOA, in a line by line format and reviewers are encouraged to refer to these responses for clarification on each of the FSOA's stated observations, conclusions, and recommendations.

Attachment A

Dudek Fire Protection Planning Team Responses to Rohde
and Associates' Lilac Hills Ranch Fire Safety Operational
Assessment

**Lilac Hills Ranch
Fire Services Operational Assessment Report
Response to Comments**

#	Comment	Response
1	<p>The Project</p> <p>Lilac Hills Ranch (LHR) is a proposed community development in the Valley Center area of north-central San Diego County, California. The proposed community includes 1,746 dwelling units for approximately 5,063 residents on a 608-acre site. 90,000 square feet of commercial/retail space are included in a 20.6-acre Town Center portion of the development. Also, a 12-acre school site and a new fire station are proposed for the community. The development is proposed in five phases, generally progressing from the north near West Lilac Rd., progressing south. A system of community parks and open space is included in the proposal, conserving over 104 acres of sensitive habitat within the community footprint.</p> <p>Structural fire and emergency medical services are provided to the area by the Deer Springs Fire Protection District (DSFPD). Wildland fire protection is provided by the California Department of Forestry and Fire Protection (CAL FIRE), which also contracts as the operational service provider for the DSFPD. The San Diego County Fire Authority (SDCFA) has been retained by the DSFPD to provide fire prevention services. The author of this report, Rohde & Associates, has been retained by the SDCFA to conduct an operational review of the LHR proposal.</p>	Background information. No response required.
2	<p>Analysis Approach</p> <p>Rohde and Associates has assigned 3 staff members to this project who have over 125 years of collective fire service experience in Southern California, including a nationally recognized wildfire behavior analyst. This team conducted an analysis in two parts. First, we developed a Fire Services Operational Review for the greater LHR proposed community.</p>	The Project applicant's team and the County and Deer Springs Fire Protection District analyzed the LHR Project in a similar approach used for all other County projects since 2010. The Guidelines for Determining Significance Wildland Fire and Fire Protection have provided the analysis approach and important regulatory requirements that Projects in the WUI or fire hazard

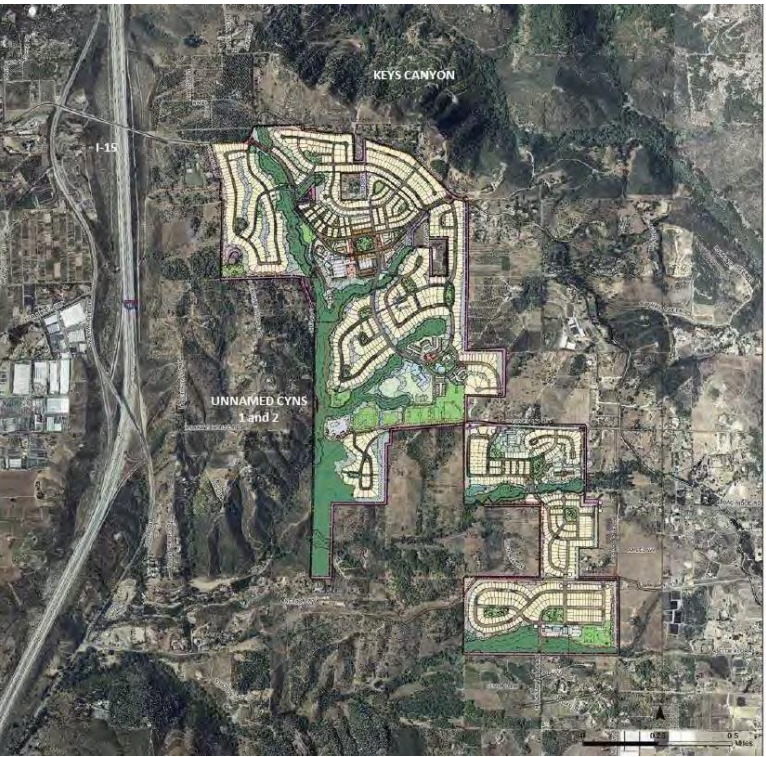
#	Comment	Response
	<p>Second, we created a Wildland-Urban Interface (WUI) Fire Emergency Plan for the current site, using the countywide standard assessment process and planning tools. This WUI Fire Emergency Plan is known as the “West Lilac” plan.</p> <p>The approach to this project is similar to four other major development projects analyzed by Rohde & Associates for the San Diego County Fire Authority in the last several years, and focuses on assessment of the project’s fire and building code compliance, site hazard analysis and mitigation using industry standard models and methods, fire operational concerns, and current wildfire science. This report however is specific to the Lilac Hills Ranch project.</p>	<p>severity zones (FHSZ) must meet in order to be acceptable to fire agencies. The Dudek fire protection planning team, FireWise2000, Hunt Research Corp., Oaks Consulting, Dr. Christopher Dicus, County fire prevention staff (including Greg Schreiner and James Pine) and District Fire Prevention Staff worked collaboratively to require appropriate fire safety features given the site’s fire environment. Combined, the professional fire prevention, firefighting, and fire protection planning experience exceeds 320 years in Southern California.</p>
3	<p>While we are aware that additional draft ideas or verbal proposals may have been discussed between the LHR proponent and San Diego County that might affect this study, however they were not considered in this study unless formally presented or detailed sufficiently to allow evaluation.</p>	<p>This comment is noted, but Rohde and Associates did not include the LHR Wildfire Safety Compendium Volume I and II, in the current list of “analysis of related data.” This particular document, prepared in December 2019 and updated in January 2020, includes an exhaustive list of Project-provided fire and evacuation safety features, and studies provided for the project, and the neighboring residents. This document is critical to any analysis of the Project’s overall safety, code compliance, fire operational concerns, and whether it can be considered an approvable project. The fact that Rohde and Associates did not utilize this document for its analysis, renders their conclusions and recommendations largely invalid as they are based on incomplete information and incorrect assumptions.</p>
4	<p>Since wildfire has been determined to be the predominant fire risk to the development site, the consultants have been tasked to conduct a wildland fire-centric study. The analysis of related data has included:</p>	<p>See response to Number 3 above. Comment noted.</p>

#	Comment	Response
	<p>a. Fire Protection Plan, prepared on behalf of the project proponent by Firewise 2000 Inc. of Escondido, CA. June 6, 2014.</p> <p>b. Wildfire Evacuation Plan, prepared on behalf of the project proponent by Firewise 2000 of Escondido, CA. May 2014 and June 2015.</p> <p>c. County of San Diego High/Very High Fire Severity Zone data</p> <p>d. San Diego County fuels and topographic mapping.</p> <p>e. State of California Forest Resource and Protection Program (FRAP) data.</p> <p>f. Fire history map data for the LHR planned development region.</p> <p>g. Potential Fire behavior data produced by BehavePlus, FlamMap, and LANDFIRE applications.</p> <p>h. Wildland-Urban Interface Fire Emergency Response Plans, San Diego County Fire Chiefs Association, Hidden Meadows plan, Sept. 2014</p>	

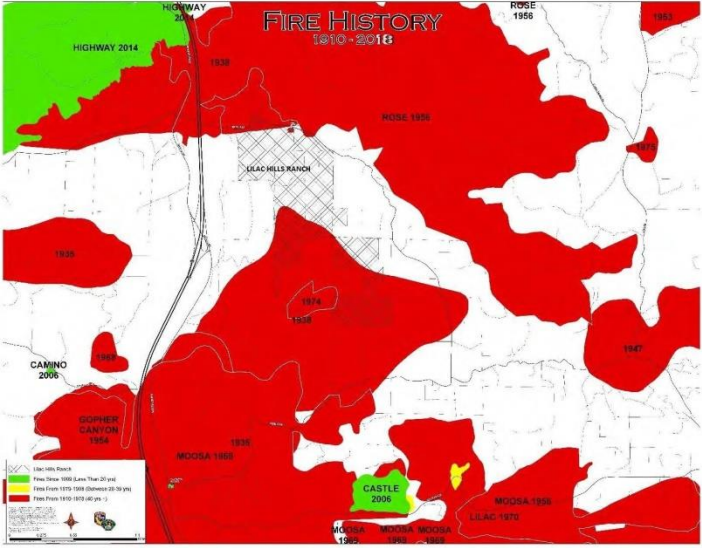
#	Comment	Response
	<p>i. Project proponent provided handouts, PowerPoints, and presentations</p> <p>j. Traffic Studies: Fehr and Peers Memorandum (2019), and Dudek (2019)</p> <p>k. Lilac Hills Ranch Wildfire Risk Assessment, C. Dicus (Undated)</p> <p>l. Proposed Modifications to Road Standards and Traffic Study Appendices</p> <p><u>Site inspection and Review</u></p> <p>Two site reviews were performed in February and March 2019, including a team visit on Feb. 20, 2019.</p>	
5	<p><u>Previous Proponent Studies</u></p> <p>This report analyzed and validated portions of two studies developed by the project proponent providing fire protection and evacuation planning for the proposed development site (Firewise 2000, 2015). Additionally, this study reviewed the findings of a traffic study conducted by Fehr and Peers (2019) and Dudek, (2019), and a Lilac Hills Ranch Wildfire Risk Assessment (undated) developed by Christopher Dicus, PhD. This study agrees with most of the fire behavior and fuels assessment conclusions contained within these documents. However, we are in significant disagreement with some of the findings regarding risk assessment, traffic studies related to evacuation planning, proposed fuels management, and related fire prevention mitigations. Our findings and observations are detailed within this report.</p>	<p>Comment noted. The comment provides no supporting details regarding components of the provided studies that Rohde disagrees with, but refers to later sections of the comment letter. Each of these areas of disagreement are addressed in detail in responses below.</p>

#	Comment	Response
6	<p>Site Characteristics</p> <p>The 608-acre project site is in rural, unincorporated San Diego County, east of Interstate 15 (I-15), south and west of West Lilac Road, and north of Circle R Drive. The site is several miles north of the community of Hidden Meadows, 10 miles west of the community of Valley Center, and 15 miles north of the City of Escondido. The site varies in elevation, ranging from approximately 590-960 ft. The site includes sloping topography covered in many locations by heavy old-age class chaparral, with interspersed agricultural abandoned and active orchard development. The main access to the proposed development is to the north of the site from West Lilac Rd.</p> <p>Approximately one mile north of the proposed development site is Keys Canyon, a major drainage of northwest to southeast orientation that is dominated by heavy chaparral fuels, consisting of elevations from 300-1400 feet. This canyon presents fire corridor characteristics for aiding fire trajectory from east to west, especially when fire is in alignment with easterly winds. While some rural properties are located between the LHR development site and the upper edge of Keys Canyon, heavy fuel continuity exists in many locations which would allow fire movement from Keys Canyon to the edge of the development and West Lilac Road.</p> <p>To the west, 0.25 to 1 mile distant, is the I-15 corridor, which is separated from the proposed development by a 300-foot ridge adjacent to the interstate and two small unnamed canyons. These locations are identified as wetlands in the proposed development plan. While the very bottom of these canyons may be accurately described as wetlands, the upland areas are more typical of inland dry canyons. Much of this area contains a mix of old-age class chaparral and coastal sage scrub. The west edges of the unnamed canyons are interspersed with rural homes and agricultural sites, especially off Old Hwy. 395 and east of I-15. Fuel continuity is available in some locations to allow fires originating along I-</p>	<p>The comment generally describes the project site's location accurately. The comment inaccurately describes the presence of old-age class chaparral occurring in many locations. The site and the surrounding landscape is dominated by agricultural and disturbed land uses, removing native vegetation and resulting in a highly converted landscape that would not facilitate fire spread as chaparral would.</p> <p>The comment downplays the disturbed acreage within Keys Canyon. The upper reaches of the canyon are dominated by large rural ranchettes with cleared and disturbed landscapes and active orchards. The bottom of Keys Canyon includes a higher percentage of native chaparral cover. While it is true that Keys Canyon represents a wildfire corridor, the fuel interruptions from the rural residential land uses between the Project and Keys Canyon would disrupt fire spread and the provided FMZ for Lilac Hills Ranch, along with West Lilac Road and its FMZ, would result in defensible space that wouldn't facilitate a flaming front at the Project site due to a lack of fuel continuity.</p> <p>While on-shore, wind driven wildfires could be possible, it is clear that wildfire behavior under on-shore conditions are much less aggressive than during an off-shore, Santa Ana condition. Under the comment's hypothetical on-shore fire condition, wildfire containment and control efforts would be highly successful and the Project's fire protection features would provide suitable defense, including wide FMZs and ignition resistant construction, amongst many others, similar to every other Project in SD County approved during the last 10 years or more. Per the Wildfire Safety Compendium, FMZs</p>

#	Comment	Response
	<p>15 to move east and potentially threaten the LHR development, especially when aligned with strong on-shore winds. Topographic alignment of the unnamed canyons may also aid such trajectory. Expansion of fuel modification for the planned community may be necessary on its west aspect from the proposed 100 feet to 150 feet to ensure community safety and fire protection from this risk.</p> <p>South of the LHR development site are several scattered rural homes and agricultural developments with primary access off Circle R Drive. This street runs approximately 0.5 mile to the south of the LHR development. Currently, no permanent access is provided from the proposed community south to Circle R Drive. Fuel continuity is sufficient in some areas to pose significant burn over or entrapment potential to populations using this route during wildfire evacuation.</p> <p>Immediately east of the proposed development are more rural homes, ranches, and agricultural developments primarily accessed off West Lilac Road. These homes and developments will help to buffer the proposed LHR development from wildfire approaching from the east. Fuel continuity presents entrapment potential to populations using West Lilac Road as an evacuation route, especially where fuel beds rise-up from the Keys Canyon drainage.</p> <p>Five to seven miles further east of the proposed development is the Lilac community, an enclave of intermixed rural homes and ranches. Ultimately Lilac Rd. terminates in the community of Valley Center. This area is dominated by heavy chaparral fuels and could be subjected to fire trajectory originating in the Valley Center area, burning through this area and ultimately affecting the LHR development as fire continues west under Santa Ana east wind conditions. This factor is important since Valley</p>	<p>have been expanded where a higher fire risk was determined to exist.</p> <p>The comment considers the existing condition regarding a route from the Project to Circle R Drive and considers a potential for burn over or entrapment. This type of analysis is not useful because it does not consider the post project condition, which is detailed in the Compendium and EIR. The road to Circle R Drive would meet required codes for width, surface, and grades and would be provided roadside FMZ. The concerns expressed, as with much of the Rohde and Associate's report, are based on the existing condition, which is drastically changed and hardened against wildfire with the Project.</p> <p>The comment regarding West Lilac Road considers the existing condition. There are potential areas where a wildfire burning from north to south could encroach upon West Lilac Road. With the Project, there would be a roadside FMZ area, enhanced roadway width, and ability to move more vehicles per hour. The comment's suggestion that evacuating vehicles using West Lilac Road as an evacuation route face entrapment potential is not based on realistic evacuation strategies as during an actual evacuation, if a fire is burning in Keys Canyon and aggressively running up the southerly slope toward West Lilac Road, it is very unlikely that emergency managers would be evacuating vehicles on that road. There would be other options including through the LHR Project to the south and west or even moving existing residents into the LHR Project site for a temporary on-site refuge. The timeframe for wildfire to burn the vegetation at the identified points along West Lilac Road would be less than 10 minutes,</p>

#	Comment	Response
	<p>Center and Lilac area populations may be required to utilize the same evacuation routes as the proposed LHR development.</p> <p>The development site includes Very High Fire Hazard Severity Zone designation by San Diego County.</p>  <p><i>The Lilac Hills Ranch Development Footprint</i></p>	<p>after which, residents could be moved out of the Project and out of the area.</p> <p>The comment indicates that Valley Center may be utilizing the same evacuation routes as the LHR Project population. This suggestion is not supported by any analysis and conflicts with San Diego County Sheriff's Department which stated during a Project meeting that a fire burning in Keys Canyon would result in closure to incoming traffic on West Lilac Road both now and with the Project. In that case, Valley Center traffic would be routed south and west while LHR and existing residential would be evacuated via the available routes west including West Lilac Road, Circle R Road, and Nelson Way.</p>

#	Comment	Response
7	<p>Site Assessment</p> <p>The Rohde & Associates assessment of the LHR project site confirmed the site characterization of the project proponent's study (Firewise 2000, 2015) in that the area is largely composed of vegetation typical of Southern California coastal and interior chaparral communities. Firewise studies also reported that the site has experienced limited fire history with no large fires on the project site within the last 50 years. We concur with this assessment but note that large fires occurred within the region before and after the Firewise 2000, 2015 survey period. It is noted that fuel concentrations of heavy mixed chaparral on the project site exceed 50 years of age, a critical fuels factor. Small areas of riparian vegetation and coast live oak woodland also exist on the LHR site. Topography is generally sloping and rugged, with the proposed development concentrated on the northern and upland portions of the site. Much of the structural development proposed for the northwest, west and southwest sides of the proposed development is located adjacent to heavy mixed chaparral and coastal sage scrub fuels.</p>	<p>The comment concluding similar results from its assessment as the Firewise 2000 assessment is noted. The comment's assertion that the site's topography is rugged requires context. Rugged terrain would include steep slopes with ridges and valleys. The site includes gently sloping terrain with some small, broad topped ridges and shallow valleys that support riparian vegetation. From a fire behavior modeling perspective, topography is not the driving factor for fire behavior on the LHR site. The development adjacent to chaparral and coastal sage scrub in the northwest, west and southwest is being setback from these fuels a minimum of 100 feet, as would any project in San Diego County. The FMZ that provides a buffer from these fuels is considered appropriate and has been used for similar fuels throughout San Diego County on approved projects.</p>
8	<p><u>Fire History</u></p> <p>In the past, large fires have frequented the region, especially under Santa Ana wind/extreme fire behavior conditions. The proponent's Fire Protection Report cites that no fires have occurred on the development site within 50 years. However, large fires have occurred historically both north and south of the project site. In our study, 3 prominent large fires are noted, one of which has occurred since the Firewise reports were prepared. The largest area fire cited by Firewise was the 2007 Rice Fire, which burned 11 miles north near Fallbrook, destroying 248 structures and burning 9,472 acres.</p>	<p>The comment's discussion of past wildfires in "the region" is noted. The assessment includes wildfires as much as 11 miles from the site. Based on this analysis, it is factual to state that virtually every new development that has been approved over the last 20 years in San Diego County is subject to similar conditions where wildfires have burned in the region under Santa Ana Wind conditions.</p> <p>a. Regarding the comment's indication that the Project's evacuation planning identified unimproved Lancaster Creek Road as a potential route, it is not considered an evacuation route in any of the FPP/Evacuation Plans that were prepared for this Project. The latest submittal ("Compendium Volumes 1 and 2") clearly did not identify Lancaster as an evacuation</p>


#	Comment	Response
	 <p><i>Fire History Map for the Lilac Hills Ranch Proposed Development Site</i></p> <p>The three fire events of importance identified by this study include:</p> <p>a Rose Fire (1956): This fire points to the importance of Keys Canyon as an historic fire corridor under Santa Ana winds. The Rose fire, which was supported by Santa Ana winds, closely followed canyon terrain in its trajectory with a roughly east-west path. This fire is believed to have occurred during the same wind event that drove the fatal Inaja Fire in the San Diego River watershed that year. This fire behavior suggests that evacuation routing identified by the project proponent on unimproved Lancaster Creek Road within the Keyes Canyon drainage would be dangerous to travel during Santa Ana wind driven wildfire. Fire under such conditions would also threaten West</p>	<p>route. Further, the initial evacuation plan prepared by Firewise 2000 was superseded with subsequent, comprehensive evacuation modeling that included two traffic engineering firms, a transportation planning firm and an evacuation planner that has prepared similar evacuation plans for other County projects approved over the last five years.</p> <p>b. The landscape vegetation and disturbance levels have changed significantly since the 1938 wildfire singled out in the comment. To suggest that a fire would behave and move similarly is ignoring these landscape level changes that have a major impact on wildfire movement and behavior. Agricultural, rural residential, roads, and other landscape changes disrupt fuels and result in modified fire behavior.</p> <p>c. The 2017 Lilac Fire mentioned in the comment is considered to be a very successfully managed wildfire and evacuation, including the equestrian component (Lilac Fire After Action Report). A large number of people were successfully evacuated on limited, rural roads and the County's evacuation phasing system worked as planned to reduce road congestion. Similarly, law enforcement and fire personnel successfully controlled key intersections in the area so that traffic could be moved when needed.</p> <p>The comment suggests that the fuels that facilitated the 2017 Lilac Fire's spread were consistent with those in and around the LHR Project. This is incorrect. In fact, the primary way that the Lilac Fire spread was in the San Luis Rey riverbed, which is heavily treed with substantial dead and down understory. The fire burned along this corridor, driven by the wind, and made runs on adjacent slopes that were naturally vegetated.</p>

#	Comment	Response
	<p>Lilac Road and potentially compromise its use as an evacuation route.</p> <p>b. Unnamed Fire (1938): The importance of geographic influence of the two unnamed canyons on the southwest side of the proposed development is demonstrated by a fire occurring in 1938. While we cannot ascertain the exact dates of the 1938 fire, it would appear this fire may have ascended these canyons during up-canyon, onshore wind-driven conditions. This fire behavior suggests that under similar conditions these canyons may once again channel wildfires to the proposed south and west boundaries of the development.</p> <p>c. Lilac Fire (2017): Wind-driven, extreme fire behavior occurred in fuels similar to LHR adjacency and ran with high rates of spread and long-range spotting during the Lilac Fire, which occurred immediately across the I-15 freeway and a few miles west of the proposed LHR development on Dec. 7, 2017. This fire burned 4,100 acres, destroyed 157 structures and forced the evacuation of 10,000 people. This was a significant wildfire characterized by entrapped populations, compromised evacuation routes and significant structural loss.</p>	<p>The fire was stopped or burned out when it met developed landscapes. Where older homes were unprotected by inadequate fuel modification and/or were vulnerable to embers, they were lost if in the fire's path. This is a very different situation than would be experienced at the LHR Project where the FMZ would be provided and maintained and the buildings would be built to withstand wildfires and embers.</p>
9	<p>This study suggests that these fire events can be specifically referenced with respect to the proposed LHR development due to their geographic proximity, similarity and continuity of fuels, fire weather influences, topography and similar rural siting of development. Significant areas of no recorded fire history also exist for some portions of the proposed LHR site and these islands of old-age class chaparral will be proximal to new homes in post development. These fuel beds have a potential for high</p>	<p>The FPP and related fire behavior modeling included analysis of the fuels, terrain and weather that the Project would be subject to over the long term. The resulting requirements for FMZ, landscape, and building ignition resistance directly contemplate the types of wildfires that would be anticipated from off-site, adjacent fuels. It must be noted that the fuels directly adjacent to the site's wide FMZs are limited in their overall extent and would have a very fast burn time, measured in minutes, not hours. The structures and landscape would</p>


#	Comment	Response												
	<p>thermal outputs, long-range spotting, extreme fire behavior, and both weather and topographic driven burning conditions.</p>	<p>perform well against this exposure, as have similar landscapes and structures throughout southern California that are built to similar standards. The existing chaparral fuels are all on the west or south side of the proposed development areas. Large fires that include the most aggressive fire behavior occur during Santa Ana wind events. During these events, the fire would be burning east to west/north to south, so these fuels would include fire burning away from the project, or at the least, being heavily influenced by the wind and countering any terrain fire behavior affects.</p>												
10	<p><u>Critical Fire Weather: Offshore Winds</u></p> <p>The LHR site is subject to seasonal Santa Ana winds, a foehn wind type which characteristically dries native vegetation to critical fuel moisture levels, develops high wind speeds and low relative humidity, and drives historic wildfires in the region. Critical fire weather episodes are typically associated with Santa Ana wind events. The proponent's Fire Protection Plan cites the nearby 2007 Rice fire as an example of potential fire behavior. Winds during the Rice Fire were cited at 41 MPH, with gusts to 100 MPH. Santa Ana winds flow in an offshore, east or northeast pattern and have occurred in every month of the year but are characteristic of the September through February period. Santa Ana winds are influenced significantly by local terrain, which funnels through canyon topography and intensifies wind speeds. During Santa Ana wind events, the following average weather conditions have been recorded affecting the proposed development site:</p> <table border="1" data-bbox="310 1243 1140 1417"> <thead> <tr> <th>Max. Temp.- offshore winds</th> <th>Min. Relative Humidity</th> <th>Average offshore wind speed</th> <th>Average offshore gusts</th> <th>Spotting Distance</th> <th>Wind Azimuth</th> </tr> </thead> <tbody> <tr> <td>100-108 degrees F.</td> <td>3-5%</td> <td>25-35 MPH</td> <td>35-60 MPH</td> <td>1.5 miles+</td> <td>36-90 degrees</td> </tr> </tbody> </table>	Max. Temp.- offshore winds	Min. Relative Humidity	Average offshore wind speed	Average offshore gusts	Spotting Distance	Wind Azimuth	100-108 degrees F.	3-5%	25-35 MPH	35-60 MPH	1.5 miles+	36-90 degrees	<p>The comment provides basic fire environment information that is not in conflict with the LHR Fire Protection Plan or EIR.</p>
Max. Temp.- offshore winds	Min. Relative Humidity	Average offshore wind speed	Average offshore gusts	Spotting Distance	Wind Azimuth									
100-108 degrees F.	3-5%	25-35 MPH	35-60 MPH	1.5 miles+	36-90 degrees									

#	Comment	Response
	<p>* Source: Valley Center RAWS</p> <p>The 2017 Lilac Fire immediately west of the project site was typical of such events. For planning purposes, the proponent's Fire Protection Plan considered a 60 MPH Santa Ana wind as a worst-case event. This study agrees with this finding. Fires originating in the Valley Center area and west will be of significant concern during these episodes, and under Red Flag fire warning conditions can spread fire rapidly to affect the LHR project site. The Keys Canyon drainage will significantly impact fire trajectory, should wildfire become established in this corridor.</p>	
11	<p><u>Critical Fire Weather: Onshore Winds</u></p> <p>The site is subject to a Mediterranean climate, with dry, warm summers and brief, wet winters. This results in summer critical fire weather, especially in the late summer months from July through September. Summertime critical fire weather events are frequently associated with prolonged periods of high temperatures, low relative humidity, low fuel moistures associated with seasonal drought, and moderate diurnal/onshore winds. While fire behavior can be extreme under these conditions, wind speeds are typically less severe than during Santa Ana wind events. The typical weather pattern for these conditions is diurnal flow, onshore/up canyon winds during the day, peaking in the afternoon and lighter offshore/down canyon winds at night. For planning purposes, the proponent's Fire Protection Plan considered a 35 MPH onshore wind as worst-case event. This study agrees with this finding. The following average onshore wind conditions have been recorded for the late summer period:</p>	<p>The comment provides basic fire environment information that is not in conflict with the LHR Fire Protection Plan or EIR. The type of fires described in this comment have been contemplated in the Project's FPP and subsequent fire analysis and corresponding Project Design Features summarized in the Wildfire Safety Compendium Volumes I and II.</p>

#	Comment	Response												
	<table border="1" data-bbox="306 250 1083 423"> <thead> <tr> <th data-bbox="306 250 464 371">Max. Temp.- Onshore winds</th> <th data-bbox="464 250 617 371">Min. Relative Humidity (RH)-</th> <th data-bbox="617 250 772 371">Average onshore wind speed</th> <th data-bbox="772 250 875 371">Average onshore</th> <th data-bbox="875 250 978 371">Spotting Distance</th> <th data-bbox="978 250 1083 371">Wind Azimuth</th> </tr> </thead> <tbody> <tr> <td data-bbox="306 371 464 423">80-90 degrees</td> <td data-bbox="464 371 617 423"><10%</td> <td data-bbox="617 371 772 423">7 MPH</td> <td data-bbox="772 371 875 423">12 MPH</td> <td data-bbox="875 371 978 423">¼ mile</td> <td data-bbox="978 371 1083 423">270 deg</td> </tr> </tbody> </table> <p data-bbox="306 423 1083 456">* Source: Valley Center RAWS</p> <p data-bbox="306 532 1083 695">This record suggests that fires originating along the I-15, especially between Old Highway 395 and State Route 76 may become aligned with wind, topography and fuels to then threaten the proposed LHR development under onshore wind conditions during critical fire weather episodes.</p>	Max. Temp.- Onshore winds	Min. Relative Humidity (RH)-	Average onshore wind speed	Average onshore	Spotting Distance	Wind Azimuth	80-90 degrees	<10%	7 MPH	12 MPH	¼ mile	270 deg	
Max. Temp.- Onshore winds	Min. Relative Humidity (RH)-	Average onshore wind speed	Average onshore	Spotting Distance	Wind Azimuth									
80-90 degrees	<10%	7 MPH	12 MPH	¼ mile	270 deg									
12	<p data-bbox="294 776 457 803"><u>Effect of fuels</u></p> <p data-bbox="294 829 1171 922">The heavy accumulations of old-age class chaparral and coastal sage scrub exceeds 50 years in many locations, adjacent to the proposed community site. This is a stage at which</p> <p data-bbox="294 948 1171 1008">these fuels reach maximum thermal output potential. Some pockets of live oak riparian</p> <p data-bbox="294 1034 1171 1390">woodland also exist but are generally confined to canyon bottoms and along water courses. Fuel continuity exists in a number of locations along primary roads (see map p.16), which could allow for significant fire development and compromise of travel/escape routes. The Fire Protection Plan (Firewise 2000, 2015) report cites the most significant LHR community risk will occur on the northwest, west and south portions of the proposed development. While this study concurs with this observation, we also note that areas adjacent to West Lilac Road, to the north of the proposed development, also carry a high fire spread potential and may burn with sufficient intensity to obstruct escape on West Lilac Rd. and pose a civilian entrapment threat. These specific areas have direct</p>	<p data-bbox="1186 776 1938 998">The comment indicates “many locations” for old-age class chaparral adjacent to the proposed Project site. This statement is not supported by fact. A map should be provided with the comment to indicate where these many locations occur. It is likely that the commenter is overlooking the fact that existing chaparral/shrub fuels on the site’s development areas will be converted to ignition resistant landscapes.</p> <p data-bbox="1186 1079 1938 1302">Please refer to response to comment 6 regarding West Lilac Road and its potential for civilian entrapment and how the Project addresses these issues. Please also refer to the Wildfire Safety Compendium for details on fire and evacuation related features on-site and off-site, along area roads, that will improve evacuation conditions, result in more evacuation route options, and offer the contingency of on-site sheltering.</p>												

#	Comment	Response
	<p>exposure to fire burning in Keys Canyon and are outside of the specific development footprint.</p>	
13	<p>Areas of agricultural or structural development offer breaks in native fuel continuity and, while insufficient to obstruct all large fire growth, may offer opportunities for temporary safe refuge or limit wildfire growth under less intense fire behavior conditions. Areas of native fuels have been proposed for inclusion within the LHR planned development as interior fuel islands and, since area fire behavior has determined spotting potential of 1.5 miles or more, these sites may pose concern for ignition through spotting from adjacent large fires.</p>  <p><i>Sample of old-age class chaparral fuels on Lilac Hills Ranch development site</i></p>	<p>The interior fuels that include native species would be along restored riparian drainages. These riparian fuels would include high internal plant moisture due to their locations, which in turn results in much higher ignition resistance. Also, these areas would be maintained through the removal of dead and dying vegetation and non-native species. These areas are flanked by agricultural and/or FMZ, providing appropriate setbacks from the nearest ignition resistant structures. The entire Project can be used to temporarily refuge residents and the Project has gone further by providing a high occupancy, designated temporary refuge building within three phases. There are also large, open areas where people and livestock from neighboring properties, could be refuged during a wildfire event.</p>
14	<p><u>Fuel-Driven Fire Behavior</u></p>	<p>The comment describes fire behavior associated with large, momentum driven wildfires. The areas that include the type of</p>

#	Comment	Response
	<p>The second threat from the old-age class fuels is the potential for development of plume- dominated/fuel-driven wildfire behavior. This phenomenon occurs when high energy outputs from heavy, burning old-age class fuels creates an intense thermal column. This column develops dynamics similar in many ways to thunderstorm development, with severe in-flow and out-flow winds which are column dynamics driven rather than controlled by ambient wind conditions. Additionally, the uplift provided by the column dynamics lifts burning materials high into the column, where they later fall-out ahead of the fire causing extreme and long-range spotting. Extreme conditions such as fire whirl development are also commonly associated with this phenomenon. While this is generally associated with large fire behavior, the process is thought to begin with fires as little as 40-50 acres in size and requires heavy fuel beds and very high to extreme burning conditions as contributors. Spotting distances achieve maximum downwind firebrand distribution potential under these burning conditions, estimated by our Fire Behavior Analyst for this site as far as 1.5 miles or more ahead of the main fire.</p>	<p>vegetation described that are adjacent to the Project occur downwind of the Project in the southern portion of the property. These areas, if wildfire occurred today under Santa Ana winds, could produce embers that are blown long distances away from the Project. This condition changes slightly with the removal of some of this fuel type for development, but does not change in terms of wildfire post-project could also produce long range embers. The off-site fuels that occur from the Project's adjacency in the southwestern corner and continue southwest toward Palos Verde Drive exist today and are not associated with the Project. The Project contemplates these fuels and provides increased fuel buffers of 150-feet to not only protect LHR, but to minimize the possibility that an accidental fire spreads off the LHR into these fuels.</p>
15	<p>A significant concern here is that fire protection infrastructure such as ember resistant walls have been proposed to serve to reduce ember cast into developed areas. Such infrastructure may be defeated by firebrands developed by fuel-driven, extreme fire behavior and should not be relied upon alone for structural ignition resistance.</p>	<p>This comment is confusing the actual proposed design features and is not considering the latest Project information contained in the Wildfire Safety Compendium. The Project provides ignition resistant structures, built to the latest ignition resistant codes, provides a minimum of 100-150 feet of FMZ on the Project's perimeter, includes site-wide ignition resistant landscaping, and would provide landscape walls, if needed, for further fire protection. Landscape walls are an acceptable form of barriers that can, especially when located at the top of a slope, deflect heated air and flame. Additionally, these walls can capture airborne and ground based, wind-blown embers. In no case does the Project rely only upon these walls, as described, the comment has misunderstood the proposed approach and the commenter should refer to the Wildfire Safety Compendium for details.</p>

#	Comment	Response
16	<p>Our assessment indicates the potential for development of plume-dominated/fuel-driven fire conditions during extreme fire weather/behavior adjacent to the development site. Specific areas include the northwest, west and southwest portions of the project, due to adjacency to heavy fuel beds, and from ember cast for fires moving in Keys Canyon. Concern also exists for heavy fuels which may be isolated within the community as native vegetation islands, which may be subject to ember-driven ignition. This finding will accentuate the need to harden LHR structures and interior open spaces against burning firebrands and ensure significant defensible space/fuel modification presence. While this assessment is specific to this project site, such a finding could also be applied to other proposed project sites with adjacency to heavy old age class fuels, and where historic fire behavior and trajectory patterns demonstrate that a proposed project is potentially subject to similar fire effects.</p>  <p><i>Plume-dominated/fuel-driven thermal column, Station Fire, LACo, 2009</i></p>	<p>The comment is noted and has been addressed in Response to Comments 6, 7, 8, 9, 12, 13, and 14. It should be noted that several other Projects have been proposed in San Diego County with similar fuels adjacent to some of their perimeter FMZs. These Projects were rightly approved because of similar fire safety features, which have been shown through after action reports and save-loss assessments to work in providing fire hardened communities.</p> <p>Note, the photograph indicating a plume dominated/fuel driven thermal column is from the Station Fire, which originated in the Angeles National Forest and in fuels that are very different from those in the LHR Project area. The Station Fire burned on steep slopes and in fuels that included dense oak woodlands and pine forests. The limited fuels directly adjacent to the LHR Project and the gentle slopes are vastly different than the Angeles National Forest. The plume illustrated would be associated with a large fire burning many more acres than occur immediately adjacent the site.</p>
17	<p>Long range spotting from these areas may also compromise evacuation routes at some distance from the LHR development, especially under episodes of rapid-fire movement, heavy spotting, or extreme fire behavior. This accentuates the need for early evacuation of the community, or temporary safe refuge in situations where early evacuation is not possible or too late to affect. In either case, community</p>	<p>This comment is noted and is consistent with the fire protection and evacuation planning analysis conducted for the LHR Project. It is also an assessment that applies to every other San Diego County wildland urban interface project approved over the last decade or more. The Project has contemplated this potential at levels beyond that provided for</p>


#	Comment	Response
	road access may be lost due to decreased visibility, fire impingement, or firebrands. A strong temporary safe refuge strategy for retention of populations within the community as a last resort is recommended.	any other approved project in San Diego County. Where issues were identified, project design features and other mitigating measures were developed by a multi-faceted team of fire prevention and protection professionals. The Wildfire Safety Compendium provides important details.
18	National fire research by Cohen (2008) and Manzello (2014) have identified that firebrand casting is a large factor in ignition of structures in the Wildland-Urban Interface. Since the proposed project will likely be subjected to fire branding from adjacent wildfires, this consideration should cause developers to consider extensive protection from firebrands for the proposed development in structural design, use and placement of ornamental vegetation, placement and design of structural features such as decks, gazebos and external structures, structural setbacks from vegetation, modification of native fuels in internal community islands and other related actions. These conditions should include focus on attic vents, eaves, roofing materials, exterior fencing materials and ornamental vegetation restrictions.	The comment is noted. All of the suggested structural ignition resistance factors have been contemplated and would be addressed on the LHR Project.
19	<p><u>Effect of slope</u></p> <p>Most of the proposed development will be situated on or near sloping terrain. Nearly half of the proposed project, 141 acres, will be situated in terrain with 15-30% slopes, another 110 acres positioned on 0-10% slopes, and an additional 54 acres of the project will be situated on slopes exceeding 35%. These steepest slopes are not proposed for development and are generally located in the south and west portions of the project. Slope has the potential to accentuate fire spread rate by a multiplier of 3 to 5 times over that in flat terrain. For the portions of this project with steeper slopes, additional fuel modification may be necessary to cope with accentuated flame lengths and fire behavior. This is especially true on the northwest, west, and southwest portions of the project, or wherever final landscape grading may be 35-40%. Slopes also run north into Keys Canyon from locations along West Lilac Road</p>	The site's slopes have been analyzed and based on fire behavior modeling associated with the slopes and the type of vegetation that would be present, post Project, are considered to be adequately addressed with the proposed fire safety features. For example, an interior Project slope that is landscaped, irrigated and maintained does not represent a significant threat from a wildfire perspective. The slopes that are off-site, particularly in the southwest, and that would include unmaintained fuels were modeled and recommended FMZ equal to a minimum of twice the flame length was originally proposed. Since then, the FMZ has been expanded to 150 feet, as described in the Wildfire Safety Compendium, and site-wide, the FMZs provide setback from off-site fuels that ranges between 2.5 and 5 times the modeled flame lengths. This is consistent or better than other approved Projects in San Diego County over the last 10 years or more.


#	Comment	Response															
	<p>with grades approaching 45%. The effect of slope on wildfire behavior is roughly to double the rate of spread and flame lengths for every 30% of slope added to level ground.</p>																
<p>20</p>	<p><u>Fire Rate of Spread</u></p> <p>The wildfire rate of spread has been modeled in this study using BehavePlus, LANDFIRE, and FlamMap fire behavior prediction programs. Mapping from this modeling has been included in the Wildland-Urban Interface fire plan for this site (attached) that depicts both onshore and offshore wind scenarios under worst case fire behavior conditions. Fifty years of historical weather, historical fire behavior from nearby wildfires and current fuel mapping have been calculated into this modeling. Results indicate that under critical fire weather and extreme fire behavior, rapid rates of spread may be expected, averaging 3-6 MPH for Santa Ana wind-driven conditions, a critical rate of spread. Additionally, rate of spread will be enhanced by spotting and firebrands ahead of the main fire front, which can be significant when fires burn in heavy, old-age class fuel beds.</p> <p>Rate of spread was calculated in this study for the proposed development site. A range of findings is presented which represents study in both coastal sage scrub and mixed chaparral fuels. Results of this study found:</p> <table border="1" data-bbox="306 1187 1096 1421"> <thead> <tr> <th>Wind direction</th> <th>Average Rate of Spread</th> <th>Worst Case Rate of Spread</th> <th>Avg. Flame Lengths</th> <th>Peak Flame Lengths</th> </tr> </thead> <tbody> <tr> <td>Offshore</td> <td>8,230-13,200 ft/hr.</td> <td>13,200-18,489 ft./hr.</td> <td>11-14 ft.</td> <td>35-45 ft.</td> </tr> <tr> <td>On-shore</td> <td>1,320-3,300 ft/hr.</td> <td>3,300-4,620 ft./hr. *worst case</td> <td>4-8 ft.</td> <td>20-32 ft.</td> </tr> </tbody> </table>	Wind direction	Average Rate of Spread	Worst Case Rate of Spread	Avg. Flame Lengths	Peak Flame Lengths	Offshore	8,230-13,200 ft/hr.	13,200-18,489 ft./hr.	11-14 ft.	35-45 ft.	On-shore	1,320-3,300 ft/hr.	3,300-4,620 ft./hr. *worst case	4-8 ft.	20-32 ft.	<p>This comment is noted and is consistent with the analysis provided in support of the Project's EIR.</p>
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#	Comment	Response
21	<p><u>Fire Behavior Studies and Implications</u></p> <p>A comparison of this study and the proponent's Fire Protection Study (Firewise 2000, 2015) yielded small differences in fire behavior calculations. Equal peak flame lengths (45 feet) were determined in both studies, but there was a lower rate of spread (3.5 MPH in this study vs. 5.61 MPH in the proponent's study). These inconsistencies may be due to different geographic computation points and fuels, or fire behavior modeling techniques. Both studies however have identified a rate of spread in excess of 3 MPH, which meets National definition for an extreme rate of wildfire spread, which would correlate with potential for extreme fire behavior with high difficulty of control, therefore the studies are largely in agreement. More advanced fire behavior modeling systems were utilized in this study that historically yield higher resolution results due to the high-hazard nature of the proposed development site.</p>	<p>This comment is noted and is consistent with the analysis provided in support of the Project's EIR. Note that the fire behavior modeling for the project, conducted by two different CEQA certified County experts, is more conservative than the modeling conducted by the non-CEQA certified Rohde and Associates team, resulting in a more aggressive wildfire behavior result which was used for fire protection planning purposes by Firewise 2000 and the Project's fire protection planning team.</p>
22	<p><u>Fire Ignition Sources</u></p> <p>Numerous studies have identified that human caused wildfire is linked to population growth (CAL FIRE, Keeley, et. al.) and is an inescapable result of any development in the Wildland-Urban Interface. This is partially mitigated by adherence to robust fire and building codes during development, improved fire services, effective fuel modification and maintenance, and fire safety/evacuation planning. All of these have been proposed in this project. In Southern California, human caused ignition is the primary cause of wildfire. Additional studies have determined that major transportation corridors, such as the I-15 freeway, are a significant source of wildland fire ignitions. This factor is of concern given the proximity of the I-15 on the west side of the project.</p>	<p>The comment inappropriately applies general, human caused, wildfire ignition information to a master planned community without support for the statement. In fact, there is no data identifying an ignition resistant community like LHR with increased fire starts. It is true that humans (i.e., human related activities or human created features, services, or processes) are responsible for the majority of California wildfires (Syphard et al. 2007, 2008; Romero-Calcerrada et al. 2008). Certain human activities result in sparks, flames, or heat that may ignite vegetative fuels without proper prevention measures in place. These ignitions predominantly occur as accidents, but may also be purposeful, such as in the case of arson.</p> <p>Roadways are a particularly high source for wildfire ignitions due to high usage and vehicle caused fires (catalytic converter failure, overheated brakes, dragging chains, tossed cigarette,</p>

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		<p>and others) (Romero-Calcerrada et al 2008)). In Southern California, and San Diego County, the population living, working, or traveling through the wildland urban interface is vast and provides a significant opportunity for ignitions every day. However, it is a relatively rare event when a wildfire occurs, and an even rarer event when a wildfire escapes initial containment efforts. Approximately 90 to 95 percent of wildfires are controlled below 10 acres (CAL FIRE 2019; Santa Barbara County Fire Department 2019).</p> <p>Research indicates that the type of dense, master planned developments, like Lilac Hills Ranch, are not associated with increased vegetation ignitions. Syphard and Keeley (2015) summarize all wildfire ignitions included in the CAL FIRE – Fire and Resource Assessment Program (FRAP) database – dating back over 100 years. They found that in San Diego County, equipment-caused fires were by far the most numerous, and these also accounted for most of the area burned, followed closely by the area burned by power line fires. Ignitions classified as “equipment caused,” frequently resulted from exhaust or sparks from power saws or other equipment with gas or electrical motors, such as lawn mowers, trimmers or tractors and associated with lower density housing. In San Diego County, ignitions were more likely to occur close to roads and structures, and at intermediate structure densities.</p> <p>As figures 1 through 3 illustrate, housing density directly influences susceptibility to fire because in higher density developments, there is one interface (the community perimeter) with the wildlands whereas lower density development creates more structural exposure to wildlands, less or no ongoing landscape maintenance (an intermix rather than interface), and consequently more difficulty for limited fire</p>

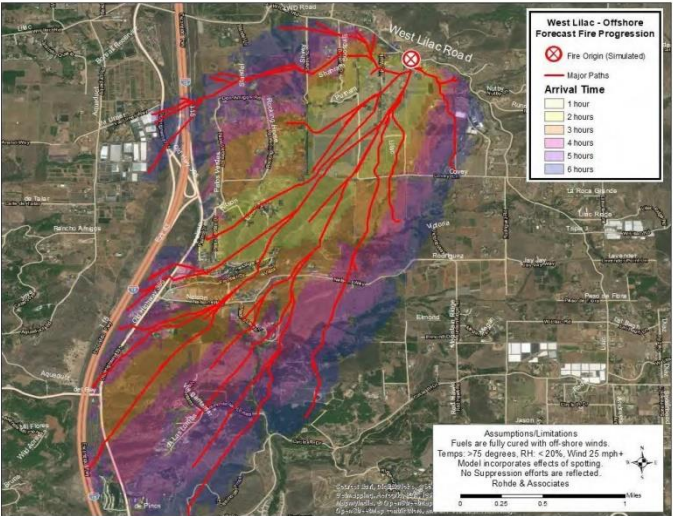
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		<p>resources to protect well-spaced homes. CALFIRE and County Fire Chief Tony Mecham has publicly stated: “[V]ery important - clustered development notion. One of the most difficult challenges we have is with existing areas where these parcels are very spread out. This development is clustered, meaning it is going to take less resources for us to defend those structures.” (Board of Supervisors, September 25, 2018)</p> <p>The intermix includes housing amongst the unmaintained fuels whereas the proposed Project converts fuels within the footprint and provides a wide, managed fuel modification zone separating homes from unmaintained fuel and creating a condition that makes defense easier. Syphard and Keeley go on to state that “The WUI, where housing density is low to intermediate is an apparent influence in most ignition maps” further enforcing the conclusion that lower density housing poses a higher ignition risk than higher density communities. They also state that “Development of low-density, exurban housing may also lead to more homes being destroyed by fire” (Syphard et al. 2013). A wildland urban interface already exists in the area adjacent to LHR, dominated by older, more fire-vulnerable structures, constructed before stringent fire code requirements were imposed on residential development, with varying levels of maintained fuel modification buffers. As discussed in detail throughout this FPP, LHR is an ignition resistant community designed to include professionally managed and maintained fire protection components, modern fire code compliant safety features and specific measures provided where ignitions are most likely to occur (such as roadways). Therefore, the development of the Project would not be expected to materially increase the risk of vegetation ignitions.</p>

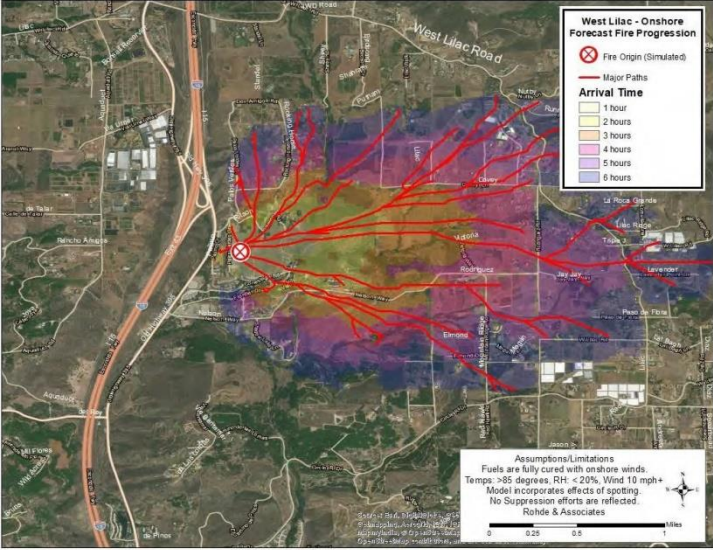
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		 <ul style="list-style-type: none">• Figure 1. Example higher density development that is ignition resistant and excludes readily ignitable vegetative fuels throughout and provides a perimeter fuel modification zone. This type of new development requires fewer fire resources to defend and can minimize the likelihood of on-site fires spreading off-site.

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		 <ul style="list-style-type: none">• Figure 2. Example of moderate density development. Homes are located on larger properties and include varying levels of ignition resistance and landscape / fuel modification provision and maintenance. This type of development results in a higher wildland exposure level for all homes and does not provide the same buffers from wildfire encroaching onto the site, or starting at a structure and moving into the wildlands as a higher density project.

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		 <p data-bbox="1184 987 1921 1161">• Figure 3. Example of “lower density” development where homes are interspersed amongst wildland fuels, are of varying ages, and include varying levels of fuel modification zone setbacks. Homes are exposed on most or all sides by flammable vegetation and properties rely solely on owners for maintenance, are often far distances from the nearest fire station, and have minimal buffer from on-site fire spreading to wildlands.</p> <p data-bbox="1184 1198 1921 1393">Moreover, frequent fires and lower density housing growth may lead to the expansion of highly flammable exotic grasses that can further increase the probability of ignitions (Keeley et al. 2012). This is not the case with the proposed project as the landscapes are managed and maintained to remove exotic fuels that may establish over time.</p>

#	Comment	Response
		<p>As discussed above, research indicates that it is less likely for higher density developments to be impacted by wildfires than lower density developments. The same protections that starve wildfire of fuels and minimize or prevent wildfire from transitioning into a higher density community such as LHR also serve to minimize or prevent on-site fires from transitioning into the wildlands. Further, the requirement that all structures will include interior fire sprinklers significantly reduces the likelihood that a building fire spreads to the point of flashover, where a structure will burn beyond control and produce embers. Interior sprinklers are very efficient, keeping fires to the room of origin, or extinguishing the fire before the responding firefighters arrive. Similarly, the irrigated fuel modification zones are positioned throughout the development areas as well as the first zones on the perimeter of the project. Irrigated zones include plants with high internal moisture and spacing between plants and plant groups that 1) make it difficult to ignite and 2) make it difficult for fire to spread plant to plant. Lastly, the on-site fire station, Fire Safe Council, communications network and additional “eyes on the street” would result in fast detection of fires and fast firefighter response, a key in limiting the growth of fires beyond the incipient stage.</p>
23	<p><u>Fire Behavior Mapping</u></p> <p>The results of fire modeling for the proposed development area yields fire trajectory mapping which predicts how fire would move on the landscape. Two projections have been completed based on conditions at the LHR site as it is currently (pre- development). They illustrate the fire behavior that may be encountered by direct flame impingement on the LHR boundary and through spotting. One projection is for Santa Ana/offshore wind conditions. A second illustrates onshore wind conditions. Both calculations utilize worst- case weather and fuel conditions from a 50-year data base. Both projections calculate a 6 hour</p>	<p>The modeling provided by Rohde and Associates indicates a wildfire occurring with the existing conditions. The data inputs were not provided, but assuming that the largely agricultural and disturbed landscape was appropriately categorized into fuel models, the results are not very useful because they do not indicate fire spread with the proposed Project land uses, FMZ’s, road network and infrastructure. The Project’s land uses would reduce fire spread rates, slowing fire spread considerably due to the conversion of readily ignitable fuels like non-native grasses and other largely unmaintained fuels to highly maintained, irrigated, and low fire hazard species.</p>

#	Comment	Response
	<p>burn period. If the theoretical origin is moved to another location under similar conditions, the same fire progression would likely occur.</p>  <p><i>Off-shore wind-driven fire projection</i></p>	<p>There would not be a unified flaming front through the Project. It is anticipated that a fire from the north would burn in a spotty manner around the Project in the largely agricultural areas that are adjacent the Project. In a large wind-driven fire, embers would be produced and would blow into the Project, but would not find favorable fuel beds to ignite sustainable fires. The scenario modeling a fire from the west burning east is also a current condition model and does not contemplate the converted landscapes associated with the Project and its benefits on reducing fire spread and behavior. On-shore wind driven fires are less aggressive, include higher humidity and plant moisture, and lower wind speeds, making them typically easier to control.</p>

#	Comment	Response
	 <p><i>On-shore wind-driven fire projection</i></p>	
<p>24</p>	<p><u>Climate Change Impacts</u></p> <p>Climate is currently changing for the region and disturbance has occurred in traditional Santa Ana wind periods, rainfall amounts and timing, summer peak temperatures and related factors. An example of this change was the occurrence of a rare, critical fire weather/Santa Ana wind period in May of 2014. This resulted in a wildfire series in San Diego County, in the surrounding area of this development location, and a multi-year critical drought episode. The ultimate final state of this change has not been determined, but available data suggests that drought and critical fire weather episodes will continue to occur during non-traditional periods. Climate change is likely also apparent in the dieback of native vegetation as a result of pest infestation, disease and drought effects, which contributes to potential fuel loading.</p>	<p>The comment introduces possible climate change fire regime changes, but provides no supporting data or research. As indicated in the Lilac Hills Ranch Wildfire Risk Assessment prepared by Dr. Chris Dicus (Professor of Wildland Fire and Fuels Management - Cal Poly San Luis Obispo) some have argued that climate change will greatly increase the potential for wildfires, but new research has shown that there will not be as significant of an impact on southern California shrublands than is anticipated in the coniferous forests of the Sierra Nevada and northern California (Keeley, J., and A. Syphard. 2016. Climate change and future fire regimes: examples from California. Geosciences 6:37. 14pp.</p> <p>Indeed, the researchers demonstrated that drier conditions in California's forests will certainly increase potential for large,</p>

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		<p>severe fires there; in southern California shrublands, however, the impact will be significantly less, owing to the fact that this region already experiences a severe annual drought. Instead, southern California's increasing population will make it more likely that ignitions will occur, which could potentially cause large areas of chaparral to type-convert into grasslands.</p> <p>Also, it should be noted that continued development has the potential to actually reduce the risk of ignition of older developments that were not built with today's construction standards and codes (Dicus, C.A., N.C. Leyshon, and D. Sapsis. 2014. Temporal changes to fire risk in disparate WUI communities in southern California, USA. Pgs. 969-978 In Viegas, D.X (Ed.). Advances in Forest Fire Research. University of Coimbra Press. ISBN 978-989-26-0884-6). While this would certainly not be the case if new communities were developed with old building codes, expansion of new development (built to increasingly stringent codes) could buffer older fire-prone communities.</p>
25	<p>Evacuations</p> <p>The project proponent has detailed an evacuation plan for wildfire for the proposed development. The project generally utilizes existing road infrastructure except for the addition of new streets within the proposed development itself. The LHR project calls for ignition and fire spread resistance hardening, for a portion of West Lilac Rd., where it has frontage on the proposed development. Approximately 5,063 residents are projected to occupy the new community at build-out. A traffic study by Fehr and Peers (March 2019) did not calculate a total time for evacuation of this population, however using Federal Emergency Management Agency guidelines, it is likely that such a population would require 1.5 hours or more for evacuation.</p>	<p>The comment indicates that the Project utilizes existing road infrastructure except for the addition of new streets within the Project itself. This is consistent with virtually every approved new Project in San Diego County over the last 10 or more years. However, in addition to the Project internal roads, the Project would enhance existing roads including West Lilac Road, Nelson Way, Mountain Ridge Road and Circle R Drive, all off-site improvements would increase the evacuation capacity of these roads. The amount of time needed to evacuate LHR would vary by the type of incident, the number of evacuation routes utilized, the amount of mobilization time, and other factors. The FEMA guidelines of 1.5 hours or more is a general estimate and the Project would meet that timeline or be substantially in conformance. However, it must be clear</p>

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	<p>Historical evacuation experience during past San Diego County wildfires has found limited cooperation by large portions of communities to evacuation warnings. Many people hesitate to leave until late in the evacuation period, leading to traffic congestion during peak threat times. It will be important for LHR and public safety services to stress to residents the potential dangers associated with a delay of evacuation during community wildfire threats.</p>	<p>that <i>there is no evacuation timeframe threshold that Projects must meet in order to avoid a CEQA impact</i> or to be consistent with codes, regulations or policies. Regardless, the Project has provided a comprehensive evacuation evaluation, beyond what has been provided for any other approved large residential project in San Diego County, and the results are comparable, if not better than similar, approved projects.</p> <p>Historical evacuations during San Diego County wildfires have evolved over the last roughly 20 years. According to Sheriff Captain Dave Brown, “[w]e had a more shotgun approach in the past having managed evacuations on the '03 and the '07 [fires]...we keep getting better at our ability and county OES now has the ability for us to essentially draw on a map exactly who we want notified so we can go street by street or neighborhood by neighborhood, as opposed to Ramona in '07 - we just evacuated the whole town.” (September 25, 2018)</p> <p>This evolution has occurred through lessons learned from actual large, mass evacuations and has included a significant investment in technologies and procedures to avoid the type of late leaving scenario described in the comment. The Lilac Fire in 2017 was a perfect example of the technology and procedures in use and was a very successful evacuation of a large number of residents on limited, rural, windy roads. To illustrate this point, in 2018, Chief Mecham stated to the Board of Supervisors, “[t]he overriding point is we become much <u>more surgical in how we're going to do evacuations.</u>” (September 25, 2018) Using computerized messaging and implementing phased evacuation was very successfully used and is stark contrast to the 2003 and 2007 wildfires that resulted in mass evacuations with no phasing.</p>

#	Comment	Response
26	<p><u>Evacuation Triggers</u></p> <p>Our analysis highlights that early evacuation will be essential to the success of such an action. Given that a maximum rate of spread for Santa Ana wind-driven wildfires was calculated at 3-6 MPH, and for onshore winds at near 1 MPH, fire management action points can be established where nearby fires should trigger evacuation. In addition to fire rate of spread, an additional 30 minutes must be added as reflex time to effectively activate and broadcast emergency messaging. Given these calculations, the following management action points are recommended for the proposed LHR community:</p> <p>Evacuation Initiation:</p> <p>a. Santa Ana wind-driven fire: Any significant wildfire approaching the project from the east from Valley Center, moving west of Cole Grade Road. Or moving southwest of the Community of Pala/State Hwy 76, cresting the ridge south of Pala and entering the community of Lilac. Evacuation should be halted when the fire moves west of Couser Canyon Rd. and/or Lilac Rd. into Keys Canyon. A temporary safe refuge strategy should then be employed.</p>	<p>The comment is consistent with evacuation planning conducted for the LHR Project. Early evacuations are the preferred approach, but the LHR Project also contemplates scenarios when early evacuation is not possible and offers a contingency plan where residents and neighboring property owners could be directed by law enforcement to temporarily refuge on the site, either in designated refuge buildings, in large open areas, or within vehicles on the community's streets until the fire front passes around the outer edges of the community. According to Fire Chief Mecham, commenting on a different project in 2018, this concept of designated areas of temporary safe refuge is extremely valuable:</p> <p>“One of the things that we see with newer developments that are built to the modern fire safe standards that include larger road segments, fuel modification, water supplies, <u>oftentimes, it is much safer to leave people in their communities than put them on the road.</u> And in a newer development with higher density, it allows us to deploy our firefighting resources kind of on the edges of the project as opposed to having to put a fire engine at every house.” (September 25, 2018)</p> <p>The provided evacuation initiation (trigger point) is noted. The County would follow its internal pre-fire plan for evacuations or base them on real-time fire behavior and movement, which may or may not include implementation of the Rohde provided trigger point.</p>
27	<p>b. Onshore wind-driven fire: A significant fire aggressively approaching the community moving east of the I-15, between Old Castle Road and State Route 76. Evacuation should be halted when well established fires east of I-15 move east or north of Circle R Drive from Moosa Canyon or near the proposed LHR community across Palos Verdes Drive. A temporary safe refuge strategy should then be employed.</p>	<p>The provided evacuation initiation (trigger point) is noted. The County would follow its internal pre-fire plan for evacuations or base them on real-time fire behavior and movement, which may or may not include implementation of the Rohde provided trigger point.</p>

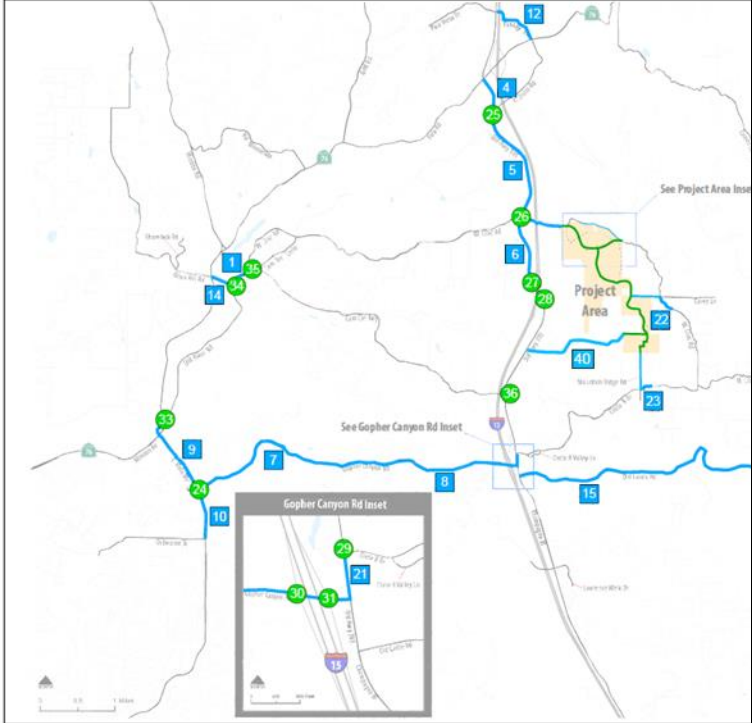
#	Comment	Response
28	<p>Use of these geographic points for initiation of evacuation should provide the community best opportunities for successful relocation. Threatening fires starting closer than these points will require public safety professionals to consider whether time is still available to complete civilian evacuation safely. If travel on roadways is not safe, temporary safe refuge options should be utilized.</p>	<p>The comment is noted and is consistent with standard operation procedures for emergency management during wildfire events.</p>
29	<p><u>Evacuation Routing</u></p> <p>EXISTING PLUS PROPOSED EVACUATION ROUTES</p> <p>POTENTIAL "PACE" CLASSIFICATIONS</p> <ul style="list-style-type: none"> A. Primary Routes <ol style="list-style-type: none"> 1. W. Lilac 2. Circle R Drive B. Alternative Routes <ul style="list-style-type: none"> • 5 ingress / egress alternatives within project site C. Contingency Routes <ul style="list-style-type: none"> • Nelson Way D. Emergency Routes <ul style="list-style-type: none"> • Lancaster Creek Rd E. Regional Routes: <ol style="list-style-type: none"> 1. I-15 2. SR-76 <p>Evacuation routing proposed by the project proponent</p>	<p>The comment conflates the evacuation plan prepared for LHR with an out of date preliminary concept. The proposed PACE evacuation routes, which indicate a layered approach to evacuation safety that does not rely on a limited number of evacuation options, has been replaced with a newer map of alternatives in the Fire Safety Compendium. Note that the emergency route (Lancaster) to the north is not being considered for the evacuation network, which suggests that Rohde and Associates is not working from the most current set of facts and assumptions.</p> <p>The comment incorrectly indicates that the Project would only harden West Lilac Road along the Project frontage. According to the Proposed Conditions of Project Approval 4 and 9, removing, clearing, and/or modifying combustible vegetation (Fuel Modification) in the offsite area within 20 feet from each side of West Lilac Road from Circle R Drive to Old Highway 395 and Circle R Drive from West Lilac Road to Old Highway 395 (Designated Route).</p>

#	Comment	Response
	<p>The project proponent has identified several potential routes of evacuation from the proposed development. Key to this proposal is the identification of four classes of routing:</p> <p>a. Primary Routes: Including West Lilac Road and Circle R Drive.</p> <p>b. Alternate Routes: Including most proposed streets within the development, Lilac Road east to Valley Center, Mountain Ridge Road, and Old Hwy. 395</p> <p>c. Contingency Routes: Including improvement of Nelson Way to primary route status.</p> <p>d. Emergency Routes: Including Lancaster Creek Road. e. Regional Routes: Including I-15 and SR76</p> <p>The project proposes to modify landscaping along West Lilac Road commensurate with a development boundary only. This effort is undertaken in part with the intent to reduce ignition and fire spread potential from or across West Lilac Road.</p>	
30	<p><u>Traffic and Evacuation Concerns</u></p> <p>This study carefully considered routing proposed by the project proponent and does not agree with the safety of many of the routes identified by the project proponent. During field analysis, all the proposed routes were evaluated. While gating was originally proposed for all project entries, later proponent offers have included gate removal to increase vehicle access and improve emergency response</p>	<p>The commenter's opinion regarding evacuation route safety is noted. However, several fire and emergency management professionals and traffic engineers have provided opposing opinions with sufficient evidence to support them. The comment provides no supporting data.</p> <p>The current proposal clearly indicates that all gates would be removed, with the exception of two gates that would be staffed with a 24/7 gate guard. The removal of Project gates is</p>

#	Comment	Response
	times. This proposal however needs to be confirmed by the project if it is still in effect.	detailed in the LHR Wildfire Safety Compendium and would be a Project condition of approval.
31	<p>The findings of this study include:</p> <p>a Primary Routes: Both West Lilac Road and Circle R Drive are two-lane roads which are subject to compromise by fire movement at various locations. This creates entrapment potential and may block evacuation efforts. One of the proponent's traffic studies (Fehr and Peers, 2019) initially assumed only a limited number of additional existing residences (66) adjacent to the proposed development might utilize the routes for evacuation. However, it is likely that the greater Lilac Road community, with a population near 10,000, east of the proposed development between the LHR site and Valley Center, would also likely use either West Lilac Road or Circle R Drive to attempt evacuation from a Santa Ana wind- driven wildfire originating near or moving west of Valley Center-Pauma Valley. Road capacity is estimated in both the Fehr and Peers and Dudek (2019) traffic studies. This research has identified that traffic demand near the project site would exceed road capacity without traffic improvements.</p>	<p>The comment's opinions are noted. However, the comment provides no evidence, calculations, or supporting evacuation route assumptions supporting the opinion. Conversely, the studies conducted by several experts provide evidence that the improvements proposed by the Project, including increasing vehicle capacities on West Lilac Road and Circle R Drive along with additional options for evacuation, such as Nelson Way, provide substantial improvements to the existing condition, not the least of which is providing a temporary refuge destination for existing residents in the vicinity of the Project. Please refer to response to comment 6 for details regarding the routes that may be used by Valley Center residents during an evacuation.</p>
32	<p>Both traffic studies identified a requirement for two out-bound traffic lanes on West Lilac Road to meet evacuation needs. Traffic capacity on this section of West Lilac Road is limited to between 1,330 vehicles per hour (Fehr and Peers, 2019) or 1,270 vehicles per hour per lane per the Dudek study (2019). These same studies have estimated a traffic demand between 2,660 vehicles (Fehr and Peers, 2019) to 2858 vehicles (Dudek, 2019) per hour during evacuation of the proposed LHR development. The results of either study congest the available single traffic lane, and this is without consideration of any additional impact of regional evacuee traffic. Estimates using a single traffic lane are that it</p>	<p>The comment confuses the results of the traffic studies prepared for LHR. The planned improvements to West Lilac Road and Circle R Drive would add a middle lane that could be used by emergency managers as an additional outbound lane during a wildfire emergency. This lane doubles the capacity of these existing roads while still leaving an inbound lane for emergency responders. The capacity of West Lilac Road would double from approximately 1,300 vehicles per hour currently to approximately 2,600 vehicles per hour with the Project's planned improvements. Evacuation of Valley</p>

#	Comment	Response
	<p>may require as much as 3 hours to evacuate the project area and greater Lilac region. In contrast, projected fire behavior and rates of spread would likely exceed this ability significantly and likely pose entrapment risks. The fire behavior projection includes the ability of a fire to move the entire distance from the area west of Valley Center to the I-15 in 3 hours during critical burning conditions, burning at a rate of 3.5 to 5.5 MPH.</p>	<p>Center would not likely include moving the entire population to the west via West Lilac Road and/or Circle R Drive and would be contrary to public statements by the San Diego County Sheriff and the County Fire Authority regarding strategies for large scale evacuations. More likely, the population would be sent southerly, away from a wildfire and on less exposed roads. Therefore, the assumption that a fire starting in Valley Center would arrive at the Project site before all vehicles could evacuate is overly simplistic and includes unrealistic assumptions.</p>
33	<p>The Fehr and Peers study (2019) proposed to accomplish evacuation without traffic lane improvements using “contraflow”, which requires the use of all available lanes outbound, both east and west bound lanes. The second Dudek (2019) study suggests conversion of existing lanes to eliminate available road shoulders and create an uncontrolled 14-foot median lane which potentially could be used passively during evacuation. Analysis of both proposals yields area of concern. Contraflow has been viewed by the SDCFA as unworkable given the limited capacity of regional law enforcement to conduct both rescue, evacuation, and simultaneous traffic management of this area. A significant expanse of roadway would need traffic controls to safely implement contraflow. Contraflow would also compromise the ability of emergency responders to access the area. In the 2018 Camp Fire in Paradise, California; traffic contraflow was attempted on Skyway Road, a main evacuation route to Chico. Lack of law enforcement availability to manage chokepoints and intersections caused an 8-mile traffic gridlock, leading some civilians to become trapped in their vehicles or causing them to flee vehicles on foot. A number of deaths have been attributed to this condition. This finding conflicts with the finding of the Dicus report, <i>Lilac Hills Ranch Wildfire Risk Assessment</i> (undated) where the author rejects similarity between the 2018 Camp Fire in Paradise, CA and the proposed project.</p>	<p>Contraflow is not proposed by the Project. Instead, a middle lane would be striped on both West Lilac Road and Circle R Drive such that this middle lane could be used to double the capacity for evacuation while still enabling an inbound lane for emergency responders. San Diego County Sheriff’s Department has stated publicly at Planning Commission and Board of Supervisor’s hearings for projects that were approved, that they can mobilize a large number of officers in a short timeframe virtually anywhere in this part of the County. Further, once a middle lane is used for evacuating traffic, following traffic will follow and will not need constant monitoring. The intersections at Old Highway 395 would be controlled so that evacuating traffic could be directed onto the road and minimize bottlenecks.</p> <p>Comparisons with the Project area and Paradise (Camp Fire) are not valid (See the Wildfire Risk Assessment, July 2019, by Dr. Dicus). The differences in fire environment, fuels, and evacuation routes and their exposure, are so vastly different that comparisons yield clarification of the contrasts and lack of similarities.</p>
34	<p>The proposed median uncontrolled lane would likely also require traffic controls to affect safe use. Secondly, to physically create this lane,</p>	<p>The comment does not appear to have been based on the LHR Wildfire Safety Compendium which details the road</p>

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	<p>existing primary lane widths would be reduced from 20 to 18 feet, eliminating shoulder areas. This design would eliminate the ability of traffic to yield to emergency vehicles and compromise movement of fire apparatus and other large vehicles given reduced road width. The median lane would be of insufficient width to accommodate most large vehicles including some fire apparatus. Both proposals would modify traffic lanes for a limited distance from the project boundary west to I-15.</p>	<p>improvements. The Project would provide significant off-site evacuation road improvements as detailed in the Compendium. Additionally, the road width reduction referred to in the comment are not accurate. The proposed additional lane does not reduce total width, it results in 3 lanes that meet the code for 12' wide travel lanes, for both West Lilac Road and Circle R Drive with input from the County Department of Public Works, which is in charge of approving road standards. Therefore, the comment is incorrect and based on faulty information. In addition, the improvements to a total of 40 existing offsite road segments or intersections will be implemented by the Project as project design features, mitigation measures and conditions of project approval. These improvements to existing road infrastructure will provide safety benefits to both LHR and regional residents and enhance capacity, connectivity, mobility, evacuation capability, and ingress of emergency vehicles. The improvements include the elimination of three (3) blind curves and the signalization of four (4) currently unsignalized intersections along the existing evacuation routes, as well as a segment of West Lilac Road not currently built to County road safety standards. (See</p>

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		<p>Figure 8).</p> 
35	<p>In the opinion of this study, both proposals fail to permanently or effectively mitigate the single traffic lane constraints identified within the proponent's traffic studies. Development related traffic impacts suggest that evacuation traffic could vastly exceed capacity and congest this road. This study concludes that the currently proposed traffic improvements are insufficient to mitigate development related evacuation demand and would likely degrade regional evacuation potential.</p>	<p>The opinion of the commenter is noted. The opinion is based on the commenter's understanding of the Project and its provided roadway and other fire safety features. This understanding is not complete as it is clear that Rohde and Associates was not provided all of the Project's detailed approaches to fire and evacuation safety, particularly the comprehensive Wildfire Safety Compendium. Further, the comment provides no substantiating evidence to its claims that regional evacuation potential would be degraded. The comment provides no specific inquiries regarding the Project's evacuation modeling and planning, provides no</p>


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		<p>recommendations for improving evacuation potential and fails to indicate with specific supporting data why proposed road improvements would not facilitate evacuations.</p>
36	<p>Additionally, the project has proposed use of traffic circles for intersection control which may further reduce capacity for large vehicles and fire apparatus. Large agricultural vehicles and horse trailer traffic are common on West Lilac Road.</p>	<p>This comment is noted and is based on lack of information. The traffic circle (roundabout) details are provided in various submitted documents, including in the Dudek Evacuation Travel Times memo dated December 9, 2019. The roundabouts are designed to provide seamless traffic flow, even when the middle lane is activated during an evacuation, providing two 12 foot lanes and one middle, 14 foot lane, with a painted/rumble strip apron and middle lane. The roundabouts are designed to facilitate movement of larger vehicles including fire engines, delivery vehicles, and large pickups with livestock trailers without causing traffic congestion. Various studies indicate that there may be some minor slowing of fire engines when compared to a traditional intersection, but even if this delay occurred, it is not significant in terms of fire response. See Attachment A, Appendix 2: "West Lilac Road Roundabout Detail. Per Federal Highway Administration Publication No. FHWA-14-098:</p> <ul style="list-style-type: none"> • Roundabouts are designed for safety and efficiency of all users and can actually improve emergency response times by eliminating/minimizing stops and delays. • Roundabouts are safer than intersections, even when signals are fitted with preemption devices. • Emergency vehicles slow down to pass through intersections similarly to slowing down to proceed through a roundabout. • Roundabouts accommodate larger vehicles and often include rolled curbs and truck aprons for rear wheels.

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		<p>Finally, roundabout experts, Reid Middleton, provided a peer review (included as EIR Appendix A) on the design and analysis of the proposed roundabouts. Based on Reid Middleton's findings, both roundabouts along West Lilac Road would operate at LOS A with low volume-to-capacity ratios. Review of this analysis in the context of evacuation indicates that the roundabouts would not likely create incremental evacuation delay not already considered in the road capacity discounts.</p>
37	<p>b. Alternate Routes: Mountain Ridge Road is currently a private road and the developer had proposed limited access only to proposed assisted living housing rather than the community at large, except by emergency gated access. Full community access would not routinely be allowed via this route. Should this route not be secured for LHR general use, the proposed development will only have a single primary route of access/egress to the north to West Lilac Road. This condition, unless mitigated effectively, will complicate evacuation, emergency access and response routes and times, and likely not meet County Consolidated Fire Code requirements for emergency access. As it is in its current state, this dirt road is narrow with tight 90 degree turns and is unsuitable for either fire apparatus access or safe evacuation from the community. An additional route, Covey Lane may connect with West Lilac Road and offer access. Both Mountain Ridge and Covey Lane configurations will likely impact Fire service response times in the currently proposed configuration, and the issue of gating of these access points remains undetermined.</p>	<p>This comment is based on incomplete information, which would clarify for the commenter that Mountain Ridge Road would be modernized from its current condition. The Wildfire Safety Compendium details that Mountain Ridge Road would be improved to applicable County standards, including resolving a blind curve issue that currently exists. The road would be an integral component of the Project's circulation plan.</p> <p>Gates would be removed from all interior roads except for a gate on Mountain Ridge Road that is manned 24/7 with a security guard and a gate on Nelson Way that would be controlled by fire and law enforcement agencies. The following condition has been proposed in the Wildfire Safety Compendium, which the County apparently did not provide to Rohde and Associates for its review:</p> <p>"In order to enhance orderly evacuation and emergency access, Phases 4 and 5 of the Project shall have no gated</p>

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		<p>access points, with the exception of (1) manned 24/7 guard gate on Mountain Ridge Road and an existing gate along Nelson Way, which will remain, but will be rebuilt and upgraded to meet County and DSFPD standards will be incorporated into the Lilac Hills Ranch Guard Gate system operated by the guard gate on Mountain Ridge.</p> <p>Lastly, the Project has proposed evacuation routing signage via both fixed and changeable message signs to direct and route evacuation traffic.</p>
38	<p>In the northern part of the proposed development, the project has proposed an alternative “Belly road” within the project for transport of evacuation traffic around West Lilac Road. This proposal would shield some traffic movement from potential fire behavior originating from Keys Canyon by placing it interior to the community for a short distance. However, the road would reconnect with West Lilac Road at the project boundary and transfer the point of congestion ¼ mile west from the originally proposed intersection. Ultimately, the Belly road does not relieve traffic congestion during evacuation on West Lilac Road.</p>	<p>The “Belly road” (eg. The “Roundabout Connector Road”) is provided as an optional route that provides additional flexibility for evacuations along West Lilac Road. In response to the County’s concerns regarding Keys Canyon and West Lilac Road’s proximity, the Belly road provides a fire hardened corridor that is further from Keys Canyon and protected by converted, ignition resistant landscapes and developed areas. The Belly road provides options, if appropriate to move traffic west back onto West Lilac Road for the short segment to Old Highway 395, it would be facilitated by the planned, wide roundabout at the West Lilac Road roundabout and the roadside FMZ all the way to Old Highway 395. However, if conditions were such that evacuation to the west were not advisable, traffic could be routed south, through the Project to other potential evacuation routes, including the improved Mountain Ridge Road or Covey Lane to Circle R Drive, or via the modernized Nelson Way to Old Highway 395. The importance of the Belly road is that it provides optionality to those managing an evacuation and does so within a fire hardened corridor. According to the County Sheriff Captain Dave Brown, “options are in many ways more important than capacity for evacuations.” (Applicant meeting with County - April 2019)</p>


#	Comment	Response
39	<p>c. Contingency Route: Nelson Way has been identified as an emergency evacuation route that will be gated and prohibited from public use under normal conditions. In its current state, it is currently a partially paved single lane road secured by an iron gate owned by the local water district. The road travels in close proximity to heavy native vegetation fuel beds offsite of the LHR project where fire entrapment could be a threat. The project has considered improvement of Nelson Way to 28-foot width County standards, along with conduct of appropriate fuel modification, and extension of the road from the community to I-15 on the west. This proposal has merit for reduction of traffic congestion impacts on West Lilac Road, estimated at 20% reduction by project traffic studies (Dudek, 2019). This route could create an alternative for evacuation for a portion of the proposed development to Old Hwy. 395/I-15, however needed road design and related information necessary for full analysis has not yet been provided by the project to allow full consideration by the County, and concern exists for how the public might access or use an unfamiliar route during time of emergency.</p>	<p>The comment suggests that Nelson Way improvement has merit for reducing traffic on West Lilac Road, but lacks details for full consideration. Nelson Way has been analyzed and details for modernization provided in the Wildfire Safety Compendium, Volume II, Attachment 8. Nelson Way modernization is a proposed condition of the Project's approval. Nelson Way, like many of the other planned off-site improvements to West Lilac Road, Circle R Drive, and the on-site Belly road are robust evacuation facilitating improvements that enhance fire and law enforcement agency flexibility during an evacuation. Wildfires are fluid events and can change at any point, having flexibility and options for directing people out of an area or to a designated point of temporary refuge (like LHR offers) are extremely valuable for evacuation success.</p>
40	<p>d. Emergency Route: Lancaster Creek Road had been identified in early traffic studies as an emergency escape route. This unimproved narrow, single lane dirt road travels north from West Lilac Road and descends into Keys Canyon to the area just east of I-15. This road transcends a deep canyon and historic fire corridor that would be subject to dangerous and lethal entrapment conditions during wildfire movement. On the day the road was field surveyed, washouts, slides and storm damage were apparent that would inhibit travel. No maintenance or improvement of this road is proposed by the development. Due to these hazards, it is unreasonable to consider this road for evacuation purposes.</p>	<p>This comment is noted and its conditions and use during a wildfire are accurate. The early evacuation approach included a consideration for a PACE model where the primary, alternative, contingency and emergency options were evaluated. Again, this route is not being suggested or included in the current Project application.</p>
41	<p>e. Regional Routes: While I-15 and SR 76 are designated as primary regional routes for evacuation, it should be noted and considered in evacuation planning that both routes are historically heavily congested during past wildfire emergencies. This factor may affect success of planned evacuations from the LHR community.</p>	<p>The comment is noted, but has been considered in evacuation planning conducted for LHR. San Diego County Sheriff's Department confidently states that it can control downstream intersections and maintain traffic flow where and when needed. I-15 (an 8-lane international transportation corridor) and SR-76 are considered relatively hardened corridors with limited exposure to prolonged wildfire and where traffic has</p>

#	Comment	Response
		been temporarily “stored” during active wildfires until it needed to be moved.
42	<p><u>Roadway Fuels Management</u></p> <p>With regard to the primary evacuation routes, 19 locations have been identified where fire movement across either West Lilac Road or Circle R Drive is likely, presenting a significant civilian entrapment potential. Eight of these locations are on West Lilac Road north of the intersection with Circle R Drive, outside of, but adjacent to the development footprint. Keys Canyon drops steeply north from West Lilac Road. At these noted locations, flame lengths of up to 40 to 60 feet could be expected and could move over West Lilac Road, compromising its use for escape and potentially entrapping motorists. In the 2003 Cedar Fire, such occurrences led to multiple civilian fatalities in the Lakeside area of the Barona Indian Reservation near Wildcat Canyon Road. As such, the SDCFA proposed that West Lilac Road receive project sponsored fuel modification treatments to ensure safe evacuation of vehicles. The SDCFA proposal called for 20 feet of fuel modification on either side of the 20-foot roadbed, with the project arranging for permanent easements and financing.</p>	<p>The comment summarizes Rohde and Associates earlier work identifying potential burn over areas and the County requested 20 foot roadside FMZ along specific routes. This information was incorporated into the Project’s fire safety approach and plans for roadside FMZ have been presented within the LHR Wildfire Safety Compendium. The Project would fund ongoing roadside FMZ along important evacuation routes including West Lilac Road, Circle R Drive, and Nelson Way, in addition to all on-site roads.</p> <p>The comment recommends that 50 feet of FMZ be provided at 8 specific locations on West Lilac Road north of Circle R Drive, however fails to provide details regarding the recommended expansion to 50 feet or the type of fuel reduction that would be needed, i.e., tree thinning and crown raising, understory removal, or total vegetation removal. It is important to note that most of these 8 locations would be avoided by directing west bound traffic onto the Project’s Belly road. Please refer to response to comment 38 for details why the Belly road is beneficial in this regard.</p>

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	 <p>X: Potential locations of fire movement across primary evacuation routes</p> <p>In our review of this proposed mitigation, the cumulative 60 feet of clearance was found to be inadequate to reduce fire impacts on West Lilac Road. Wildfire rising up and out of Keys Canyon could cross this barrier and directly impinge flames on traffic. The proposed 60-foot mitigation would minimally provide protection for homes on the south side of the road but not include effective protection of the roadbed itself. In reference, other areas of the project are required to provide 100 feet of fuels clearance to protect homes. This study concludes that a minimum of 50 feet clearance is required for traffic safety, especially on the downhill side of the 8 identified locations with entrapment potential north of Circle R Drive.</p>	
43	<p>Several areas within the proposed development are identified by the project as temporary safe refuge for LHR residents during wildfire. These include:</p>	<p>The LHR Wildfire Safety Compendium provides detailed information for the designated temporary refuge buildings and refuge sites in Sections 3.3.2 and 3.3.3, suggesting that Rohde and Associates did not review the current application</p>

#	Comment	Response
	<p>a. A 20.6-acre Town Center with 90,000 square feet of commercial development b. A 12-acre school site</p> <p>c. A church site and community center (size yet to be defined)</p> <p>d. 10 acres of small parks in 10 sites</p> <p>These areas serve as a refuge of last resort during wildfire and should not be considered as a better option in lieu of evacuation if the roadways are safe to travel. These sites may still be exposed to heavy smoke concentrations, ember cast and other fire effects, but will likely offer survivable space during wildfire movement. While this study is in general agreement with this concept, the project has not identified the size, structural configuration, or specific location of several of these facilities and full determination for their resistance to wildfire is awaiting this information.</p>	<p>as of the date of this Report. The Project's approach to temporary on-site refuge is consistent with the comment, which indicates use of on-site sheltering as a last resort. The Project promotes on-site refuge as a contingency plan in the event that an evacuation is considered unsafe or if an ongoing evacuation becomes unsafe. This on-site sheltering capability in such a robust approach is precedent setting in San Diego County.</p>
44	<p>An elder care/assisted living facility is included in the proposed development. This site offers additional complexity for evacuation due to the presence of potentially non- ambulatory populations. Movement of non-ambulatory populations requires more preparation time, vehicles and logistics to accomplish evacuation safely. This issue is not addressed in the project's evacuation plan. Recent wildfire experience in Paradise, California during the 2018 Camp Fire showed severe fire damage to such a facility, despite being built to high building standards. This demonstrates a need for additional consideration of fire resistiveness of such facilities and for development of facility specific evacuation plans.</p>	<p>The comment provides important safety information regarding the Project's planned assisted living facility. The facility would be constructed to codes consistent with the ignition resistant requirements of Chapter 7A with the addition of ember resistant vents rather than relying on wire mesh to keep embers from entering building interiors. Wide FMZ would also be provided around the facility. A facility focused emergency response plan would be required by the Fire Code for this facility and would address evacuation protocols including transportation, responsibilities, training, and on-site sheltering, amongst others.</p>
45	<p><u>Protection of In-Situ Populations</u></p>	<p>The comment is noted. The evacuation plan deliberately follows the San Diego County Emergency Operations Plan's Evacuation "Annex Q" regarding sheltering in place/on-site</p>

#	Comment	Response
	<p>Under extreme fire behavior conditions, responders should prioritize protection of populations seeking shelter in large community spaces such as developed parks, churches and commercial centers. While such action is incorporated within the project's Fire Protection Plan, additional emphasis is needed to define how stranded populations will be protected in place. Recommendations should be added to the evacuation plan calling for specific deployment to protect stranded populations and infrastructure development at these sites which resist wildfire ignition and spread.</p>	<p>refuge. Because wildfires are fluid events, the evacuation plan defers to the on-site fire and law enforcement personnel, who work in conjunction with the Office of Emergency Services and/or the Incident Command in making decisions regarding sheltering on site and related protected actions. To the extent that the County requests additional on-site sheltering information in the evacuation plan, that can be conditioned to be included, along with a timeframe, and it will be added.</p>
46	<p><u>Evacuation Summary</u></p> <p>LHR traffic studies have confirmed that existing routes of access and egress to the proposed community and the greater region may be insufficient in the ability to manage traffic demands during wildfire evacuation. The LHR proponent's proposed primary evacuation routes also have many points of potential fire movement across them, creating entrapment and blockage concerns. Since most primary road improvements are limited to the development frontage itself, and travel of some distance is required for evacuees to reach safety, additional improvements on these primary roads distant from the LHR development would likely be necessary to guarantee safe travel for the community during wildfire. The project's proposal to improve Nelson Way as a primary evacuation route is significant as has potential to mitigate many traffic concerns, however traffic studies and related information has not yet been provided to the County for consideration.</p>	<p>The comment refers to reviewer conclusions that are outdated or missing critical information, resulting in inaccurate assumptions and invalid conclusions. The comment is correct that the existing routes of access were deemed insufficient for evacuation with the Project. However, the assumption that the road improvements are limited to the Project frontage is not accurate and the reviewer is referred to the Wildfire Safety Compendium for details on improvements to area roads that create substantially more traffic capacity and result in acceptable evacuation times that are consistent with the Rohde and Associates report's 90 minute timeframe. The comment is accurate regarding Nelson Way and its ability to mitigate many traffic concerns, but is not accurate that related information and studies have not been submitted. The Wildfire Safety Compendium, the traffic evaluations by Dudek and Fehr and Peers, and a Nelson Way specific memorandum all address Nelson Way's modernization in great detail.</p>
47	<p>Additional constraints exist for the lack of dedication of access for Mountain Ridge Road. It is unclear if there is ample space to make the necessary improvements to this road to make it a viable route for evacuation and emergency apparatus access. This condition may also not be compliant with San Diego County development standards, as the</p>	<p>This comment repeats earlier concern regarding Mountain Ridge Road and whether it will be provided or not and whether it will meet applicable code requirements. Mountain Ridge Road will be a Project condition and will be built to County</p>

#	Comment	Response
	lack of access to this route will leave the community with only one way in and out.	Private Road standards, and will meet the SRA Fire Safe Regulations and the County Consolidated Fire Code.
48	 <p data-bbox="296 721 995 748"><i>Traffic congestion as the Cedar Fire crosses the I-15, 2003.</i></p> <p data-bbox="296 829 1136 1089">Some proposed contingency evacuation routes are dismissed by this study as unreasonable due to potential gridlock, fire entrapment or dangerous conditions for use. Road improvements that are currently offered by the LHR project do not effectively alleviate travel impacts. Additional planning effort should also be directed for non-ambulatory populations within the LHR community, especially in assisted living housing. Additional detail should be provided by the project to better define temporary safe refuge options within the proposed LHR project.</p>	Please refer to previous response to comment #s 6, 31, 32, 39 and 42 regarding evacuation routes, fire entrapment, and road improvements, which the comment reiterates and are based on incomplete data for Rohde and Associates review. The information is contained in the current Project application, but apparently was not used by Rohde and Associates. Please refer to response to comment 45 regarding on-site assisted living populations and 43 and 44 regarding on-site sheltering at temporary refuge sites.
49	The project proponent has included the development of a Ready-Set-Go plan and Firesafe Council to communicate evacuation planning.	The comment states correct information that raises no issues and is consistent with the EIR and the Project's approach to fire safety.
50	Given the limitations for effective fire evacuation and access, additional hardening may be necessary within the proposed LHR community for structure fire resistance. Additional measures for landscaping/defensible space, areas of safe refuge, attic and related structural ember	The comment recommends fire hardening within the LHR community along with landscape, areas of safe refuge, attic and structural protection, and treatment of native vegetation islands. All of these items have been addressed by the Project and are detailed in various documents including the

#	Comment	Response
	resistance, and treatment of native vegetation islands left within the community are all issues needing to be addressed.	Fire Protection Plan, the Wildfire Safety Compendium, and various related studies and assessments, all within the public record.
51	<p>Fire Protection</p> <p>The proponent has considered fire service emergency response times and services in their reports (Firewise 2000, 2015). Response time analysis has been conducted with the proponent's finding of a 5-minute response time (from the time an apparatus departs the Fire Station to the time it reaches the dispatched address) to the entire community. Fire sprinklers have been proposed for all occupied structural development, as well as permanent fire station construction for a Deer Springs Fire Protection District station within the project.</p> <p>At the time of this study, potential consolidation of the CAL FIRE Miller Fire Station 15 (9127 West Lilac Road) into a new fire station facility within the LHR development was an active proposal. A second proposal would leave the CAL FIRE facility as a separate entity at its existing location, with the construction of a separate Deer Springs Fire District facility within the development.</p>	The comment states accurate information that raises no issues with the EIR or its conclusions.
52	The Deer Springs Fire Protection District currently maintains 3 fire stations and CAL FIRE operates the fourth facility (Miller Station 15) within the District. This State facility is staffed year-round by local County agreement and provides local responsibility coverage. Current response activity within the District is 3.74 calls per day. (Firewise 2000, 2015). Potential call loading from the LHR community is projected at 3.9 additional calls per day at build-out. Since the nearest Fire Station to the development, the CAL FIRE Miller Station, currently experiences 1.22 calls per day, this increase in demand should be within the capacity of the currently available staffing.	The comment is noted and is consistent with the Fire Protection Plan and EIR.


#	Comment	Response
	<p>The project's Fire Protection Plan (Firewise 2000, 2015) indicates that the current Miller Station will be 4.5 minutes from the furthest structure in the LHR development; however, relocation to a new fire station facility within the development may shorten this response time. Backup service for fire response from other existing District Fire Stations is required for structural or wildland fire response, or backup response, should the closest fire crew be committed. The District's entire standard structural fire response will be able to arrive within 10 minutes, meeting the District's standard according to the Firewise 2000 report. The District also maintains a response standard for 6 minutes for the first due paramedic engine.</p>	
53	<p>At the time of this study, the original project had been proposed with numerous locked emergency access gates that would restrict regular road access to much of the community. This proposal would delay access by fire and emergency resources. The project proponent, however, has recently indicated that 5 or 6 gates might be removed. Further detail has yet to be provided by the proponent that would allow full evaluation of this concept. This study raised concerns for timely response by backup stations given lack of access due to gating or road connectivity which cannot be answered at this time.</p>	<p>All gates would be removed from the Project's roads except for two gates – one on Nelson Way and one on Mountain Ridge Road, which would be manned 24/7 by a security guard, ensuring that it can be opened quickly and retained in the open position during an evacuation. The LHR Wildfire Safety Compendium details the gate removal plan. A Project Condition of Approval has been proposed to ensure that Mountain Ridge is constructed as follows:</p> <p>“In order to enhance orderly evacuation and emergency access, Phases 4 and 5 of the Project shall have no gated access points, with the exception of (1) manned 24/7 guard gate on Mountain Ridge Road and an existing gate along Nelson Way, which will remain, but will be rebuilt and upgraded to meet County and DSFPD standards will be incorporated into the Lilac Hills Ranch Guard Gate system operated by the guard gate on Mountain Ridge.”</p>
54	<p>In the absence of this detail, firm conclusions regarding development response times are not yet achievable. Given the proximity of the CAL FIRE Miller Station, the proponent's verbal proposal of emergency locked gate removal within the development, and the assumption that response times would at least be met by the Miller Station existing location,</p>	<p>The comment is noted. Due to the location of a co-located fire station at the existing Miller Station site or an on-site fire station, the County's 5 minute travel time is achievable for all planned residential and other structures, regardless of which site is ultimately selected. Dudek conducted GIS based</p>

#	Comment	Response
	<p>this study believes that the proposed development's response travel time may likely meet District response standards. Concern still exists for the extreme south-end of the project, off Mountain Ridge Road, where a proposed assisted living facility would likely generate high call volume but be furthest from the Community's fire station. Full analysis was confounded in this study by the lack of current agreement on final fire station location and the yet to be defined final status of road gating.</p>	<p>response modeling utilizing standard speeds and an algorithm that accounts for deceleration and acceleration at intersections and the model (Network Analyst) indicates that the Miller Station site results in 5 minutes or less response throughout the Project site. Since the options for fire station location are defined, modeling is straight forward from the two sites.</p>
55	<p>Detailed tract mapping indicating street design, fire flow/water systems, and housing type (retirement/multi-family, single family, etc.) has not been provided by the proponent for this study; nor has a detailed analysis been conducted on these characteristics. The proponent's plan has called for fire hydrant distribution meeting suburban development standards. These aspects will need to be considered as part of fire services assessment for this proposed development. However, proposed mitigations, along with fire and building code compliance, fuels management and other proposals included in the Firewise 2000 study (2015) are typical for such code-compliant community development and are generally reasonable mitigations in comparison to similar projects elsewhere in Southern California. The project proponent has proposed full compliance with Building Code Chapter 7A, the current codified practice in California relative to Wildland-Urban Interface fire resistance. No occupied buildings taller than 35 feet are proposed for the development, however a single non-habitable structure may exceed 35 feet.</p>	<p>The comment is correct that the Project will be compliant with required fire, building, and residential codes pertaining to fire safety. Many of the details will be determined at later stages of planning and would be subject to fire prevention review/plan check.</p>
56	<p><u>Defensible Space</u></p> <p>The majority of homes in the proposed development will have a 100-foot fuel modification zone. As an alternate, LHR proposes that this 100-foot space may be accomplished by irrigated agriculture or orchard. An area of 50 feet nearest structures (Zone A) will be clear of all non-fire-resistant vegetation and irrigated. An additional non-irrigated area outside of Zone A will have a 50% reduction in native fuels, with removal of dead and downed material, and will be known as Zone B. Trees in Zone B would be</p>	<p>This comment accurately describes the FPP's proposed defensible space. However, since the time of the FPP's approval, basic fire code changes now require 20 feet of roadside FMZ, which will be accommodated on-site and along designated off-site roadways.</p>

#	Comment	Response
	<p>limbed and pruned to a fire resistive state. Maintenance of this condition is proposed for assumption by the homeowner's association. All ornamental landscaping would be per San Diego County fire resistive plant pallet standards. Structures will have setbacks from property lines in accordance with fire code requirements. Roadways within the project will be treated with 10 feet of clearance on each side to ensure fire resistiveness and safe travel. Restrictions on back yard storage, landscaping, construction and maintenance have been proposed to promote structural fire defense.</p>	
57	<p><u>Fire Protection Exceptions</u></p> <p>Exceptions to the 100-foot fuel modification zone have been proposed for the northeast and southwest corners of the property. The project has, over the course of negotiations, modified some exceptions and agreed to 100 feet clearance around the entire development. However, this offer has been made and rescinded several times and the current status of this proposal is unknown. Additionally, ember trapping attic vent installation had been proposed for structures adjacent to the heavy fuel beds and later modified to include the entire project. Similar to fuels management, this proposal has been made and rescinded over the course of negotiations between the County and the proponent. The project's Fire Protection Plan does not detail the specific location of any sites where compromises to fuel modification or building construction methods may occur, other than to state "a few areas" may have reduced fuel modification width or "use alternate means and methods such as ember resistant walls". The lack of final commitment to these strategies by the project, or substantive detail concerning the application of such exemptions has provided insufficient information from which to determine the adequacy or sufficiency of such treatments. It is recommended that the project be required to provide a final list of proposed exceptions and locations so that these may be adequately evaluated for mitigation of fire and life safety concerns.</p>	<p>This comment accurately describes the proposed FMZ as detailed in the Projects Fire Protection Plan. However, since the FPP's approval, the Project has bolstered its FMZ approach and no longer relies on off-site agricultural areas for a portion of the thinning zone. These off-site agricultural land uses will still occur off-site, benefitting the Project with essentially an extended FMZ, but the Project will provide a minimum of 100 feet of perimeter FMZ (and up to 150 feet) for all structures, along with heat deflecting walls in addition to the 100-feet in select areas. Therefore, there are no areas that would receive less than 100 feet of FMZ.</p> <p>The Project's Wildfire Safety Compendium includes the complete list of fire safety and evacuation measures that are proposed as Project Conditions of Approval.</p>
58	<p>Given the nature of old-age class fuel beds adjacent to portions of the property, fuel modification width may need to be increased overall to</p>	<p>The comment is noted and is consistent with the LHR Wildfire Safety Compendium's summary of features, including FMZ,</p>

#	Comment	Response
	<p>provide adequate protection against wildfire. This is especially true of the LHR perimeter homes on the northwest, west, and southwest areas of the development. Interior fuel islands should also be treated with fuel modification to reduce fuel loading next to structures and roads. Proposed Zone A/B standards should apply to interior fuel islands in the same manner as on the community perimeter. Once the project provides detailed development plans for specific sites that includes construction design, setbacks, and related information, the adequacy of the minimum 100-foot fuel modification requirement should be re-considered if adequate on a site-by-site basis considering potential fire behavior of adjacent fuel beds. Fuel modification may need to be extended to 150 feet where heavy fuels or a combination of slope may accentuate fire behavior.</p>	<p>which is proposed to be extended to 150 feet in areas deemed adjacent to higher hazardous fuels. The interior fuel islands would also be provided annual maintenance to retain them in high moisture, low fuel and ignition resistant conditions.</p>
59	<p><u>Implications for Fire Operations</u></p> <p>Structural wildfire defense and evacuation of the LHR Community will be a dynamic and a significant challenge for emergency services, but typical of challenges faced by many modern communities of San Diego County. Community fire resistive features including building construction, fuel modification, fire sprinklers and water systems, and related improvements will significantly reduce the potential risk to both civilians and public safety responders. In many respects, developed areas of the community, especially in the community center away from development perimeters, should be safer for people than surrounding roads or wildlands during fire movement.</p> <p>Among perimeter streets and homes, active firefighting structural defense will be necessary. Where adequate defensible space is provided and maintained, the chief risk will be from flame impingement from adjacent burning houses in close proximity, or from flying embers and spot fires developing among old fuel beds and ornamental vegetation. Left unchecked, these can contribute to significant structural loss. The chief</p>	<p>The comment's stated opinions on structural defense and evacuation are noted. The assessment is consistent with any new, master planned community in San Diego County's WUI areas, including those that have been approved over the last 5 years or more.</p>

#	Comment	Response
	concern will be for perimeter homes at the head of the fire and for homes perched above canyons or drainages.	
60	<p><u>Estimated Potential Worst-Case Loss</u></p> <p>Worst case wildfire conditions include severe Santa Ana winds, critical fire weather and extreme fire behavior. The estimated total structure loss from a short notice, worst case wildfire condition, based upon loss experience during the 2007 Witch and Guejito Fires (Maranghides & Mell, 2009), and 2014 Poinsettia Fire (San Diego Co. OES, 2014) in similar modern San Diego County communities built to Building Code Chapter 7A standards, could range from 2-7%. Structural loss would likely be concentrated on the community perimeters due to fire intensity, proximity to heavy fuels, or firebrands, and among a limited number of homes in the community interior presenting spot fire targets due to over-developed ornamental vegetation, yard storage conditions, and related factors. Once structures become involved, extension of fire to surrounding and exposed structures often results in a group loss in this community type, due to structural density.</p> <p>In this worst-case scenario, fire resources may not achieve desired deployment levels due to reflex time from receipt of alarm to the time fire approaches structures, or due to regional resource drawdowns due to multiple fires. Lesser fire conditions or availability of adequate emergency mass resources will greatly alleviate worst case potential loss, especially where defensible space is widest.</p> <p>Potential structure loss calculation assumes that all fire and building codes are met, fuel modification, and effective/approved alternate methods are in place.</p>	<p>The comment provides an unsupported comparison of structure losses from the 2007 and 2014 wildfires and extrapolates structures lost in those fires to the LHR Project site. Unfortunately, the comparison is highly problematic in that it assumes similar losses from a highly fire-safe community (in LHR) to those that occurred in older communities not subject to the same ignition resistance levels or landscape and FMZ maintenance standards. In order to accurately make this extrapolation of structure losses, one would need to examine the structures lost and determine when they were built, how well they were maintained, and whether they included managed and maintained fuel modification zones. The results of the 2007 and 2014 fires indicates that most of the homes lost were of older construction, prior to the development of Chapter 7A. Those that were newer, typically included some type of vulnerability, such as lack of proper fuel modification zone maintenance, lack of ember resistant vents, or a human error, such as an open window or garage door. Based on these factors, and the level of fire safety that would be employed at LHR, actual structural losses from a wildfire would be expected to be on the lower end of the 2-7% indicated. The higher losses would be expected from the area's existing homes which are generally of older construction with construction material and method vulnerabilities.</p> <p>The deployment of fire resources at LHR will be consistent with fire resources for any new development in San Diego County's WUI or fire hazard severity zone areas. When projects are approved, several of which have been over the</p>

#	Comment	Response
	<p>Potential Structural Loss to CA Building Code Chapter 7A compliant structures: Total number of homes = 1,746</p> <p>Total number of perimeter homes: Approximately 200</p> <p>Loss of 7% of perimeter homes (worst case fire condition) = 14 Loss of 2% of perimeter homes (worst case fire condition) = 4</p> <p>* Homes on the northwest, west, and south west flanks of the development will be at highest risk due to adjacent heavy fuels</p>  <p><i>Modern, fire resistive home burning during the Witch Fire, Rancho Bernardo, CA 2007</i></p>	<p>last several years, they are assessed against fire codes, standards, policies, regulations and best practices. When determined to at least meet these requirements, they are determined to be acceptable for approval and would not impact the ability of the fire authority having jurisdiction to provide protection and response.</p> <p>It is not possible to conclude from the photograph of the burning “modern” residence, from “2007”, why it ignited, but three observations are relevant:</p> <ol style="list-style-type: none"> 1. Codes have become even more restrictive since 2007, which represents four code cycle updates; 2. The Lilac Hills Ranch homes will include the latest requirements and exceed these requirements via several Project design features 3. This appears to include an attic fire, possibly indicating that its vents were not appropriately protected. LHR would include ember resistant vents for all structures.
61	<u>Study Summary and Recommendations</u>	The comment is noted and is consistent with the fire safety assessments conducted as part of the Project’s EIR. The recommendations provided are also consistent with the

#	Comment	Response
	<p style="text-align: center;"><u>Wildfire Risk</u></p> <p>1. Significant wildfire risk exists for the LHR planned community, especially from exposure to heavy, old-age fuels on the northwest, west, and southwest sides of the project. According to fire behavior studies, additional risk from large fire ember cast exists from fuels 1.5 - 2 miles from the project site, especially from fires traveling in Keys Canyon.</p> <p><u>Recommendation:</u> The entire project is subject to long-range ember cast as disclosed by both the LHR proponent's and this report's fire behavior studies. All structures within the LHR community should be hardened against such risks, including fitting of ember capturing/fire resistive roof vents, building with fire safe construction materials, limitation of landscaping and yard structures for fire resistiveness, or similar conditions at the Fire Marshal's discretion.</p>	<p>proposed approach for fire safety including structure hardening, vent protection, landscape limitations, and many others as documented in the Project's FPP, Evacuation Plans, Wildfire Safety Compendium, and other supporting documents.</p>
62	<p>2. Inadequate information is presented in the project's Fire Protection Plan to determine the location of areas where the LHR developer has indicated less than standard fuel modification of 100 feet will be provided. However, the developer has indicated that some sites will be proposed on the southwest corner of the property adjacent to heavy, old-age class fuels and that ember resistant attic venting is proposed for adjacent development. This issue lacks definition, and additional detail, mapping, and explanation is needed to enable evaluation by the Fire Marshal of this risk and LHR's proposed mitigation.</p> <p><u>Recommendation:</u> The LHR project proponent needs to specify the location of each proposed building site where fuel modification is proposed for less than 100 feet, and detail what fuel modification will be provided, and what alternate means and methods will be used to mitigate</p>	<p>The comment requests additional details on proposed exceptions to the 100 foot wide FMZ. There are no exceptions proposed, and this comment seems to be based on an FPP that has since been superseded by an FMZ program that provides between 100 feet and 150 feet of FMZ adjacent to all perimeter homes. The areas called out in the western/southwestern portions of the Project would receive 150 feet of FMZ and all structures on site would include the enhanced ignition resistant vents and Chapter 7A requirements. This comment is based largely on a lack of the latest Project information being provided to Rohde and Associates prior to their Project review. Please refer to the Wildfire Safety Compendium for FMZ details.</p>

#	Comment	Response
	<p>risks for specific lots. It is important to note that while attic vents are a deterrent from fire spread from ember cast, they do not mitigate all forms of heat transfer possible from inadequate fuel modification. Therefore, attic vents alone may not suffice in protecting a home from fire where the defensible space is reduced below County standards.</p> <p>Other alternate mitigations such as construction of ember resistant fire walls, structural lot setbacks, or other means may be considered and evaluated by the County Fire Marshall where appropriate and sufficient in reducing risk. However, the LHR project should identify where specific compromises are located, specify risks present at those sites, and propose effective mitigations.</p> <p>In our assessment, fuel modification distances may require increased depth from 100 feet to 150 feet to prevent fire and ember exposure where the project is proximal to old-age class fuel beds on the project's northwest, west, and southwest aspects to provide effective separation of homes from this risk, as detailed earlier in this report.</p>	
63	<p>3. Inadequate information is presented in the proponent's Fire Protection Plan to determine how alternate means and methods might be applied to the project to reduce fire risk. While construction features including ember resistant walls and fire resistive attic venting have been named as potential alternate compliance means in the Fire Protection Plan, no specific application or site is identified for applied use. Additional detail, mapping, and explanation is needed from the LHR project proponent to understand any identified risk, its siting, any departures proposed in fire or building code compliance, and proposed mitigations before a determination be made by the Fire Marshal that application of alternate means would be effective or successful.</p>	<p>Per the Wildfire Safety Compendium, all perimeter FMZs will be between 100 and 150 feet in width, and some will benefit from adjacent on-site agriculture, where the actual modified fuel areas will well-exceed 150 feet. <u>No exceptions.</u></p>

#	Comment	Response
	<p><u>Recommendation:</u> The LHR project's Fire Protection Plan should be updated to identify specific sites where fire or building code may not be met by standard means and describe site specific alternate mitigations for achieving required protection. In the absence of this information, the Fire Marshal likely has insufficient data to make a conclusive finding or acceptance of alternate means.</p>	
64	<p>4. The project proposes construction per California Building Code Chapter 7A, Wildland- Urban Interface requirements, and proposes to sprinkler all structures. This is appropriate given the building site's wildfire risk.</p> <p><u>Recommendation:</u> This is an appropriate measure for fire risk mitigation given the Wildland- Urban Interface nature of the LHR project site.</p>	<p>The comment is noted and raises no issues with the Project's analysis or conclusions.</p>
65	<p>5. This study has identified significant wildfire history of importance to the project that was not previously identified. Both this study and the project proponent's Fire Protection Plan assessed that the site is subject to critical fire weather and burning conditions, extreme fire behavior, long range spotting, critically rapid rates of spread, and large wildfires. Both studies confirmed offshore and onshore wind driven fire trajectory concerns and potential paths of fire spread into the LHR planned community.</p> <p><u>Recommendation:</u> The LHR project proponent should consider the fire behavior and history information provided in this study and react to these conditions in their planning process, especially with regard to building</p>	<p>The Project's FPP and related fire behavior and fire history analysis has already contemplated the potential for an extreme fire weather event. As indicated in the Rohde and Associates study, the fire behavior modeling provided in the Project's FPP is consistent with Rohde's modeling results. Because the Project has already considered an extreme fire event, it was planned and designed to withstand the type of fire that may occur in its vicinity. Further, the Project has gone beyond protecting its own residents by proposing numerous off-site improvements and ongoing funding for maintenance, resulting in a reduced fire hazard for the area. This comment raises no new issues that haven't already been analyzed and incorporated into the Project's fire safety approach.</p>

#	Comment	Response
	<p>construction, fuel modification, evacuations, and temporary safe refuge planning.</p>	
66	<p>6. Fire Services within the Deer Springs Fire Protection District appear to have the capacity to meet the call loads and emergency demands of the project. New timed response studies are needed, however, given recent LHR proponent proposals regarding community gating that require finalization. Specific concerns exist for the impact to response times presented by numerous emergency- access only gating. A project proposal has been offered to remove gates but has not been formalized with written or substantiated proposals. The use of gates as originally proposed affects both backup response from area fire stations for structure fire and medical response, as well as evacuations. Similarly, discussions continue related to new fire station construction and staffing. These proposals need to be finalized to allow final response studies and a determination by the Fire Marshal for adequacy.</p> <p><u>Recommendation:</u> The LHR project proponent and County need to finalize negotiations regarding fire station construction, staffing, and placement, and gate/street access for the project. Response time studies that have been completed cannot be counted upon for accuracy in the absence of these decisions. There also remains concern for the impact of gating to response times both for primary and secondary fire apparatus response. It is recommended that once negotiations are</p>	<p>The comment relies on dated material regarding response times and gates. The response times were modeled using sophisticated GIS modeling software and included a delay for gates that were proposed at the time, but that have since been removed from consideration. Even with the gates, the response times from the Miller Station location and from the on-site location both meet the County's 5 minute travel time. Without the gates, which have been removed from the Project's plan except for one gate that would be manned 24/7, the response times improve and are even lower than the already sub-5 minute timeframes. Therefore, the comment is based on outdated information that has been superseded by submitted documentation addressing the comment's concerns.</p>

#	Comment	Response
	complete for both fire station location and gating that the LHR project proponent recalculate both evacuation and response time studies and submit the revised data to the County Fire Marshall for consideration.	
67	<p>7. Development of ungated community access via Mountain Ridge Road to the greater LHR community is critical for emergency response coverage and evacuation, and such access needs to be secured. Currently, the route is accessing a proposed assisted living facility only, with emergency gating between this use and the greater LHR community. This design compromises emergency response times to this high-call load facility from the closest fire station, as well as compromises emergency and evacuation access for the greater community. The LHR project may not comply with response time standards without this critical access/egress route.</p> <p><u>Recommendation:</u> The LHR project needs to secure ungated road access to this route and recalculate evacuation and response time studies based upon this access.</p>	<p>Please refer to response to comment 53 for more information regarding the Mountain Ridge gate. Mountain Ridge is a critical component of the Project's road circulation system. The gate along Mountain Ridge Road would not be an emergency gate, it would be a manned 24/7 access gate, eliminating concerns that it may not be operable or could cause response delays. Even with the gate, response travel times were modeled to be under 5 minutes to all of Phase 5 where the assisted living facility would be located. The comment raises a concern that has been addressed in recent submittals and therefore, the recommendation to recalculate response time studies is not supported.</p>
68	<p><u>Evacuation and Temporary Safe Refuge</u></p> <p>8. The project proposes one main entrance located off West Lilac Road on the northern edge of the project. Additional street access has been proposed but not solidified by the project, and the question of road gating remains outstanding. The current limitation on road access likely does not meet Code required response time or access requirements</p> <p><u>Recommendation:</u> Secure 24/7 public access to additional roads leading into the LHR Development site and remove all emergency gating to ensure emergency response access and unobstructed evacuation egress.</p>	<p>Please refer to response to comment 67.</p>

#	Comment	Response
69	<p>9. Evacuation routes identified by the proponent were significantly challenged by the findings of this study. All developer identified alternate, contingency, and emergency routes were found to be inadequate, and under certain circumstances even dangerous. Primary access routes were also determined to have significant issues of potential entrapment during evacuation. Additional road improvements outside of the immediate project area are likely needed to ensure safe evacuation.</p> <p><u>Recommendation:</u> Eliminate consideration of all routes for evacuation except for those with primary road characteristics of guaranteed, non-gated public access. These roads include West Lilac Road and Circle R Drive. Consider improvements on West Lilac Road and Nelson Way to Old Highway 395 to accommodate public daily access and for use as a primary evacuation route. Increase road capacity to meet increased traffic demand, do not reduce existing road capacity for large vehicle and fire apparatus movement. Consider improvement of Nelson Way as an alternate evacuation route.</p>	<p>The comment raises concerns regarding evacuation on existing roads in the Project's vicinity. The comment's analysis does not take into consideration the off-site road improvements, modernization and increased vehicle capacity and optionality provided by the Project. The Project's evacuation modeling focuses only on roads with primary road characteristics and does consider removal of gates and the modernization of Nelson Way as an alternate evacuation route. The Wildfire Safety Compendium details the road improvements while the evacuation plans prepared by Dudek outline the increased capacity and optionality provided by the planned improvements. These improvements are offered as Project Conditions of Approval.</p>
70	<p>10. Areas of temporary safe refuge within the community were identified in the LHR Fire Protection plan, however no actual size or capacity of church or community center facilities were identified, therefore a conclusion could not be reached as to capacity for temporary safe refuge use by these facilities. Given evacuation routing concerns, and risks along evacuation routes, temporary safe refuge becomes a critical issue for the LHR development.</p> <p><u>Recommendation:</u> The LHR proponent should provide greater detail as to the location, size, and construction features of the proposed temporary safe refuge facilities so that they can be assessed by the County Fire Marshall for meeting this need. Temporary safe refuge capacity should exist for community residents within the community to provide refuge of</p>	<p>The comment indicates a lack of details for temporary safe refuge areas. However, as indicated in previous responses to comments herein, the Wildfire Safety Compendium includes the requested details, but appears to have not been included in the Rohde and Associates materials for review. The comment's raised issues are not valid as the information requested has been provided and the related analysis completed, resulting in a robust on-site temporary refuge capability that is unprecedented in San Diego County.</p>

#	Comment	Response
	last resort if evacuation cannot be accomplished within available timeframes.	
71	<p>11. This study has identified a likely 1.5-hour timeframe for LHR community evacuation and recommended management action points for evacuation initiation. However, this does not reconcile with traffic studies or road capacity improvements proposed by the project</p> <p><u>Recommendation:</u> The LHR project proponent should propose road improvements that will ensure evacuation of the proposed development without degradation of the existing road capacity for regional evacuation. Traffic studies should be conducted for any route considered as essential for community evacuation, including Nelson Way.</p>	<p>The comment is in conflict with Dudek’s evacuation travel time analysis presented in two memoranda, one dated December 6 and one dated December 9. The two memoranda represent separate approaches to modeling evacuation travel times. The first is consistent with the analysis provided for recently approved San Diego County projects and indicates an evacuation travel time of less than one hour. The second is a modeling program that also indicates evacuation travel times of less than one hour. These results are consistent with the FEMA sourced 1.5 hour timeframe which was generally applied to LHR by Rohde and Associates. When a typical buffer of 30 minutes is added to the calculated travel times, the result is a very similar, roughly 1.5 hour evacuation timeframe. Therefore, it is concluded that the proposed improvements provide the evacuation results that the comment recommends and no additional analysis would be required.</p>
72	<p>12. This study has identified a need for the project proponent to further define how elder and non-ambulatory populations may either be evacuated or protected in place as part of the community evacuation plan.</p> <p><u>Recommendation:</u> The LHR project proponent should indicate how non-ambulatory populations can be adequately sheltered-in-place, and/or develop a contingency for evacuating this population successfully. This reference needs not only in the proposed Assisted Living Facility, but for the greater community as well. It is important to note that adequate time and logistics to fully evacuate non- ambulatory populations from such a facility in this community during extreme fire conditions is unfeasible and inherently dangerous.</p>	<p>Please refer to response to comment 44 for response to this repeated comment.</p>

#	Comment	Response
73	<p>13. The use of traffic circles on West Lilac Road, a main evacuation route, has been proposed by the LHR project. Additional traffic studies are needed to show the impact such infrastructure would provide to large truck or horse trailer traffic, especially during an evacuation. The overall safety of a proposed “contingency traffic lane” in the road median needs to be outlined for how it would be marked or improved to allow emergency use and maintain traffic safety.</p> <p><u>Recommendations:</u> Traffic intersections must be wide enough to manage large freight trucks, large horse trailer, and emergency vehicle traffic on a daily basis and provide for unobstructed travel during emergency evacuation. Any roundabout (traffic circle) should not include a physical central concrete barrier that could impede large vehicles from moving through it. Any central island to direct traffic slow through the roundabout should be merely painted on the pavement. Additional traffic studies are needed and must confirm the ability of the proposed infrastructure to accommodate such traffic.</p>	<p>The Wildfire Safety Compendium addresses this comment in terms of the roundabout dimensions and painted aprons, medians and shoulders. The roundabout details indicated in the Dudek memorandum (Dec 9, 2019) illustrate that the roundabouts would not cause issues with large vehicles or horse trailer traffic. The requested details have been provided and fully address the comment’s questions and concerns. Therefore, the comment requires no additional analysis.</p>
74	<p>14. The traffic study by Fehr and Peers and Dudek (2019) includes assumptions for contraflow which are likely unreasonable for a large wildfire occurring in this region. Traffic management assumptions likely exceed law enforcement capacity for implementation given competing wildfire priorities and duties, and the large area of traffic management involved. Importantly, proposed contra-flow and reduced lane widths could be severely detrimental to emergency vehicle access.</p> <p><u>Recommendations:</u> The use of contraflow as an evacuation method should be eliminated from consideration by the project. Use of traffic roundabouts should be of sufficient size to guarantee large truck and emergency vehicle access. Roadways should be of sufficient</p>	<p>Contraflow is not recommended by the Project’s evacuation plan. The roads that include additional capacity, namely West Lilac Road and Circle R Drive, would include an additional lane so that two lanes could be dedicated to evacuation traffic while still leaving an inbound lane for emergency responders. Any earlier reference to contraflow was used as an example of how to increase capacity short of making road improvements. However, per the Wildfire Safety Compendium, these roads would be improved and restriped to include the middle turn lane that would then be used for evacuation during a large evacuation event. Please refer to the December 2019 Dudek memoranda for details. Please refer to response to comment 73 regarding the roundabout details and their ability to move large truck and emergency vehicle access.</p>

#	Comment	Response
	size and design to allow for emergency vehicle access under evacuation conditions.	

ATTACHMENT 6

LHR PROPOSED CONDITION OF APPROVAL

EIR RECIRCULATION STANDARDS ARE NOT TRIGGERED

Village Communities, LLC, the landowner/applicant of the proposed Lilac Hills Ranch planned community (Project) situated in San Diego County, completed its Final Environmental Impact Report (EIR) submittal to the County of San Diego (County), Planning & Development Services, in December 2019. The Lilac Hills Ranch Final EIR submittal can be found at: <https://www.dropbox.com/sh/ycooodr62h1u85z/AAC3wnZfdFjzLw17CRP0HDr0a?dl=0>.

This white paper has been prepared to summarize the substantial evidence in the County's record confirming that the Lilac Hills Ranch Final EIR need not be recirculated because the EIR recirculation standards under the California Environmental Quality Act (CEQA) have not been triggered.

Background

As shown below, the Lilac Hills Ranch EIR has been circulated for public review and comment three times (in 2013, 2014, and 2018), and a draft final EIR previously was released and posted for public review (in 2015). The Lilac Hills Ranch Final EIR (2019) represents the culmination of the environmental analysis completed for the Project in full compliance with CEQA and the CEQA Guidelines and does not trigger recirculation. The pertinent factual chronology is presented below.

Project History and CEQA Analysis

2012 Notice of Preparation of EIR

In May 2012, the Notice of Preparation (NOP) of a draft EIR was distributed for a 30-day review period. The County held a related EIR scoping meeting in July 2012. The NOP comments are included in the Appendices A and B to the 2013 Draft EIR (discussed below), and the environmental issues raised in NOP comments are also evaluated throughout the EIR.

2013 Draft EIR

In July 2013, the Lilac Hills Ranch Draft EIR (2013 DEIR; SCH No. 2012061100) was first made available to the public and all interested public agencies for a 45-day comment period starting July 3 and ending August 19, 2013.

2014 Revised Draft EIR

In 2014, the County directed preparation of the Lilac Hills Ranch Draft Revised EIR (2014 RDEIR). The 2014 RDEIR was made available for review to the public and all interested public agencies starting July 12 and ending July 28, 2014.

2015 Draft Final EIR

In 2015, the County required completion of the Lilac Hills Ranch Draft Final EIR (2015 Draft Final EIR), which included written responses to public/agency comments, clarifications to the EIR, and minor modifications to the Project. The 2015 Draft Final EIR was made available on the County's website to facilitate additional public review and agency consultation.

The Project and the 2015 Draft Final EIR were presented to the County's Planning Commission at three public hearings held on August 7, August 12, and September 11, 2015. On September 11, 2015, at the recommendation of the County Department of Planning & Development Services, the Planning Commission voted to recommend approval of the EIR and Project to the Board of Supervisors with modifications and conditions.

2018 Second Partial Draft Revised EIR

In 2017 through 2018, and after the 2016 Project voter initiative and an election, the Project applicant: (a) modified the Project to include all of the Planning Commission and staff recommendations issued in 2015; (b) revised the Project's GHG analysis to address the California Supreme Court's November 2015 decision in *Center for Biological Diversity v. California Department of Fish and Wildlife* (2015) 62 Cal.4th 204; (c) revised the Project's traffic analysis due to updated traffic counts; (d) updated GHG, air quality, and noise technical analyses to address changes to the traffic analysis; and (e) revised the Project's Specific Plan to reflect Project modifications (2018 Specific Plan, with Appendix J to the Specific Plan summarizing the Project modifications).

In 2018, the County required the completion and recirculation of the Second Partial Draft Revised EIR (2018 DREIR) for another 45-day comment period, starting February 22 and ending April 9, 2018. The 2018 DREIR included: (a) updated EIR sections, specifically traffic and GHG; and (b) updated GHG, air quality, traffic, and noise technical analyses. The 2018 DREIR included a "Recirculation Reader's Guide" explaining the County's decision for recirculation. At the same time, the County required the 2018 Specific Plan to be made available for review, along with Appendix J to the Specific Plan.

Thus, the 2013 DEIR, the 2014 RDEIR, the 2015 Draft Final EIR, and the 2018 DREIR have been the subject of exhaustive public review and agency consultation.

Planning Commission "Substantial Modifications" Review and Decision

On June 8, 2018, the County Planning Commission considered whether the 2018 Project changes were "substantial modifications" under Government Code section 65356. If the Planning Commission determined that the 2018 Project changes constituted "substantial modifications" not previously considered by the Commission during its prior hearings, the Project would be required to obtain a new Commission recommendation. If, on the other hand, the Planning Commission determined that the Project changes were not substantial, the Commission would

not be required to review further, nor make a new recommendation; and, instead, the 2018 Project could proceed directly to the Board of Supervisors for final action.

After the June 2018 public hearing, the Planning Commission decided that the 2018 Project changes did not constitute “substantial modifications,” allowing the 2018 Project and EIR to proceed directly to the Board of Supervisors.

2019 Final EIR for the Lilac Hills Ranch Project

As described above, the 2019 Final EIR is the culmination of the environmental analyses completed pursuant to CEQA for the Lilac Hills Ranch Project. The Final EIR is comprised of the 2013 DEIR, the 2014 DREIR, the 2015 Draft Final EIR, and the 2018 DREIR.

In addition, the 2019 Final EIR encompasses Project refinements, clarifications, and minor modifications to: (a) clarify or amplify information already presented in the draft EIRs; (b) respond to public/agency comments, which is a recognized part of the CEQA process; (c) further reduce identified environmental effects *without* changing any significance thresholds or significance findings; (d) refine or clarify the timing and locational requirements of existing mitigation measures; (e) enhance fire safety with additional design features and/or conditions; (f) update regulatory requirements; (g) describe the Project changes to the design as recommended by the Planning Commission and/or County staff, all of which were already part of the recirculated 2018 DREIR; and (h) disclose other minor changes made in the multiple iterations of the draft EIRs that were subjected to recirculation in the 2014 DREIR and the 2018 DREIR.

Project refinements are addressed in Final EIR Chapter 1.0., Project Description, as well as Chapter 8.0, and shown by using numerous mechanisms to facilitate Final EIR review by the public and all interested agencies. For example:

- The Final EIR’s “Reader’s Guide” explains the Project’s clarifications and minor modifications shown in the FEIR Chapters, FEIR appendices, and responses to comments.
- The Final EIR Chapters identify the EIR text changes. Specifically, the text changes are shown in a *single* strike-out/underline format to reflect the Project’s clarifications and minor modifications responsive to public and agency comments received during the public review period for the 2014 DREIR. The Final EIR Chapters identify the EIR text changes shown in a *double* strike-out/underline format to reflect: (a) the applicant’s acceptance of the 2015 Planning Commission recommendations; and (b) Project clarifications and minor modifications in response to both comments received during the public review period for the 2018 DREIR, and County staff comments to enhance fire safety.
- Appendices J and K to the 2018 Specific Plan summarize the Project’s clarifications and minor modifications responsive to County staff fire safety enhancements.

- Final EIR, Chapter 8.0 summarizes all Project clarifications and minor modifications (e.g., Table 8-1); provides lists of all agencies, organizations, and individuals that commented on the 2014 DREIR and the 2018 DREIR; and identifies the FEIR appendices.

Notably, the Lilac Hills Ranch Final EIR will be made available to the public and all commenting public agencies *before* the County's Board of Supervisors considers whether to certify the Final EIR and approve the Project. More specifically, the County's current practice is to post on the County's website all Final EIRs, including responses to both public and agency comments, approximately 10 days to two weeks before certifying the final EIR.

The County's practice is consistent with CEQA Guidelines section 15089(b), which provides that the lead agency lead "*may* provide an opportunity for review of the final EIR by the public or by commenting agencies before approving the project." This practice also is consistent with CEQA requirement that lead agencies provide written proposed responses, either in printed or electronic format, to any public agency that commented on the draft EIR at least 10 days before certifying the Final EIR. (See Pub. Resources Code, § 21092.5; CEQA Guidelines, § 15088(b).) Indeed, the County's current practice *exceeds* CEQA requirements by posting/releasing the Final EIR and *all* written proposed responses to *both* the public and all commenting public agencies.

CEQA Findings

The proposed Lilac Hills Ranch Project CEQA and Environmental Findings (CEQA Findings) summarize the findings, reasoning, and decision that no "significant new information," as defined by CEQA Guidelines section 15088.5(a), has been added that would require recirculation of the information presented in the Final EIR.

Specifically, while the CEQA Findings acknowledge that new information has been added to the Final EIR, the new information serves only to clarify or amplify or make minor modifications to an otherwise adequate EIR by improving the Project design, protecting the environment, enhancing fire safety, and minimizing identified environmental impacts. Accordingly, such information is not "significant new information" — as that term is defined in CEQA Guidelines section 15088.5(a)(1)-(4). The CEQA Findings also identify the substantial evidence in the record that supports the recirculation decision (see CEQA Findings, Part IV).

Analysis

As stated, the 2019 Final EIR submittal includes, but is not limited to: (a) the Reader's Guide; (b) Final EIR Chapter 8.0 (including Table 8-1); (c) Appendices J and K to the 2018 Specific Plan; and (d) the Board's proposed CEQA Findings — all of which explain the changes made between the recirculated 2014 and 2018 RDEIRs and the 2019 Final EIR. The identified changes shown in the 2019 Final EIR do not trigger yet another round of public review because the changes do not constitute "significant new information," as that term is defined under CEQA. As explained below, the "significant new information" requirement is intended to reaffirm the goal

of meaningful public participation in the CEQA review process, “but without promoting endless rounds of revision and recirculation.” (*Laurel Heights Improvement Assn. v. Regents of Univ. of Cal.* (1993) 6 Cal.4th 1112, 1132 (recirculation “is intended to be the exception, rather than the general rule”).)

CEQA Recirculation Standards

CEQA requires the County, as lead agency, to recirculate an EIR when “significant new information” is added to the EIR after public review, but before considering certification. (Pub. Resources Code, § 21092.1; CEQA Guidelines, § 15088.5(a).) “Recirculation means making the revised EIR available for public review and consulting with ... other agencies again before certifying the EIR.” (*Citizens for Positive Growth & Preservation v. City of Sacramento* (2019) 43 Cal.App.5th 609, 631; CEQA Guidelines, § 15088.5(d).) Section 15088.5(a) defines the terms “information,” “significant,” and “significant new information” in the context of a lead agency’s recirculation decision.

“Information” can “include changes in the project or environmental setting as well as additional data or other information.” (CEQA Guidelines, § 15088.5(a).) Notably, “[n]ew information added to an EIR is *not* ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.” (*Id.*, emphasis added.)

Accordingly, information can be added to an EIR after public review, but before certification provided the information is not “significant.” Critically, the only information that qualifies as “significant” is: (i) information added to an EIR that gives rise to a “substantial adverse environmental effect” or (ii) information that identifies “ways to mitigate or avoid such adverse environmental effects” that the project proponent “declines” to implement.

Here, the 2019 Final EIR contains new information, but that information does not identify or give rise to any new or more severe adverse environmental effects of the Project than previously disclosed in the 2014 and 2018 RDEIRs; and it does not propose any feasible mitigation or alternatives that the Project applicant has “declined to implement.”

Further, the 2019 Final EIR does not include any “significant new information,” as that term is defined in CEQA. Pursuant to CEQA Guidelines section 15088.5(a):

“‘Significant new information’ requiring recirculation include, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.

- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded." (*Id.*, and see Pub. Resources Code, § 21092.1.)

Section 15088.5(b) provides that "[r]ecirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR." Again, recirculation is not required simply because new information is added to an EIR. Indeed, the Final EIR "will almost always contain information not included in the draft EIR given the CEQA statutory requirements of circulation of the draft EIR, public comment, and responses to ... comments prior to certification of the final EIR." (*South County Citizens for Smart Growth v. County of Nevada* (2013) 221 Cal.App.4th 316, 328, citation omitted.) "[R]ecirculation was intended to be an exception, rather than the general rule." (*Id.*)

Courts Defer to the Lead Agency's Decision Not to Recirculate

The County's decision not to recirculate the 2019 Final EIR would be "reviewed for substantial evidence, resolving reasonable doubts in favor of the administrative finding and decision." (*Citizens for Positive Growth & Preservation, supra*, 43 Cal.App.5th at p. 632; CEQA Guidelines, § 15088.5(e).) A project opponent "bears the burden of proving" the record does not contain *any* substantial evidence to support the County's decision not to recirculate an EIR. (*Id.*) Courts also "must defer to an agency's explicit or implicit decision not to recirculate a draft EIR so long as it is supported by substantial evidence." (*San Francisco Baykeeper, Inc. v. California State Lands Comm'n* (2015) 242 Cal.App.4th 202, 224.) Indeed, an agency's decision not to recirculate an EIR "is given 'substantial deference' and is presumed 'to be correct.'" (*Ibid.*, citation omitted.)

CEQA Case Law Referenced by County Staff

***Save Our Peninsula Committee v. Monterey County Bd. of Supervisors*
(2001) 87 Cal.App.4th 99 (recirculation required)**

In *Save Our Peninsula*, EIR recirculation was required because the draft EIR stated that any increased water pumping over baseline would have to be mitigated either by reducing the project's residential density or by reducing pumping elsewhere within the local groundwater basin. However, the project applicants did not identify an off-site reduced water pumping location as mitigation until an "errata" was prepared "shortly" before the Board meeting. The

errata contained *no* environmental analysis of the adverse environmental effects of the pumping reduction on the off-site property, and *no* environmental analysis of the broader issues raised in comments regarding whether the mitigation: (i) was feasible, (ii) gave rise to adverse growth-inducing effects elsewhere in the basin, and (iii) was based on valid riparian water rights, and if such rights could even be used without a permit issued by the State Water Board. (*Id.* at pp. 128-135.)

In contrast, here, consistent with CEQA, the 2019 Final EIR : (a) includes the revised draft EIR pages shown in strike-out/underline text; (b) adds the comment letters received on the 2014 and 2018 DREIRs; (c) lists the commenting agencies and individuals on the 2014 and 2018 RDEIRs; and (d) adds the County’s written responses to the public/agency comments, including “Global Responses” addressing recurring comments received on the 2014 and 2018 DREIRs, and technical appendices supporting the Final EIR responses to comments. None of the Project’s modifications, clarifications, or added design features and/or conditions introduce any mitigation giving rise to unanalyzed environmental effects; change the EIR’s significance findings; or give rise to any new or more severe significant environmental effects. To the contrary, such changes or additions only serve to address public comments and/or reduce environmental effects.

**Valiano – Elfin Forest Harmony Grove Town Council v. County of San Diego
(No. 37-2018-00043049-CU-TT-CTL; 2/20/20 Minute Order)
(recirculation required)**

Valiano, a residential development project in the San Dieguito community of San Diego County, is the subject of a currently pending lawsuit in San Diego Superior Court filed by petitioners Elfin Forest Harmony Grove Town Council and other groups challenging the County’s approval of the project and related EIR, primarily on CEQA and General Plan deficiency grounds.

Petitioners in that trial court case asserted that the Final EIR should have been “recirculated.” They contended that the earlier revised draft EIR used the County’s 2020 “efficiency” significance threshold and found that the project’s GHG emissions were “below” that significance threshold; however, the later Final EIR used a “different” significance threshold (net zero GHG emissions) and, based on that different threshold, the Final EIR concluded new mitigation was required to achieve the threshold. The Court found that “[c]hanging the acceptable floor for GHG emissions is significant because it resulted in a *new determination that mitigation was required*. Given that the change was not insignificant, nor was it a clarification or

amplification of the threshold used in the Revised Draft EIR, the final EIR should have been recirculated.” (Minute Order, Feb. 20, 2020, pp. 3-4, emphasis added.)¹

Here, in sharp contrast, the County previously required the Lilac Hills Ranch Project to modify its GHG emissions analysis to achieve a net zero GHG emissions significance threshold, the applicant concurred, and *the new GHG analysis was already included in the recirculated 2018 DREIR*. Specifically, the 2018 DREIR included a new “Global Climate Change” analysis, supported by a new GHG technical analysis, and that new assessment replaced the previous 2014 RDEIR’s GHG technical analysis. The 2018 DREIR also included new environmental impacts associated with GHG emissions, which were mitigated to less-than-significant levels through the Project’s attainment of a net zero GHG emissions level; and the entire new analysis and new mitigation framework were recirculated for a 45-day period for public review and comment, as well as further agency consultation. (See also Final EIR CEQA Findings, p. 106.)

Since then, the Final EIR has been completed, including the County’s written responses to public/agency comments. In addition, in response to comments, the Final EIR included text changes to update GHG laws and regulations and clarify Project design features and mitigation; however, none of the clarifications change any significance thresholds or affect the effectiveness of the Project design features or mitigation. Further, all GHG “significant impact” findings remain less than significant with mitigation in the Final EIR, and the Final EIR does not result in any new significant environmental effects or increase the severity of any previously identified significant effect. For those reasons, the proposed CEQA Findings include the express finding that “no significant new information has been added that would trigger the need to recirculate the [Final] EIR” under CEQA. (CEQA Guidelines, § 15088.5(a)(1)-(4).)

Moreover, the Valiano trial court ruling is the subject of a pending appeal, and California courts have *upheld* agency decisions not to recirculate where changes to mitigation measures “do not increase environmental impacts, much less substantially increase them.” (*Environmental Council of Sacramento v. County of Sacramento*) (2020) 45 Cal.App.5th 1020, 1035.) In fact, recirculation is *not* required “unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a *substantial adverse environmental effect of the project*, or (2) a *feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.*” (CEQA Guidelines, §15088.5(a), emphasis added.) These considerations call into question the validity of the Valiano trial court ruling.

¹ While this paper addresses the referenced Valiano decision, it has no precedential value because it is a trial court ruling only and not a published Court of Appeal case.

**Soitec Solar Project – *Backcountry Against Dumps, et al. v. San Diego County*
(No. 37-2015-00007420-CU-WM-CTL; June 2015 Trial Court Ruling)
(recirculation required)**

The Soitec solar farm development project, situated in southeastern San Diego County, was the subject of a lawsuit in San Diego Superior Court filed by petitioners Backcountry Against Dumps and Ms. Tisdale. The suit challenged the County's approval of the Soitec project and related EIR, primarily on CEQA deficiency grounds.

Petitioners in the Soitec trial court case asserted that, after the close of the comment period on the Program EIR, the County adopted an alternative project ("alternative 2A") that, among other things, included an "energy storage system" project component comprising 160 shipping containers, each holding multiple racks of lithium-ion batteries and fire suppression and detection equipment. Each shipping container was 40 feet long and 8.5 feet wide, with a height of 18 feet (after accounting for an integrated, roof-top heating, ventilation, and air conditioning system). The energy storage component covered 7 acres within the project's development footprint, but each container needed to be sited on a level, graded, and prepared surface that was not re-vegetated. The Final Program EIR addressed this energy storage component of the alternative project, but it was not recirculated.

The trial court ruled that the Final Program EIR was deficient on recirculation grounds because the addition of the energy storage system was a "component" of the alternative project and "the project description omitted a significant component of the project such that the CEQA process was deficient." (Minute Order, July 8, 2015, pp. 3-4.)² In other words, the trial court determined the *Draft* Program EIR that was circulated for review failed to identify, include, and analyze the environmental effects of a significant component of the project; and that project component was then added to the *Final* Program EIR without any public review or agency consultation opportunity. For that reason, the trial court found that "the addition of the energy storage component to the project constitutes 'significant new information' such that recirculation is necessary." (*Id.* p. 5.)

The trial court also pointed to "possible" noise and visual impacts that were not addressed due to the addition of the energy storage project component. (*Id.*) In addition, the trial court found the Final Program EIR "deficient" for not addressing the additional grading and site preparation work associated with the energy storage project component. (*Id.* at p. 11.) The trial court added that the Final EIR failed to discuss potential impacts associated with electromagnetic field emissions caused by the battery storage element of the energy storage project component. (*Id.* at p. 13.) Lastly, the trial court noted that the newly disclosed energy storage project

² While this paper addresses the referenced Soitec decision, it has no precedential value because it is a trial court ruling only and not a published Court of Appeal case.

component's battery storage element (i.e., 160 shipping containers with multiple racks of lithium-ion batteries) raised "additional" fire risk and ordered the fire risk analysis to be recirculated. (*Id.* at p. 14.)

The Soitec project stands in stark contrast to the Lilac Hills Ranch Project and Final EIR. No project component was omitted from the Lilac Hills Ranch Draft EIRs, and no project component was added to the Final EIR. Said differently, the EIR analyses for Lilac Hills Ranch described and analyzed all Project components; and four iterations of that EIR (i.e., 2013 DEIR, 2014 RDEIR, 2015 Draft Final EIR, and 2018 DREIR) have been made available for public/agency review, and the County has received and responded to public/agency comments on those EIRs. In short, Lilac Hills Ranch does not raise an "omitted" project component claim rendering the EIR analyses inadequate.

Other Published CEQA Cases Confirm Recirculation is not Required

Five other published Court of Appeal decisions arising under CEQA confirm that recirculation is not required for the Lilac Hills Ranch Final EIR.

As shown below, the *South County* decision confirms that the addition of a new alternative does not trigger recirculation; the *Beverly Hills* decision represents an example of how the addition of new technical studies in a final EIR that serve to confirm the conclusions in the draft EIR do not require recirculation; and the *East Sacramento* decision illustrates that corrections in road segment designations and level of service classifications do not require recirculation. Further, the *San Franciscans* decision shows that updated technical analyses indicating water shortfalls sooner than anticipated in the draft EIR did not require recirculation; and the *Environmental Council* decision provides that additional and new mitigation measures added to a final EIR that do not "increase" adverse environmental effects do not trigger recirculation.

***South County Citizens for Smart Growth v. County of Nevada* (2013) 221 Cal.App.4th 316 (recirculation not required)**

In *South County Citizens*, after the final EIR had been circulated, the Planning Commission voted to recommend that the Nevada County Board approve a modified version of the project, called the "staff alternative," to address concerns over the project's air quality and traffic impacts. (*Id.* at p. 323.) Thereafter, however, the project applicant (KKP) submitted a second alternative addressing some of the Planning Commission's concerns; the Planning Commission and staff recommended KKP's second alternative as the revised project; and the Board ultimately approved the revised project. (*Id.* at p. 329.) The petitioner claimed that the Board should have prepared and recirculated a revised draft EIR with the new alternative.

The Court of Appeal held that when information added to a final EIR consists of a suggested new alternative (or mitigation), recirculation is required only if the

alternative/mitigation measure meet all of the following criteria: (i) it is feasible; (ii) it is considerably different from the mitigation measures already evaluated in the draft EIR; (iii) it would clearly lessen the project's significant environmental impacts; *and* (iv) it is not adopted (i.e., the project applicant declines to adopt it). (*Id.* at p. 330.) The petitioner had the burden to demonstrate that there was no substantial evidence to support a finding on any of the four above-listed factors in order to establish the County abused its discretion in failing to recirculate the EIR. (*Id.* at p. 330.) The petitioner failed to meet its burden because it did not demonstrate that there was no substantial evidence to support a determination that the staff alternative was not considerably different than the other alternatives in the EIR. (*Ibid.*)

***Beverly Hills Unified Sch. Dist. v. Los Angeles County Metro. Transp. Auth.*
(2015) 241 Cal.App.4th 627 (recirculation not required)**

In *Beverly Hills*, the Court of Appeal found that new fault and tunneling studies confirmed conclusions in the draft EIR and held that the final EIR was not changed in a manner that deprived the public of an opportunity to comment on significant adverse environmental impacts. (*Id.* at p. 663.) The petitioners also asserted that the final EIR reported significant new air quality impacts not recognized in the draft EIR; however, the Court of Appeal held that the air quality addendum adopted by the Transportation Authority as part of the Final EIR did not change the air quality conclusions reached in the draft EIR, but instead added more detail about construction timing and impacts and those changes did not require recirculation.

***East Sacramento Partnerships for a Livable City v. City of Sacramento*
(2016) 5 Cal.App.5th 281 (recirculation not required)**

In *East Sacramento Partnerships*, the petitioner argued the city was required to recirculate because the final EIR identified a new roadway segment impact. Specifically, the draft EIR identified a roadway segment as a "major collector" road operating at LOS A under existing and existing-plus-project conditions and LOS B under cumulative-plus-project conditions. However, in the final EIR, the road designation was corrected from a "major collector" to a "local" road. Under the "local road" designation, the road segment currently operated at LOS D and at LOS E with the project, and at LOS F under cumulative-plus-project conditions. (*Id.* at p. 298.)

The Court of Appeal held that the change in LOS designation due to the correction of the roadway segment's designation did not require recirculation. There was no change in the *amount of traffic* on the roadway segment between the draft and final EIR. The impact was not new, only the designation and corresponding LOS classification. (*Ibid.*)

***San Franciscans for Livable Neighborhoods v. City & County of San Francisco*
(2018) 26 Cal.App.5th 596 (recirculation not required)**

This case involved an EIR for a general plan housing element. The EIR was based on a 2009 water supply availability study (WSAS), which calculated water demand projections for the

city. After publication of the final EIR, but prior to certification, the WSAS was updated, indicating that the possible water deficit anticipated after 2030 could come about sooner (between 2013 and 2018) due to a decreased amount of water available from three creeks. (*Id.* at p. 629.)

The Court of Appeal upheld the city's decision not to recirculate the EIR. The Court noted that the EIR and WSAS already acknowledged that supply might not meet demand after 2030; the EIR also identified options to address the shortfall, specifically rationing, which had been determined not to have significant environmental impacts. The final EIR comprehensively addressed the new information and noted that, even if the supply could not meet demand prior to 2030, slightly increased rationing would be instituted. As a result, the Court held that the petitioner's disagreement with the final EIR's analysis was insufficient to establish that the city abused its discretion in determining that recirculation was not required. (*Id.* at p. 631.)

***Environmental Council of Sacramento v. County of Sacramento*
(2020) 45 Cal.App.5th 1020 (recirculation not required)**

The County of Sacramento approved Cordova Hills, a large master planned community comprised of residential and commercial uses and a university. The project is located on approximately 2,669 acres in southeastern Sacramento County, and currently the site is used for grazing cattle. (*Id.* at p. 1025.) The EIR found the Project will cause significant and unavoidable impacts to air quality by increasing NO_x and ROG emissions beyond air quality management district's threshold of significance of 65 pounds per day. (*Id.* at p. 1033.) At the time the EIR was certified, the air district proposed *additional* mitigation measures to reach a 35% reduction in emissions and the County subsequently adopted changes to mitigation measure AQ-2 in accepting the air district's proposed changes. (*Id.* at p. 1032.)

The Court of Appeal rejected arguments that the County was required to recirculate the EIR to address the revisions to mitigation measure AQ-2. The Court held that revisions to the mitigation measure "do not increase environmental impacts, much less substantially increase them." (*Id.* at p. 1035.) The Court also observed that even accepting as true petitioner's argument that the mitigation could potentially only reduce the project's NO_x and ROG emissions by 20% as opposed to 35%, the "difference in reduction of mitigation is not significant new information requiring recirculation." (*Ibid.*) As a result, changes to the mitigation measure did not require recirculation.

Conclusion

The Final EIR for the Lilac Hills Ranch Project need not be recirculated.

To date, four iterations of the EIR have been made available for review by the public and all interested public agencies. The Final EIR includes numerous mechanisms, including a Reader's Guide, to facilitate further review of the Final EIR by interested members of the public

and agencies in advance of the County Board of Supervisors' consideration of the Project. Additionally, Project changes are described in several areas of the Final EIR, including FEIR Chapter 8.0 and Table 8-1, and Appendices J and K to the 2018 Specific Plan.

New information has been added to the Final EIR, but that information is not "significant new information" for purposes of CEQA's recirculation standards because it serves only to: (a) clarify or amplify information already presented in the draft EIRs; (b) respond to public/agency comments, which is a recognized part of the CEQA process; (c) further reduce identified environmental effects without changing any significance thresholds or significance findings; (d) refine or clarify the timing and locational requirements of existing mitigation measures; (e) enhance fire safety with additional design features and/or conditions; (f) update regulatory requirements; (g) describe the Project changes to the design as recommended by the Planning Commission and/or County staff, all of which were already part of the recirculated 2018 DREIR; and (h) disclose other minor changes that were subjected to recirculation in the 2014 DREIR and the 2018 DREIR.

Lastly, and consistent with the County's current practices, the Lilac Hills Ranch Final EIR will be released/posted on the County's Project website for public and agency review at least 10 days to two weeks before the Board of Supervisors considers whether to certify the Final EIR and approve the Project.

ATTACHMENT 7
LHR PROJECT CONDITIONS OF
APPROVAL

REVISED LHR CONDITIONS OF APPROVAL 4 AND 9

The County of San Diego Planning Commission approved Lilac Hills Ranch (LHR) Tentative Map Conditions of Approval 4 and 9 have been combined, revised, and replaced by one clarified proposed map condition, titled “LHR 4 (Clarified).” The proposed condition is presented below.

LHR 4 (Clarified Condition)

Tentative Map Condition of Approval:

Background

Pursuant to County of San Diego (County) procedures, a Project applicant is required to obtain a completed and signed Project Facility Availability Form (DPLU Form-399F) from the “fire authority having jurisdiction” over a land use development project.

The Lilac Hills Ranch Project (Project) is located within the Deer Springs Fire Protection District (DSFPD or District), making DSFPD the fire authority having jurisdiction. Fire and emergency medical services would be provided by the DSFPD and/or the California Department of Forestry and Fire Protection (CAL FIRE). As required, the Project applicant obtained the completed and signed Project Facility Availability Form from the District Fire Chief; and in doing so, the DSFPD confirmed that the Project is eligible for fire service and that its fire protection facilities are currently adequate or will be adequate to serve the Project.

The DSFPD also imposed conditions on the Project. The first condition requires the Project to comply with the conditions set forth in the District’s four-page letter attached to the County’s completed Project Facility Availability Form. The second condition requires the Project to adhere to all Fire codes, Building codes, and County codes applicable at the time of Project commencement. The Project also has been conditioned to meet the County’s General Plan five-minute travel time by implementing one of four options listed in the August 7, 2015 Planning Commission Hearing Report. These District conditions are all part of the County Planning Commission’s conditions of approval for the Project.

In addition, the DSFPD has approved the Project’s Fire Protection Plan. The plan states the Project shall “provide fuel modification on either side of *public* roadways, pursuant to the County’s Consolidated Fire Code and the California Fire Code for clearance of brush and vegetative growth from roadways,” along with the mandatory requirement to “*modify* combustible vegetation in the area within 10 feet from each side of a road or driveway to establish a fuel modification zone on fire apparatus access roads and driveways.” (Italics added.) This Fire Protection Plan condition is applicable to offsite *public* roadways (as the Project has no public roadways within the Project site).

This condition, as implemented in full below, expands the approved Fire Protection Plan’s requirement to modify the combustible vegetation in the area *from* within 10 feet *to* within 20 feet,

and applies the clearing requirement to the offsite road designated below to enhance fire safety and promote orderly evacuation.

Condition

Funding for Fuel Modification

As a condition of tentative map approval, the Project applicant or its designee shall enhance public safety and promote orderly evacuation by providing the total sum of not to exceed two million dollars (\$2,000,000.00) to the DSFPD in the manner described below, for the purpose of: (a) removing, clearing, and/or modifying combustible vegetation (Fuel Modification) in the offsite area within 20 feet from each side of West Lilac Road from Circle R Drive to Old Highway 395 and Circle R Drive from West Lilac Road to Old Highway 395 (Designated Route), as shown on **Attachment A**, Offsite Fuel Modification Zone; and (b) hardening existing offsite residences along the Designated Route (**Attachment A**), as described below.

- **Initial Fuel Modification Payment:** Upon issuance of the first residential certificate of occupancy within the Project, the Project applicant or designee shall pay the DSFPD the upfront sum of \$266,600.00 for initial Fuel Modification (Initial Fuel Modification).
- **Annual Fuel Modification Payments:** Upon the first anniversary date of the issuance of the first residential certificate of occupancy within the Project and every year thereafter as shown on **Table 1**, the Project applicant or designee shall pay the DSFPD the annual sum of \$78,910.00 for Fuel Modification (Annual Fuel Modification).
- **Additional Funding:** At each certificate of occupancy evenly divisible (e.g., 100th, 200th, 300th, etc.), the Project applicant or its designee shall pay to the DSFPD the additional sum of \$57,273.00 (Additional Funding), to be used for Annual Fuel Modification as may be needed, and/or the hardening of offsite habitable structures along West Lilac Road (**Attachment A**) (Offsite Hardening). The Offsite Hardening shall include and not be limited to: (a) retrofitting/installing existing eave, roof, and foundation vents with approved ember-resistant vents; and/or (b) retrofitting/installing dual-paned/tempered replacement windows, approved fire-resistive siding, enclosed boxed eaves, and approved Class A rated roof covering. Existing property owners along West Lilac Road (**Attachment A**) will be invited to submit a written request to the DSFPD to participate in this Offsite Hardening program; and the DSFPD will direct the Project applicant or designee to implement said program on a first come, first serve basis and subject to the amounts identified herein.

The funding for the Initial Fuel Modification, the Annual Fuel Modification, and the Additional Funding shall be placed in a special reserve account as directed by DSFPD, the purpose of which shall be limited solely to implementing this condition, and such funds shall not be used for any other purpose.

The ongoing obligation to continue the offsite Annual Fuel Modification along the Designated Route (**Attachment A**) shall be implemented by the Project's Homeowners' Association (HOA)

at issuance of the 1,700th residential certificate of occupancy. To illustrate the payment breakdown, please see **Table 1**.

The Project applicant or its designee (including the Project's HOA) shall contract with a service provider approved by the DSFPD or CAL FIRE; the service provider shall look to the DSFPD for payment from the District's special reserve account; and the provider shall perform the following offsite Fuel Modification services along the Designated Route (**Attachment A**):

- Modify combustible vegetation, including raking, mowing, and tree and shrub thinning/trimming.
- Maintain minimum horizontal clearances for fire- and non-fire resistive trees and shrubs.
- Prune trees/large shrubs to remove limbs/branches and maintain vertical separation.
- Remove/rake deadwood, litter, pine needles, and other vegetation, and chipping removed vegetation (with chips left onsite).
- Perform all work through professional contractors, who are bonded and insured.

For purposes of the Fuel Modification services, "combustible vegetation" shall have the same meaning as defined in section 4902.1 of the 2017 Consolidated Fire Code for the 14 Fire Protection Districts in San Diego County, including the DSFPD.

As defined in Consolidated Fire Code section 4902.1, "combustible vegetation" means "material that in its natural state will readily ignite, burn, and transmit fire from native or landscape plants to any structure or other vegetation. Combustible vegetation includes dry grass, brush, weeds, litter, or other flammable vegetation that creates a fire hazard.

Fire Safe Council

To further promote public safety and orderly evacuation, the Project applicant or its designee shall establish a Lilac Hills Ranch Fire Safe Council, managed and funded through the Project's HOA, to perform the following additional offsite and onsite activities:

Offsite

- Provide education to Project and area residents about effective defensible space.
- On a quarterly basis, the Fire Safe Council will hold a community meeting and disseminate information (both printed handouts, mailers, and emails) on community fire safety, defensible space, areas of temporary safe refuge (within the Project), evacuation protocols, and evacuation routes. The Fire Safe Council will coordinate with the DSFPD, the Deer Springs Fire Safe Council, and the Greater Valley Center Fire Safe Council to ensure that education activities, seminars, and presentations are consistent and include all Project and area residents.
- Implement the above Offsite Hardening Program, on coordination with the DSFPD.
- Establish a Defensible Space Assistance Program (D-SAP) for existing homes along the Designated Route (**Attachment A**).

The D-SAP will focus on locating resources for existing low-income seniors and physically disabled persons so they can adhere to defensible space regulations specified in the

County's Consolidated Fire Code, as amended. Qualifying seniors and physically disabled persons must: (i) be over 60 or have a medical physical disability making it impossible for the person to do the clean-up work; and, (ii) must be deemed financially unable to hire a contractor: one-person household income must be less than \$2,842 (monthly) or \$34,100 (annually); and two-person household income must be less than \$3,246 (monthly) and \$38,950 (annually). The D-SAP will be funded through the \$2 million fund created by this condition; and services shall be offered on a first-come first-served basis as program funds are available. The Project's Fire Safe Council also may seek grant funds to supplement the funding of this program. The D-SAP services shall be performed by professional contractors, who are bonded and insured, and shall include: (a) brush and tree trimming/thinning; (b) raking of dead leaves and pine needles; (c) mowing; and, (d) chipping of removed vegetation (with chips left onsite). (Dead tree removal is not included in this program.)

Onsite

- Perform vegetation management within all common areas and along all roadways of the Project.
- Ensure privately-owned parcels meet fuel modification regulations.
- Provide certification of private parcels (delivered to the DSFPD) that the DSFPD and/or CAL FIRE can verify with its own inspectors that maintenance has been performed to maintain clearance to native vegetation; that ornamental vegetation is not likely to transmit fire; and that all common area defensible space is in compliance with state and local regulations.
- Provide education about effective defensible space, consistent with the County's Consolidated Fire Code, as amended.

Legal Authority for Condition

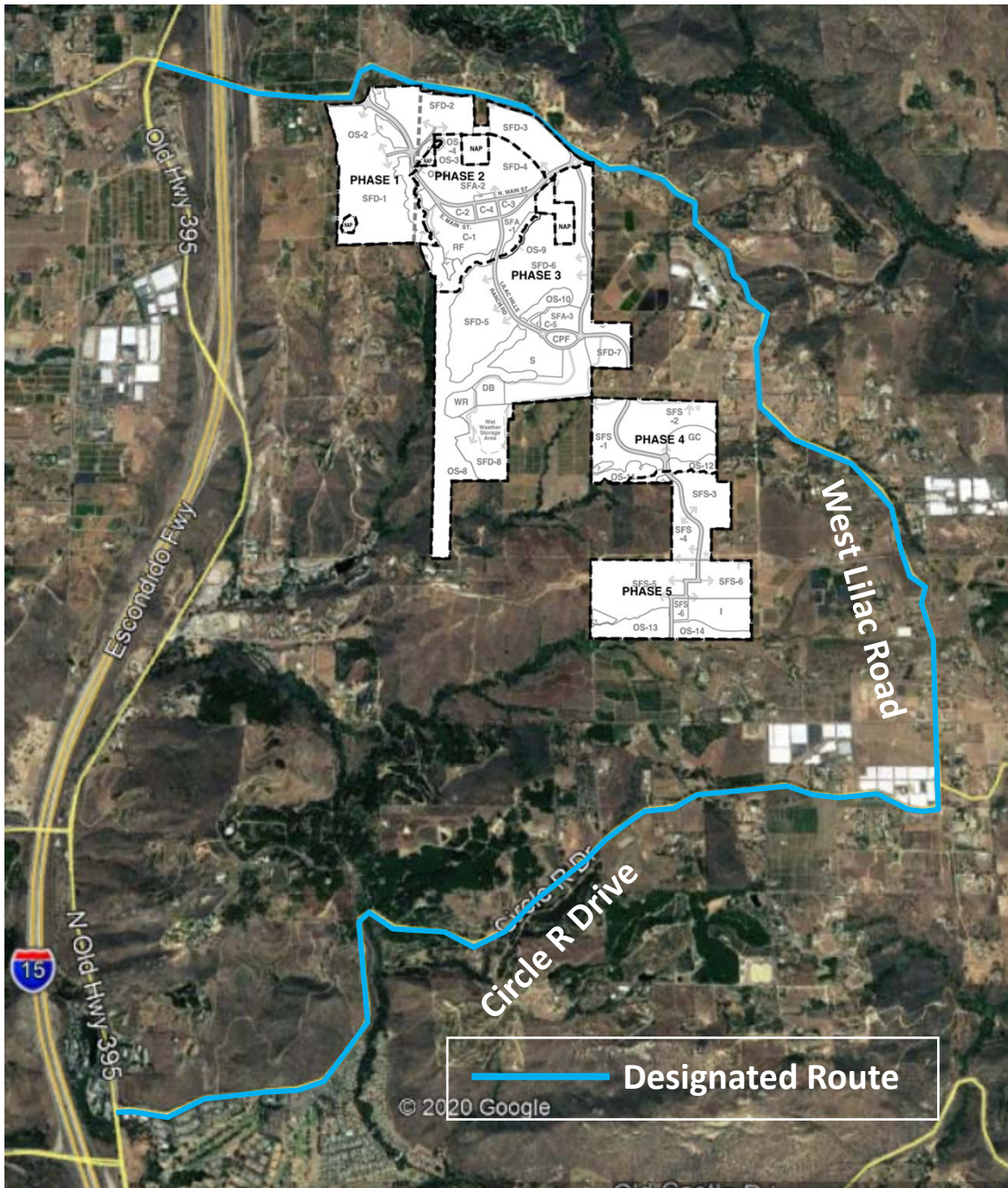
The DSFPD, as the fire authority having jurisdiction, "may require a property owner to modify combustible vegetation in the area within 20 feet from each side of the driveway or public or private road adjacent to the property to establish a fuel modification zone." (Sec. 4907.2.1.) The DSFPD also "has the right to enter private property to insure the fuel modification zone requirements are met." (Sec. 4907.2.1.)

This condition facilitates the DSFPD's pre-existing legal authority, pursuant to the County Consolidated Fire Code, by providing funding to implement the fire safety, fuel modification, and assessment program set forth herein.

To further facilitate implementation of this condition, the Project applicant has contacted all property owners along the ("WLR-Covey segment") (**Attachment B**) and found that approximately sixty percent (60%) of the property owners either: (a) have existing easements on their property that already allow clearing within the right-of-way of the WLR-Covey segment (**Attachment B**); or (b) the property owners have signed letters requesting to be included in the Fuel Modification funding program herein. For all *other* property owners along the WLR-Covey Segment (**Attachment B**), the DSFPD may exercise its pre-existing legal authority granted under section 4907.2.1 of the County Consolidated Fire Code to require roadside modification of combustible vegetation and enter property to ensure fuel modification zone requirements are met.

Attachment A

Designated Route for Fuel Modification



Attachment B

WLR-Covey Segment



Table 1 to LHR R (Clarified Condition)**ILLUSTRATIVE FUNDING OF PROPOSED CONDITION**

	Year 0	1	2	3	4	5	6	7	8	9	10	11	Total
SAMPLE PROJECT TIMING													
Certificates of Occupancy Issued		200	200	200	200	200	200	200	200	50	50	46	1746
<i>Cumulative Certificates of Occupancy Issued</i>		200	400	600	800	1000	1200	1400	1600	1650	1700	1746	
SAMPLE FUNDING													
Initial Fuel Modification	266,600												266,600
Annual Fuel Modification Payments		78,910	78,910	78,910	78,910	78,910	78,910	78,910	78,910	78,910	23,223	HOA ¹	733,413
Additional Funding ²		114,546	114,546	114,546	114,546	114,546	114,546	114,546	114,546	28,637	28,637	26,346	999,987
Total Annual Funding	266,600	193,456	193,456	193,456	193,456	193,456	193,456	193,456	193,456	107,547	51,860	26,346	2,000,000
													+ HOA ¹

NOTES:

1. Ongoing obligation to continue the offsite Annual Fuel Modification along the Designated Route shall be implemented by the Project's Homeowners' Association (HOA) at issuance of the 1,700th residential certificate of occupancy.
2. To be used for Annual Fuel Modification as may be needed, and/or the hardening of offsite habitable structures along West Lilac Road.

REVISED LHR CONDITIONS OF APPROVAL 4 AND 9

The County of San Diego Planning Commission approved Lilac Hills Ranch (LHR) Tentative Map Conditions of Approval 4 and 9 have been combined, revised, and replaced by one clarified proposed map condition, titled “LHR 4 (Clarified).” The proposed condition is presented below.

LHR 4 (Clarified Condition 2)

Tentative Map Condition of Approval:

Background

Pursuant to County of San Diego (County) procedures, a Project applicant is required to obtain a completed and signed Project Facility Availability Form (DPLU Form-399F) from the “fire authority having jurisdiction” over a land use development project.

The Lilac Hills Ranch Project (Project) is located within the Deer Springs Fire Protection District (DSFPD or District), making DSFPD the fire authority having jurisdiction. Fire and emergency medical services would be provided by the DSFPD and/or the California Department of Forestry and Fire Protection (CAL FIRE). As required, the Project applicant obtained the completed and signed Project Facility Availability Form from the District Fire Chief; and in doing so, the DSFPD confirmed that the Project is eligible for fire service and that its fire protection facilities are currently adequate or will be adequate to serve the Project.

The DSFPD also imposed conditions on the Project. The first condition requires the Project to comply with the conditions set forth in the District’s four-page letter attached to the County’s completed Project Facility Availability Form. The second condition requires the Project to adhere to all Fire codes, Building codes, and County codes applicable at the time of Project commencement. The Project also has been conditioned to meet the County’s General Plan five-minute travel time by implementing one of four options listed in the August 7, 2015 Planning Commission Hearing Report. These District conditions are all part of the County Planning Commission’s conditions of approval for the Project.

In addition, the DSFPD has approved the Project’s Fire Protection Plan. The plan states the Project shall “provide fuel modification on either side of *public* roadways, pursuant to the County’s Consolidated Fire Code and the California Fire Code for clearance of brush and vegetative growth from roadways,” along with the mandatory requirement to “*modify* combustible vegetation in the area within *10* feet from each side of a road or driveway to establish a fuel modification zone on fire apparatus access roads and driveways.” (Italics added.) This Fire Protection Plan condition is applicable to offsite *public* roadways (as the Project has no public roadways within the Project site).

This condition, as implemented in full below, expands the approved Fire Protection Plan’s requirement to modify the combustible vegetation in the area *from* within 10 feet *to* within 20 feet,

and applies the clearing requirement to the offsite road designated below to enhance fire safety and promote orderly evacuation.

Condition

Easements and Funding for Fuel Modification

Prior to issuance of the first occupancy permit within the Project, the Project applicant or its designee shall make reasonable efforts within a 60-90 day period to acquire easements from property owners to allow for modifications to combustible vegetation in the area within 20 feet from each side of the segment of West Lilac Road, as shown along the WLR-Covey Segment on **Attachment B**. The Project applicant or designee shall document its time and efforts in attempting to acquire such easements; and such documentation shall be provided to the County of San Diego (County) for a reasonableness determination based on objective criteria (i.e., reasonable time expended, confirmation of actual contact(s) made to property owners, a written summary of the outcome by parcel/property, a written summary of the amount expended in attempting to obtain easements and in obtaining same; and County determination shall be measured against a rule of reason).

The Project applicant or its designee shall offer consideration for said easements at fair market value as determined by a certified Member Appraisal Institute (MAI) appraiser; the amount paid for said easements shall be credited against (and reduce) the funds referenced in the next paragraph below.

If one or more easements cannot be obtained within the time specified, the County or the DSFPD will ensure vegetation clearing along the WLR-Covey Segment (see **Attachment B**), using the funds provided below. The legal authority for such roadside vegetation modification is section 4907.2.1 of the County Consolidated Fire Code, as explained below.

As a condition of tentative map approval, the Project applicant or its designee shall enhance public safety and promote orderly evacuation by providing the total sum of not to exceed two million dollars (\$2,000,000.00) to the DSFPD in the manner described below, for the purpose of: (a) removing, clearing, and/or modifying combustible vegetation (Fuel Modification) in the offsite area within 20 feet from each side of West Lilac Road from Circle R Drive to Old Highway 395 and Circle R Drive from West Lilac Road to Old Highway 395 (Designated Route), as shown on **Attachment A**, Offsite Fuel Modification Zone; and (b) hardening existing offsite residences along the Designated Route (**Attachment A**), as described below.

- **Initial Fuel Modification Payment:** Upon issuance of the first residential certificate of occupancy within the Project, the Project applicant or designee shall pay the DSFPD the upfront sum of \$266,600.00 for initial Fuel Modification (Initial Fuel Modification).
- **Annual Fuel Modification Payments:** Upon the first anniversary date of the issuance of the first residential certificate of occupancy within the Project and every year thereafter as shown on **Table 1**, the Project applicant or designee shall pay the DSFPD the annual sum of \$78,910.00 for Fuel Modification (Annual Fuel Modification).

- **Additional Funding:** At each certificate of occupancy evenly divisible (e.g., 100th, 200th, 300th, etc.), the Project applicant or its designee shall pay to the DSFPD the additional sum of \$57,273.00 (Additional Funding), to be used for Annual Fuel Modification as may be needed, and/or the hardening of offsite habitable structures along West Lilac Road (**Attachment A**) (Offsite Hardening). The Offsite Hardening shall include and not be limited to: (a) retrofitting/installing existing eave, roof, and foundation vents with approved ember-resistant vents; and/or (b) retrofitting/installing dual-paned/tempered replacement windows, approved fire-resistive siding, enclosed boxed eaves, and approved Class A rated roof covering. Existing property owners along West Lilac Road (**Attachment A**) will be invited to submit a written request to the DSFPD to participate in this Offsite Hardening program; and the DSFPD will direct the Project applicant or designee to implement said program on a first come, first serve basis and subject to the amounts identified herein.

The funding for the Initial Fuel Modification, the Annual Fuel Modification, and the Additional Funding shall be placed in a special reserve account as directed by DSFPD, the purpose of which shall be limited solely to implementing this condition, and such funds shall not be used for any other purpose.

The ongoing obligation to continue the offsite Annual Fuel Modification along the Designated Route (**Attachment A**) shall be implemented by the Project's Homeowners' Association (HOA) at issuance of the 1,700th residential certificate of occupancy. To illustrate the payment breakdown, please see **Table 1**.

The Project applicant or its designee (including the Project's HOA) shall contract with a service provider approved by the DSFPD or CAL FIRE; the service provider shall look to the DSFPD for payment from the District's special reserve account; and the provider shall perform the following offsite Fuel Modification services along the Designated Route (**Attachment A**):

- Modify combustible vegetation, including raking, mowing, and tree and shrub thinning/trimming.
- Maintain minimum horizontal clearances for fire- and non-fire resistive trees and shrubs.
- Prune trees/large shrubs to remove limbs/branches and maintain vertical separation.
- Remove/rake deadwood, litter, pine needles, and other vegetation, and chipping removed vegetation (with chips left onsite).
- Perform all work through professional contractors, who are bonded and insured.

For purposes of the Fuel Modification services, "combustible vegetation" shall have the same meaning as defined in section 4902.1 of the 2017 Consolidated Fire Code for the 14 Fire Protection Districts in San Diego County, including the DSFPD.

As defined in Consolidated Fire Code section 4902.1, "combustible vegetation" means "material that in its natural state will readily ignite, burn, and transmit fire from native or landscape plants to any structure or other vegetation. Combustible vegetation includes dry grass, brush, weeds, litter, or other flammable vegetation that creates a fire hazard.

Fire Safe Council

To further promote public safety and orderly evacuation, the Project applicant or its designee shall establish a Lilac Hills Ranch Fire Safe Council, managed and funded through the Project's HOA, to perform the following additional offsite and onsite activities:

Offsite

- Provide education to Project and area residents about effective defensible space.
- On a quarterly basis, the Fire Safe Council will hold a community meeting and disseminate information (both printed handouts, mailers, and emails) on community fire safety, defensible space, areas of temporary safe refuge (within the Project), evacuation protocols, and evacuation routes. The Fire Safe Council will coordinate with the DSFPD, the Deer Springs Fire Safe Council, and the Greater Valley Center Fire Safe Council to ensure that education activities, seminars, and presentations are consistent and include all Project and area residents.
- Implement the above Offsite Hardening Program, on coordination with the DSFPD.
- Establish a Defensible Space Assistance Program (D-SAP) for existing homes along the Designated Route (**Attachment A**).

The D-SAP will focus on locating resources for existing low-income seniors and physically disabled persons so they can adhere to defensible space regulations specified in the County's Consolidated Fire Code, as amended. Qualifying seniors and physically disabled persons must: (i) be over 60 or have a medical physical disability making it impossible for the person to do the clean-up work; and, (ii) must be deemed financially unable to hire a contractor: one-person household income must be less than \$2,842 (monthly) or \$34,100 (annually); and two-person household income must be less than \$3,246 (monthly) and \$38,950 (annually). The D-SAP will be funded through the \$2 million fund created by this condition; and services shall be offered on a first-come first-served basis as program funds are available. The Project's Fire Safe Council also may seek grant funds to supplement the funding of this program. The D-SAP services shall be performed by professional contractors, who are bonded and insured, and shall include: (a) brush and tree trimming/thinning; (b) raking of dead leaves and pine needles; (c) mowing; and, (d) chipping of removed vegetation (with chips left onsite). (Dead tree removal is not included in this program.)

Onsite

- Perform vegetation management within all common areas and along all roadways of the Project.
- Ensure privately-owned parcels meet fuel modification regulations.
- Provide certification of private parcels (delivered to the DSFPD) that the DSFPD and/or CAL FIRE can verify with its own inspectors that maintenance has been performed to maintain clearance to native vegetation; that ornamental vegetation is not likely to transmit fire; and that all common area defensible space is in compliance with state and local regulations.

- Provide education about effective defensible space, consistent with the County's Consolidated Fire Code, as amended.

Legal Authority for Condition

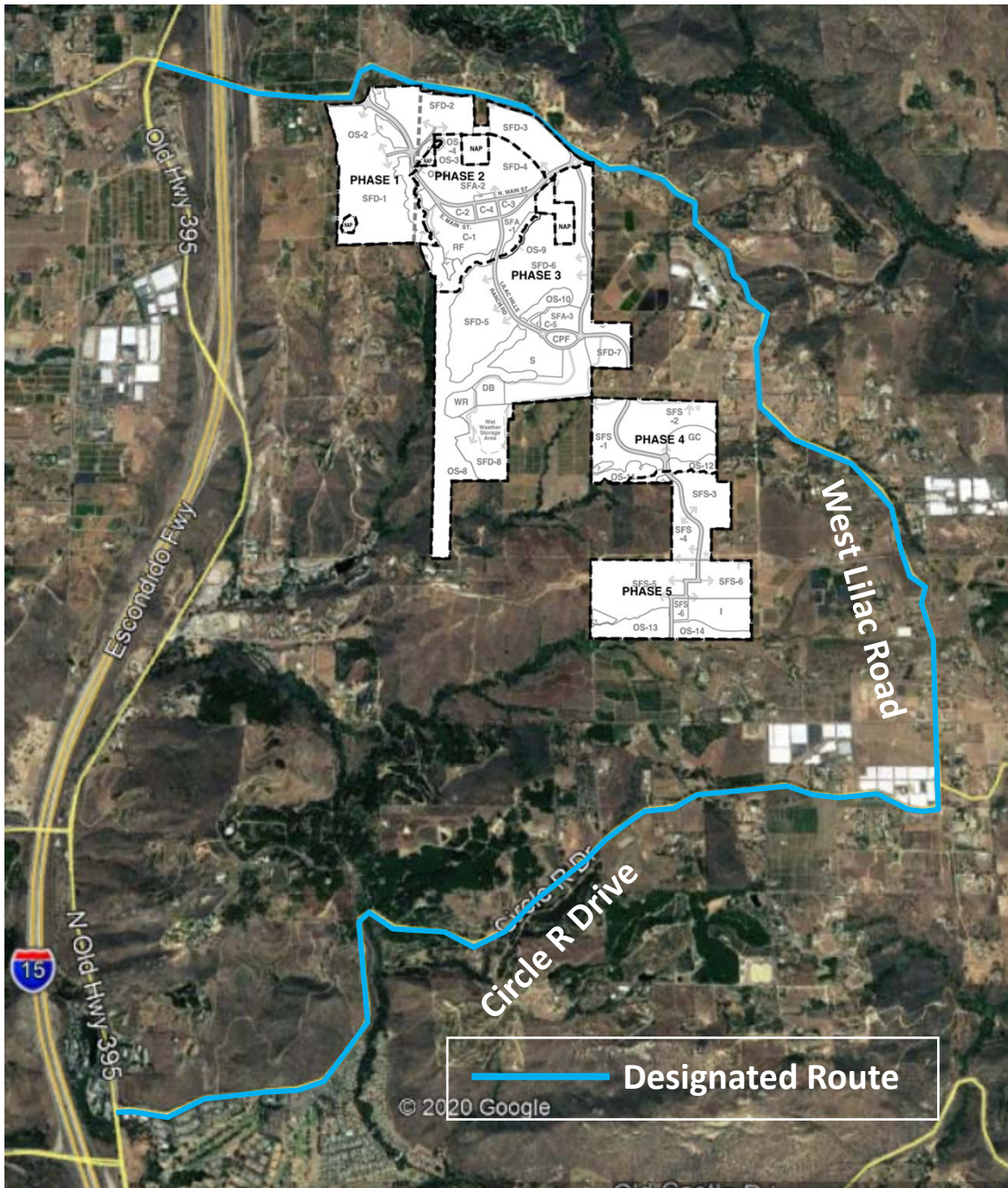
The DSFPD, as the fire authority having jurisdiction, “may require a property owner to modify combustible vegetation in the area within 20 feet from each side of the driveway or public or private road adjacent to the property to establish a fuel modification zone.” (Sec. 4907.2.1.) The DSFPD also “has the right to enter private property to insure the fuel modification zone requirements are met.” (Sec. 4907.2.1.)

This condition facilitates the DSFPD's pre-existing legal authority, pursuant to the County Consolidated Fire Code, by providing funding to implement the fire safety, fuel modification, and assessment program set forth herein.

To further facilitate implementation of this condition, the Project applicant has contacted all property owners along the WLR-Covey Segment (**Attachment B**) and found that approximately sixty percent (60%) of the property owners either: (a) have existing easements on their property that already allow clearing within the right-of-way of the WLR-Covey Segment (**Attachment B**); or (b) the property owners have signed letters requesting to be included in the Fuel Modification funding program herein. For all *other* property owners along the WLR-Covey Segment (**Attachment B**), the DSFPD may exercise its pre-existing legal authority granted under section 4907.2.1 of the County Consolidated Fire Code to require roadside modification of combustible vegetation and enter property to ensure fuel modification zone requirements are met.

Attachment A

Designated Route for Fuel Modification



Attachment B

WLR-Covey Segment



Table 1 to LHR R (Clarified Condition)**ILLUSTRATIVE FUNDING OF PROPOSED CONDITION**

	Year 0	1	2	3	4	5	6	7	8	9	10	11	Total	
SAMPLE PROJECT TIMING														
Certificates of Occupancy Issued		200	200	200	200	200	200	200	200	200	50	50	46	1746
<i>Cumulative Certificates of Occupancy Issued</i>		200	400	600	800	1000	1200	1400	1600	1650	1700	1746		
SAMPLE FUNDING														
Initial Fuel Modification	266,600												266,600	
Annual Fuel Modification Payments		78,910	78,910	78,910	78,910	78,910	78,910	78,910	78,910	78,910	23,223	HOA ¹	733,413	
Additional Funding ²		114,546	114,546	114,546	114,546	114,546	114,546	114,546	114,546	28,637	28,637	26,346	999,987	
Total Annual Funding	266,600	193,456	193,456	193,456	193,456	193,456	193,456	193,456	193,456	107,547	51,860	26,346	2,000,000	
													+ HOA ¹	

NOTES:

1. Ongoing obligation to continue the offsite Annual Fuel Modification along the Designated Route shall be implemented by the Project's Homeowners' Association (HOA) at issuance of the 1,700th residential certificate of occupancy.
2. To be used for Annual Fuel Modification as may be needed, and/or the hardening of offsite habitable structures along West Lilac Road.

ATTACHMENT 8

EMAIL FROM CALFIRE UNIT CHIEF RE: MILLER STATION

(MECHAM, APRIL 21, 2015)

From: Mecham, Tony@CALFIRE [<mailto:Tony.Mecham@fire.ca.gov>]

Sent: Tuesday, April 21, 2015 1:37 PM

To: Jon Rilling

Subject: RE: Miller Station

John

Miller is funded by CAL FIRE for 8 months of operations. April 15 – Dec 15. This is the budgeted period for our seasonal workforce. The Captains are funded year round.

The County funds 9 Amador stations which essentially funds the month gap period for the Firefighters. The 9 stations are at the discretion of the Unit Chief. *We consider Miller one of the essential priority stations used to cover portions of CSA 135 and therefore Miller will remain as one of our Amador Stations.*

Tony Mecham

Unit and County Fire Chief

CAL FIRE San Diego

Proudly serving the [San Diego County Fire Authority](#), San Miguel Fire District, San Diego Rural Fire District, Pine Valley Fire District, [Deer Springs Fire District](#), Ramona Municipal Water District, Yuima Municipal Water District

ATTACHMENT 9

GENERAL PLAN CONSISTENCY ANALYSIS

(POLICIES S-1.1, S-3.1 AND S-3.6)

Policy S-1.1 *Minimized Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.*

Consistent. Various sections of the EIR (e.g., Sections regarding Geology and Soils and Hazards) evaluate potential health and safety issues related to people and property within the Project. The EIR either identified no impacts associated with potential hazards or required mitigation to ensure that all potentially significant hazards are reduced to less than significant. In addition, the Project is located within the DSFPD. There are four fire stations located within the DSFPD. Miller Station is located adjacent to the development and approximately 2.3 miles from the furthest structure when the development is fully constructed. DSFPD would have the capacity to respond to expected calls from the proposed Lilac Hills Ranch project (Dudek and Hunt Capacity Report 2015).

The proposed Project is located within a network of fire access roadways that provide connectivity and circulation in and around the community that will ensure successful evacuation of the Project, and the existing community. In addition, the Project will construct new insulated routes for evacuation (Roundabout Connection Road, Southerly /connection Road); modernize Nelson Way to provide an additional evacuation route (see Compendium Volume II, Attachment 8); and make existing roadways safer and increase evacuation capacity (See Compendium Volume II, Attachment 12 and Attachment 16. Finally, the Project will provide a total of up to two million dollars to County Fire Authority, Community Risk Reduction-Prevention Division (CFA-CRPD), in part to fund fuel modification activities along West Lilac Road, enhancing the condition of this offsite evacuation route.

A Fire Protection Plan (“FPP”) for Lilac Hills Ranch was prepared in accordance with the DSFPD Ordinance No. 2010-01 (“District Standards”) and the County guidelines and referenced material in the 2011 Consolidated Fire Code, Guidelines for Determining Significance (See Appendix J to the EIR). The FPP evaluated the level of potential fire hazard affecting or resulting from the proposed project and the methods and measures required to minimize that hazard.

With respect to impacts of the proposed Project on wildfire safety, such risks were assessed by fire prevention officers and fire fighters, wildfire academic researchers, and fire protection planners, each with decades of experience. A programed approach that includes wildfire safety measures were designed to enhance the LHR community’s fire safety, as well as the safety of the surrounding region. The wildfire threat will be mitigated to less than significant with the incorporation of the design features described in the FPP- (including the undergrounding of utility lines and FMZs) and the conditions applied to the Project, as described in the LHR Wildfire Safety Compendium.

Conditions added to the Project include:

1. establishing a Mello-Roos (CFD) for ongoing staffing for the fire station;
2. constructing new insulated routes for evacuation (Roundabout Connection Road, Southerly /connection Road);
3. modernizing Nelson Way to provide an additional evacuation route (see Compendium Volume II, Attachment 8);
4. making existing roadways safer and increasing evacuation capacity (See Compendium Volume II, Attachment 12 and Attachment 16);

5. providing a total of up to two million dollars to County Fire Authority, Community Risk Reduction-Prevention Division (CFA-CRPD) for the purpose of i) providing fuel modification along offsite evacuation routes, and ii) hardening existing offsite homes;
6. the project will create the Lilac Hills Ranch Fire Safe Council to be managed by the HOA to perform annual fuel modification activities along West Lilac Road by a service provider approved by CalFire;
7. installing evacuation signs at strategic locations along on-site roadways, chosen in consultation with County Fire Authority;
8. providing funding, up to \$100,000 to County Fire Authority (CFA) for interactive signs in the vicinity of the Project boundaries;
9. constructing a hardened cell tower with battery backup within the town center the Project; and,
10. funding a RAWs unit on the CALFIRE Miller Station.

In particular, with the application of these conditions there will be no fewer than six routes available for a vehicle at West Lilac and Covey Lane to evacuate, compared to a single route available today. (Figure 18 and Figure 15, respectively). Thus, the project's design features and conditions of approval that reflect the site-specific constraints and hazards associated with the location of this Project will minimize the population's exposure to fire hazards.

Policy S-3.1 *Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.*

Consistent. The Project is located within the DSFPD. There are four fire stations located within the DSFPD. Miller Station is located adjacent to the development and approximately 2.3 miles from the furthest structure when the development is fully constructed. DSFPD would have the existing capacity to respond to expected calls from the proposed Lilac Hills Ranch project (Dudek and Hunt Capacity Report 2015). A Fire Protection Plan ("FPP") for the Lilac Hills Ranch project was prepared in accordance with DSFPD Ordinance No. 2010-01 ("District Standards") and the County guidance and referenced material in the 2011 Consolidated Fire Code, Guidelines for Determining Significance (See Appendix J to the EIR). The FPP evaluated the level of potential fire hazard affecting or resulting from the proposed project and the methods and measures required to minimize that hazard.

—TheIn addition, the impacts of the proposed Project on wildfire threatsafety were assessed by fire prevention officers and fire fighters, wildfire academic researchers, and fire protection planners, each with decades of experience. A programed and comprehensive approach was established to reduce risks during wildland fire events by ensuring that the Project has put into place appropriate precautions and measures. This systematic approach includes:

- (1) A network of fire access roadways that provide connectivity and circulation in and around the community that will enhance successful evacuation of the region;
- (2) Ongoing fuel modification along ingress and egress roadways that is performed programmatically;
- (3) Adequate firefighting water supplies;

(4) Fire-resistive construction features on all structures within the new development and resources that will also benefit existing community residents;

(5) Strategically located and properly equipped/trained fire suppression resources; and, (6) An educated community that embraces a culture of fire safety. (See Table 1 of the LHR Wildfire Safety Compendium, Jan 15, 2020.)

Threats from structural or wildland fire will be mitigated to less than significant, thus minimizing injury, loss of life and damage to property, by the incorporation of the ~~following:~~ Project design features: described in the FPP. These design features include the following: FMZs; that range between 100 feet and 150 feet, and, in addition will be buffered by a managed agricultural zones in some locations (for a total managed buffer exceeding 150 feet); the use of ignition resistant building materials; fire and building code guidance for the protection of non- residential structures; the provision of fire apparatus/secondary emergency access roads, and adequate water supply for fire hydrants. ~~In addition, mitigation measure M-HZ-1 provides alternative measures to achieve the same level of protection from potential wildfires, when the 100 foot FMZ cannot be met on-site.;~~ all structures within the Project will be required to comply with the Ignition-resistant construction requirements of Chapter 7A of the Building Code. ~~All; and~~ streets and gates within the project site would be designed in accordance with the DSFPD's road standards and the County Consolidated Fire Code and Private Road Standards complying with travel lane width, grade, surface, radius, and other requirements except for the exceptions requested for design speed. ~~In addition a number of options to meet the County's Travel Time standards are provided in the Capabilities Assessment.~~

In addition the following conditions will be applied to the Project, as described in the LHR Wildfire Safety Compendium:

1. establishing a Mello-Roos (CFD) for ongoing staffing for the fire station;
2. constructing new insulated routes for evacuation (Roundabout Connection Road, Southerly /connection Road);
3. modernizing Nelson Way to provide an additional evacuation route (see Compendium Volume II, Attachment 8);
4. making existing roadways safer and increasing evacuation capacity (See Compendium Volume II, Attachment 12 and Attachment 16);
5. providing a total of up to two million dollars to County Fire Authority, Community Risk Reduction-Prevention Division (CFA-CRPD) for the purpose of i) providing fuel modification along offsite evacuation routes, and ii) hardening existing offsite homes;
6. the project will create the Lilac Hills Ranch Fire Safe Council to be managed by the HOA to perform annual fuel modification activities along West Lilac Road by a service provider approved by CalFire;
7. installing evacuation signs at strategic locations along on-site roadways, chosen in consultation with County Fire Authority;
8. providing funding, up to \$100,000 to County Fire Authority (CFA) for interactive signs in the vicinity of the Project boundaries;
9. constructing a hardened cell tower with battery backup within the town center the Project; and,
10. funding a RAWs unit on the CALFIRE Miller Station.

In particular, with the application of these conditions there will be no fewer than six routes available for a vehicle at West Lilac and Covey Lane to evacuate. Thus, the design features and conditions described above will minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.

Policy S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.

Consistent. A Fire Protection Plan for Lilac Hills Ranch was prepared in accordance with DSFPD Ordinance No. 2010-01 (“District Standards”) and the County guidelines and referenced material in the 2011 Consolidated Fire Code, Guidelines for Determining Significance (See Appendix J to the EIR). The FPP evaluated the level of potential fire hazard affecting or resulting from the proposed project and the methods and measures required to minimize that hazard. The wildfire threat will be mitigated to less than significant by the incorporation of the following Project design features: FMZs;

1. the undergrounding of utility lines;
- 1.2. the use of ignition resistant building materials;
- 2.3. fire and building code guidance for the protection of non-residential structures;
4. the provision of fire apparatus/secondary emergency access roads, and adequate water supply for fire hydrants);. In addition, mitigation measure M-HZ-1 provides alternative measures to achieve the same level of protection from potential wildfires, when the 100 foot FMZ cannot be met on-site.-;
5. all structures within the Project will be required to comply with the Ignition-resistant construction requirements of Chapter 7A of the Building Code.-All;
6. streets and gates within the project site would be designed in accordance with the DSFPD’s road standards and the County Consolidated Fire Code and Private Road Standards complying with travel lane width, grade, surface, radius, and other requirements- except for the exceptions requested for design speed;
7. FMZs that range between 100 feet and 150 feet, and, in addition will be buffered by a managed agricultural zones in some locations (for a total managed buffer exceeding 150 feet); and,
- 3.8. a number of options to meet the County’s Travel Time standards are provided, as identified in the Capabilities Assessment.

In addition to roadway, fuel modification, and construction improvements and other improvements to enhance fire safety and evacuation, the Project will designate facilities and areas for a shelter-in-place:

Shelter-in-place facilities:

- a. The following hardened facilities will be stocked with situational awareness and emergency supplies:
 - i. 5,000 sqft community center in Phase 1;
 - ii. 10,000 sqft, combined between community center and/or school gym, and/or purpose-built shelter in place facility in Park 7;
 - iii. 5,000 sqft community center in Phase 4.

b. Shelter-in-place areas: As an additional safety location, particularly for the temporary placement of livestock and horse trailers, the Project designates the following areas:

iv. Parklands: P-7 Community Park (13.5-acres) offers significant parking areas and grass fields sufficient to provide refuge from nearby fires during moderate to high severity wildfire events;

v. Town Center (Town Square & Commercial Parking Areas).

The following additional conditions will be applied to the Project, as described in the LHR Wildfire Safety Compendium:

9. establishing a Mello-Roos (CFD) for ongoing staffing for the fire station;
10. constructing new insulated routes for evacuation (Roundabout Connection Road, Southerly /connection Road);
11. modernizing Nelson Way to provide an additional evacuation route (see Compendium Volume II, Attachment 8);
12. making existing roadways safer and increasing evacuation capacity (See Compendium Volume II, Attachment 12 and Attachment 16);
13. providing a total of up to two million dollars to County Fire Authority, Community Risk Reduction-Prevention Division (CFA-CRPD) for the purpose of i) providing fuel modification along offsite evacuation routes, and ii) hardening existing offsite homes;
14. the project will create the Lilac Hills Ranch Fire Safe Council to be managed by the HOA to perform annual fuel modification activities along West Lilac Road by a service provider approved by CalFire;
15. installing evacuation signs at strategic locations along on-site roadways, chosen in consultation with County Fire Authority;
16. providing funding, up to \$100,000 to County Fire Authority (CFA) for interactive signs in the vicinity of the Project boundaries;
17. constructing a hardened cell tower with battery backup within the town center the Project; and,
18. funding a RAWs unit on the CALFIRE Miller Station.

In particular, with the application of these conditions there will be no fewer than six routes available for a vehicle at West Lilac and Covey Lane to evacuate. The design features and conditions of approval described above will reduce the risk of structural and human loss due to wildfire.

SHUTE MIHALY
 WEINBERGER LLP

May 20, 2020

Via Electronic Mail Only

Chairman Douglas Barnhart
 San Diego County Planning Commission
Ann.Jimenez@sdcounty.ca.gov

Director Mark Wardlaw
 Planning & Development Services
mark.wardlaw@sdcounty.ca.gov

Thomas Montgomery
 San Diego County Counsel
Thomas.Montgomery@sdcounty.ca.gov

Mark Slovick
 PDS Project Contact
mark.slovick@sdcounty.ca.gov

Re: Formation of “Ad Hoc Committee” concerning the Lilac Hills Ranch Project

Dear Chairman Barnhart and Members of the Planning Commission:

On behalf of Cleveland National Forest Foundation (“CNFF”) and Save Our Forest and Ranchlands (“SOFAR”), two organizations dedicated to progressive land use planning and the protection of vital natural resources, I write regarding the San Diego County Planning Commission’s discussion of the Lilac Hills Ranch Project (“Project”) at the culmination of the May 15, 2020 Planning Commission Meeting. As detailed below, the Commission’s discussion and action at the May 15 Meeting violated the Brown Act. Moreover, the formation of an ad hoc committee as contemplated would directly conflict with County requirements intended to ensure impartial and transparent decisionmaking. As a result, CNFF and SOFAR urge you to halt any further Planning Commission consideration of the Project, including any attempted formation of an “ad hoc” committee.

I. Background

While not formally agendized, the Planning Commission typically receives a “Director’s Report” at the end of Planning Commission meetings. This item is generally an opportunity for the Planning and Development Services Director to provide updates to the Planning Commission regarding implementation of approved projects or upcoming events or agenda items.

On May 15th, rather than waiting for a report, however, Commissioner Edwards immediately offered comment on the Project. He shared his concerns that County Staff and the Project applicant had expended significant time and resources on the Project's development and review, but had apparently reached an impasse regarding the Project's significant risks to public health and safety. He suggested the immediate formation of a "ad hoc" committee to mediate the dispute and to find "solutions or recommendations" regarding the Project.

Commissioner Woods supported the proposal, stating his belief that "it is possible to find a solution" to the problems identified by County Staff to forward to the Board. He also stated his opinion that formation of the ad hoc committee could happen immediately, and need not be agendized.

Finally, Chairman Barnhart expressed his opinion that the Project had been stalled due to "human dynamics" and that the ad hoc committee could be used to "get the staff to come on board a little bit" with the Project. At the very end of the discussion, he stated that he would "appoint Commissioners Edwards and Woods" to the ad hoc committee. He then abruptly ended the meeting without any clarification regarding this apparent appointment.

II. The Planning Commission's Discussion of and Action on the Project "Ad Hoc" Committee Violated the Brown Act.

The Commission's actions on May 15th violated the Brown Act, which prohibits any "action or discussion" on any item not appearing on the posted agenda. Government Code § 54954.2(a)(3). The Lilac Hills Ranch Project did not appear on the agenda or in any of the posted material for the meeting, nor was the letter referenced by Commissioner Edwards made available to the public.

The discussion between the Commissioners went far beyond the types of non-substantive comments on non-agendized topics permitted under the Brown Act. *Id.* (permitting "ask[ing] a question for clarification," "brief announcements," "brief reports," "references . . . for factual information," or "requests for a report back"); *see also* [Open & Public V, A Guide to the Ralph M. Brown Act](#), at 34 (stating such exceptions are "very limited"). Four commissioners shared their substantive views on the relative importance of seeing the Project to completion, the potential for resolution of the fire safety issues identified by County Staff, and the appropriateness of the process afforded to the applicant in light of those issues. The discussion lasted over twenty minutes.

While the Brown Act allows Commissioners to “take action to direct staff to place a matter of business on a future agenda,” this exception must not be expanded so as to swallow the general rule. At most, the Planning Commission was permitted to direct staff to prepare an agenda item for a later Commission meeting to discuss the Project and the appropriateness or legality of an “ad hoc” committee. The discussion went far beyond such direction.

Even more troubling is Chairman Barnhart’s decision at the end of the meeting to “appoint” Commissioners Edwards and Woods to this apparent ad hoc committee. Given Chairman Woods’ comments earlier in the meeting as to his belief that an ad hoc committee could be lawfully formed without public notice, it is entirely unclear whether Chairman Barnhart believed he was acting to create the committee and appoint its two members. But there is nothing in the Brown Act that allows the creation of such a committee without providing public notice or following the appropriate procedures. This action was invalid and must be rescinded. Government Code § 54960.1.

III. The Formation of Any Ad Hoc Committee Violates County Code.

Commissioner Edwards’ idea—to form an “ad hoc” committee comprised of Planning Commissioners to meet with planning staff and/or the applicant in order to mediate the dispute and “offer solutions” regarding the Project—violates both core principles of transparency and impartiality in local decisionmaking and explicit provisions of the County Code. Presumably, such mediation and solution-finding would take place behind closed doors and without any public input, such that the public would have little opportunity to understand the seriousness of the safety issues or the importance of the conditions apparently requested by the Fire Marshal before a “solution” was found.

In light of the importance of transparency and a *public* decisionmaking process, the County Code strictly limits the ability of Planning Commissioners to meet with staff or applicants, receive evidence, or discuss projects outside of a public hearing. These limitations are intended to ensure that the public has full access to the County’s decisionmaking process, and that negotiations and development of “solutions” does not happen behind closed doors.

Section 375 of the County Administrative Code is particularly relevant. This section governs all land use projects—such as Lilac Hills Ranch—for which a

noticed public hearing is required.¹ Section 375.11 prohibits members of the Planning Commission, anytime “after an application necessitating a hearing has been filed with the County” from “discuss[ing] said matter with other members of a decision-making body or with proponents, opponents, or other interested parties, except in the course of and during said public hearing.” Consequently, Planning Commission members are prohibited from meeting with each other or the applicant, *except in a Planning Commission hearing on Lilac Hills Ranch*. There is no exception for an “ad hoc” committee.

Likewise, Section 375.12 prohibits Planning Commissioners from “solicit[ing] or receiv[ing] any substantive information from County staff outside of the public hearing on said matter.” Consequently, individual Planning Commissioners are prohibited from receiving information from staff regarding the public safety issues and the dispute between Planning Department staff and the applicant. Again, there is no exception for an “ad hoc” committee. And Section 375.8 prohibits Planning Commissioners from “solicit[ing] or reciev[ing] evidence outside of the public hearing,” including evidence from the applicant related to these issues.²

The fact that the Planning Commission has already held public hearings on the Project is of no import. These prohibitions apply *any time* after an application necessitating a hearing has been filed; they do not expire after the Planning Commission has already acted. Moreover, if the Board acts to direct Staff to revise the Project and/or its environmental documents, it is likely that the Planning Commission will again hear the Project. These prohibitions are necessary to prevent Planning Commissioners from being unduly influenced toward a particular decision on the Project outside of a public process.

¹ As the Lilac Hills Ranch Project includes a General Plan Amendment, Specific Plan and a Rezone, a noticed public hearing before both the Planning Commission and the Board of Supervisors is required.

² The only potentially relevant exception to any of these prohibitions is that Planning Commission members can receive evidence related to a project via “participation . . . on a task force or committee that has been duly created by the Board.” Section 375.8(b)(5). However, this exception plainly applies only to task forces or committees *created by the Board*, not by the Commission itself. And there are no task force or other exceptions to the prohibitions on discussing the Project or receiving information from staff.

IV. Participation in an Ad Hoc Committee Would Create an Unacceptable Probability of Bias.

During the Planning Commission’s discussion of this issue, both County Counsel and Commissioner Seiler expressed concern that any Planning Commissioner’s participation in a “ad hoc” committee to “mediate” the dispute or “develop solutions” would create an unacceptable probability of bias. These concerns are well founded.

Under longstanding principles of procedural due process, “there must not be ‘an unacceptable probability of actual bias’ on the part of [a] municipal decision maker.” *Woody's Group, Inc. v. City of Newport Beach* (2015) 233 Cal.App.4th 1012, 1022 (quoting *Nasha v. City of Los Angeles* (2004) 125 Cal.App.4th 470, 483). If a decision maker demonstrates commitment to a particular outcome in advance of a hearing—through actions such as speaking in favor or against a project, advocating for others to do the same, or bringing a motion to move a project forward or toward denial—they may not be part of the body hearing the project. *Id.* at 1023.

Here, the Planning Commissioners’ sole purpose in participating in the ad hoc committee would be to find a “solution” to the impasse currently in place between the applicant and County staff. It is clear that the “solution” envisioned by these Commissioners would be one that allowed the Project to move toward approval, not denial. Consequently, the participating Commissioners will have a vested interest in seeing their “solution” approved by the Planning Commission and ultimately the Board of Directors. This type of advanced commitment is precisely the type of action that has been found to raise an “unacceptable probability of actual bias.” *Woody’s Group*, 233 Cal.App.4th at 1022. If the ad hoc committee is created, contrary to County Code, it must be with the understanding that the participating Planning Commissioners will recuse themselves if the Project is ultimately heard by the Planning Commission.

V. Commissioner Edwards’ Appointment Raises Section 1090 Issues.

Commissioner Michael Edwards is a shareholder at Byron & Edwards, APC, and per his firm’s [website](#), an active arbitrator for the Superior Court of the County of San Diego and the American Arbitration Association. Commissioner Edwards first suggested the possibility of an ad hoc committee, touting his years of experience in successfully mediating land use disputes, including the Otay Ranch project. He “volunteered [his] offices and [himself]” and offered to “donate time” to help resolve the dispute between County Staff and the applicant.

This offer of mediation or arbitration services raises potential issues under Government Code Section 1090. Pursuant to that section, Planning Commissioners are prohibited from being “financially interested in any contract made by them in their official capacity, or by a body or board of which they are members.” The Attorney General has found a financial interest in a voluntary arrangement with a law firm where a council member is partner, even if there are no fees for the service. 86 Ops.Cal.Atty.Gen. 138 (2003) (voluntary contract may have indirect economic benefit in the form of prestige or goodwill). To the extent Commissioner Edwards intends to volunteer his arbitration services in an official capacity, Section 1090 may prohibit such an arrangement.

VI. Conclusion

Finally, it does not escape CNFF’s and SOFAR’s attention that the Planning Commission completely reversed course with respect to this Project. In June 2018, when the Project was headed toward likely approval, the Planning Commission refused to even reopen public hearings on the Project, despite Staff’s recommendation and a clear legal obligation to do so. Now that the Project appears to be in trouble, the Planning Commission wants to rush in to find a solution that would allow approval. This apparent bias must not be exacerbated by the appointment of an unlawful ad hoc committee.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Sara A. Clark

June 11, 2020

Bret A. Sealey, President
Board of Directors
Deer Springs Fire Protection District

Via Email: Liz Heaton <ehaton1@cox.net>

Re: *Response to June 11, 2020 Letter re: Lilac Hills Ranch Fire Services Agreement*

President Sealey and members of the Deer Springs Fire Protection District Board;

We are writing in response to the June 11, 2020 letter from Bret Sealey, President, Deer Springs Fire Protection District (“DSFPD”).

President Sealey correctly reports that the terms of our Fire Services Agreement (“Agreement”) have not been finalized, and that negotiations were put on hold in 2019. At that time, one issue remained unresolved, specifically, the *timing* of Village Communities, LLC’s (the “Applicant’s”) commitment to fund staffing of fire personnel.

As the County is aware, in 2019, we, along with the County Department of Planning and Development Services (“PDS”), and the County Fire Authority (“CFA”) were intensely focused on enhancing fire safety features. CFA and PDS were aware that we would need to finalize our service agreement with DSFPD. With respect to that agreement, Applicant believed CFA and PDS shared our view that an agreement should be attainable.

We remain optimistic that an Agreement can be reached, and we note our separate commitment to fund \$2 million to the DSFPD to use for roadside vegetation management and building hardening, as well as to the formation and [financial support] of a Project Fire Safe Council and the many other fire safety enhancements to the Project and the existing surrounding area. Further, we generally agree our Project must provide funding for fire personnel required to support it.

With respect to President Sealey’s support for easements along West Lilac Road, we continue to be perplexed as to why they should be required. Easements would simply replicate the language granting the Fire Authority access already set forth in section 4907.2.1 of the Consolidated Fire Code.

It is widely accepted and made clear in the Code that fire safety is a shared, community-wide responsibility. Almost all residents recognize this fact, and take their responsibilities seriously, including the maintenance of vegetation along roadways adjacent to their property. However, there is no “opt-out” alternative for those who are unwilling to do so. We agree that the entering of property is a “last resort”, but if a property owner refuses to do his or her part and thereby endangers the community, it absolutely must be done, and easements are not needed to

do so. The County and DSFPD Codes are not optional and are a responsibility of every property owner along every road in the County. If DSFPD states it cannot do so without easements, what is the point of even having a fire Code? And, what does that say about fire safety? Easements are not a County policy, they are not required by code, and many, many roads throughout the County have no easements, nor any requirement for them. Are those roads unsafe?

However, if easements are going to be the County's new policy, then we already have proposed a solution in our second condition (though not preferred). Our second condition shows we are trying to achieve a resolution with staff. We hope the Planning Commission can help us break through this needless impasse with staff.

We note again that almost all residents uphold their fire safety responsibilities. However, when they do not, it is quite often an issue of "who pays". This issue will no longer exist, given our voluntary commitment to DSFPD to provide \$2 million in funding to ensure roadside vegetation and other fire safety features are implemented and maintained in perpetuity.

We look forward to reengaging with the DSFPD in the immediate future.

Sincerely,

Jon Rilling

Jon Rilling, Vice President
Village Communities, LLC

Cc: Mark Slovick, Deputy Director (Via email)
Douglas Barnhart, Chairman, County Planning Commission (Via Ann Jimenez)

From: [Marc Nelson](#)
To: [Jimenez, Ann](#)
Subject: PC Hearing, June 12, 2020 – Lilac Hills Ranch Fire Issues
Date: Monday, June 8, 2020 6:57:23 AM

Chairman Barnhart,

My name is Marc Nelson and my grandfather built Nelson Way back in the 1950's. My family and I grew up on the road and I still operate a business along Nelson Way, south of the Lilac Hills Ranch. My family and I support the project and also support the latest proposal from the developer and the County to improve Nelson Way to make it better for emergencies and also for daily use. The neighbors and business owners are unanimously in support and would welcome the improvements. We request that the planning commission recommends approval of this project and the additional fire safety features that have been added over the last few years.

Sincerely,
Marcus Nelson
8320 Nelson Way
Escondido, ca. 92026

From: [Matt Weaver](#)
To: [Jimenez, Ann](#)
Subject: In support of a Lilac Hills Ranch PC Recommendation of Approval
Date: Monday, June 8, 2020 9:50:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Chairman Barnhart

VIA: PC Secretary Ann.Jimenez@sdcounty.ca.gov

When I read the notice all I could do is shake my head and think this is the most bizarre hearing Ive ever seen and why is this not just a condition of approval. This developer has spent the last two years improving upon prior Staff and Commission recommendations, and they are not opposed to implementing whatever the County wants, so just condition them and lets move on. This is exactly why housing costs so much in the County, because of this never ending process, which increases the cost of each home by 40-50%. That's wrong and needs to be fixed.

I grew up in the area and simply said, we need growth in the County. We have a housing shortage of 180,000 units and we desperately need this project.

Please support this project and recommend it for Approval.

Thank you.

Matt Weaver

Principal
Land

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From: [Pat Witman](#)
To: [Jimenez, Ann](#)
Subject: I support Lilac Hills Ranch Project
Date: Thursday, June 11, 2020 10:19:14 AM

I support Lilac Hills Ranch Project. I'm a native Californian and have lived in North County most of my life. I have owned 9 acres down the road on W. Lilac for over 20 yrs. We have a County approved Improvement Plan being implemented now to get it ready for building a few homes for me and my sons in the next couple of years.

I look at The LHR project as something that will increase our property value by improving the road & adding the school.

I believe it's better to put this development in this, mostly already disturbed area, than farther out in more pristine habitat.

Thank you,
Pat Witman

Sent from my iPhone

From: [Patrick Miller](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills Ranch development
Date: Monday, June 8, 2020 4:08:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Dear Ms. Jimenez,

Could you please pass along to the Planning Commissioners this email before this Friday's hearing at 9:00 am. Thank you.

Re: In support of a Lilac Hills Ranch PC Recommendation of Approval.

Dear Commissioners: It is unbelievable that the planners need more time to consider the Lilac Hills development. It has been more than a decade of studies, permits, conditions, elections and hearings costing millions of dollars and now another study is needed? It is no wonder the cost of housing is so high resulting in a shortage of about 180,000 homes in the County. Please approve the project now and send it on to the Board of Supervisors for approval as soon as possible. The County, including our children, need this project.

Also, please start reforming a 40 year old entitlement process that will generate more homes at affordable prices.

Thank you.

Patrick Miller, CCIM
Principal
[Lee & Associates | North San Diego County](#)

○ 760.929.9700
pmiller@lee-associates.com



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From: [Paul Schumann](#)
To: [Jimenez, Ann](#)
Subject: lilac hills project
Date: Tuesday, June 9, 2020 2:47:21 PM

Dear Ann, i have been involved with the lilac hills project as an outside proponent. i helped gather the 123,000 signatures need to put on ballot.

in my 40 years as a real estate broker is project holds more merit than all the inner city high rises. they have put so much time and effort into making it the best ever. personally i want to move into it when it is able to be lived in. i am 71 and this place has all i need to have a happy life with my wife.

when i spoke to some of my fire officials i asked them how many stations were in close time frame to lilac and i was told 5 the most of any project in the county. in life there will always be something that is not perfect but can be made better. lilac hills is willing to work to make it better with the laws currently in place.

can we finally get this one approved?

6/9/20

Good Day Ann Jimenez,

Would you inform the Planning Commission of my support for the Lilac Hills Ranch Project for this Friday's Hearing.

Lilac Hills Ranch was deemed fire safe by County staff and the Planning Commission with input from the County Fire Authority in 2015 and reaffirmed this position in 2018. Since 2018, Lilac Hills Ranch has agreed to add several additional features to make the Project region even safer.

The County's request for easements deviates materially from County precedent for land use project approvals. We are unaware of any other project in the County with this "easement" requirement. Adopting this new staff precedent for easements will greatly discourage new housing in our housing-starved County, because a single property owner will effectively hold veto power over the entire land use process, simply by refusing to grant an easement.

We ask the Planning Commission to assist. We have proposed solutions to break through the impasse with staff. The proposed solutions, combined with the Project's fire safety enhancements, will improve fire safety for the Project region and serve as a model in the future.

Peter Lanham

BBSD Dir. & IT Operations

www.Battle-Buddies.us

Peter.Lanham@cox.net

760.798.0682

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From: [Renay Johnson](#)
To: [Jimenez, Ann](#)
Subject: North Park Constituent - Save Our Streets
Date: Monday, June 8, 2020 6:42:59 PM

This is meant for “the Mayor” and his little sidekick but since they have other things to do than listen to their constituents, I thought I would voice my opinion to the county Supervisors.

Just when I thought you people couldn't sink any lower, you surprise me. Any and everyone involved in this “Slow Streets” initiative should be ashamed of themselves. Chris Ward posts in Next Door that he would “like your input” on his slow streets initiative. It's a moot point to ask someone's opinion when you've already implemented your ideal. By the time the evening news rolled around, Mayor Faulkner was already announcing this new initiative that Chris Ward “wanted our input on”. You people are awful. You and your cronies are taking advantage of a pandemic to slide through whatever the hell you want in this city. Way to take advantage of the fact that no Neighborhood Planning meetings will be taking place due to social distancing guidelines. Too many of you sitting on the City Council have no regards for anyone except your personal gain. Because of this arrogance, the city is suffering and programs and initiatives will always be on the wayside just to make room for your backroom deals. Some of you think you are sly, you just showed how low down you really are you don't care about the citizens of San Diego. NONE of you will get a vote from me in the next election. I'm just grateful some of you are termed out. I'm tired of seeing you pander to these special interest groups like SD Bicycle coalition. You know those bike lanes that are already out there? You know that bus/bike lane that you put in after taking out a lane meant for traffic? None of those are used by cyclists on a daily basis. I can count on one hand how many times I've seen a cyclist using that bus/bike lane. One evening, I saw a bunch of cyclists ride in no kind of order northbound on 30th street. I was headed southbound and one person on a track bike ended up in front of my vehicle as he almost fell off his bike. So “horsing around” is more important and worth removing parking just so one moron can almost fall off of his fixed gear bike while horsing around? You and your playgroup are willing to disrupt lives along 30th street just so people can ride against traffic at night. I bet no other neighborhoods are racing to put in these “safe streets”. After the pandemic, will the City be removing these safe streets and putting the neighborhood back to normal? No, you won't. No one voted for this except some people and their playgroup. I got no say in this. Did your offices post notice and a right to oppose on the back of a door that the general public has no access to? I wouldn't put it past you.

There is no need for these “safe streets” just as there is no need for the decision to tear up Meade Ave to put in round about that do nothing to slow down traffic. The city is littered with potholes wrecking everyone’s shocks just so a round a bout can be put in. The city needs to learn how to spend money with frugality and not frivolousness.

From: [Scott Marquart](#)
To: [Jimenez, Ann](#)
Subject: RE: Lilac Hills
Date: Tuesday, June 9, 2020 10:49:53 PM

Planning Commission,

I am writing today to ask you to approve the Lilac Hills development. I have been in support of this smart development for years now. I literally don't know what else people would want them to do in order for them to agree that it goes way above and beyond all the requirements or suggestions detractors or anyone against it. If a development this smart and checks all county's recommendations, I tend to think they're against all development.

And smart development like Lilac Hills is exactly what we need, and everyone knows it. Some just don't want to admit it.

In summary, please approve Lilac Hills development, especially since the recent upgrades and changes Lilac Hills is doing for fire safety, which checks even more boxes.

Thank you,

Scott Marquart

From: [Sean F. Smith](#)
To: [Jimenez, Ann](#)
Subject: Lilac Hills
Date: Tuesday, June 9, 2020 11:59:05 PM

Hello Ann

My name is Sean Smith and I am a concerned citizen of North County San Diego. My concern is that we may be making bad decisions based on selfishness.

By selfishness I mean what I refer to as “the hypocrisy of North County.” This is the notion that people want the development to stop now that THEY have THEIR house. “Let’s just develop one more tract of land so I can afford to live up there. Ok now stop - enough already!!” It’s really absurd and I hear it all the time. The concerns that drive those sentiments (from those who I hear it from) are around traffic (esp egress in fire), schools, and property values. It’s very difficult to argue that Lilac Hills hasn’t solved for those concerns in spades.

The housing is needed. It just strikes me as really irresponsible to not move forward with this extremely well thought out project. In fact, especially in today’s topsy turvy world, we really need a positive sign of economic strength. Investment pouring into our county’s periphery would be fantastic.

Thanks for taking the time to read all of this. Pardon me for getting a bit lengthy.

Best regards,
Sean

--

Regards,
Sean F. Smith

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SARA A. CLARK
 Attorney
Clark@smwlaw.com

June 8, 2020

Via Electronic Mail Only

Chairman Douglas Barnhart
 San Diego County Planning Commission
Ann.Jimenez@sdcounty.ca.gov

Director Mark Wardlaw
 Planning & Development Services
mark.wardlaw@sdcounty.ca.gov

Thomas Montgomery
 San Diego County Counsel
Thomas.Montgomery@sdcounty.ca.gov

Mark Slovick
 PDS Project Contact
mark.slovick@sdcounty.ca.gov

William Witt
 San Diego County Counsel
william.witt@sdcounty.ca.gov

Re: June 12, 2020 Planning Commission Meeting; Consideration of
 Lilac Hills Ranch

Dear Chairman Barnhart and Members of the Planning Commission:

On behalf of Cleveland National Forest Foundation (“CNFF”) and Save Our Forest and Ranchlands (“SOFAR”), two organizations dedicated to progressive land use planning and the protection of vital natural resources, I write regarding the San Diego County Planning Commission’s consideration of certain issues related to the Lilac Hills Ranch Project (“Project”) agendized for the June 12, 2020 meeting. As detailed below, CNFF and SOFAR are concerned about ex parte communication between some Commissioners and the Applicant’s representatives regarding the Project; in this circumstance, the offending Commissioners must recuse themselves from further consideration of the Project, including from voting or serving on any ad hoc subcommittee. CNFF and SOFAR are also concerned regarding the scope of discussion at the June 12 meeting. While the agenda is very narrow, the Applicant appears intent on raising broader issues in violation of the Brown Act. CNFF and SOFAR urges you to address these serious issues.

Chairman Barnhart and Members of the Planning Commission
June 8, 2020
Page 2

I. Any Commissioner Engaged in Unlawful Ex Parte Communications Must Recuse Himself or Herself from Voting or Further Participation.

As stated in our May 20, 2020 letter, section 375.11 of the County Administrative Code prohibits Planning Commissioners, anytime “after an application necessitating a hearing has been filed with the County” from “discuss[ing] said matter with . . . with proponents, opponents, or other interested parties, except in the course of and during said public hearing.” Likewise, section 375.8 prohibits Planning Commissioners from “solicit[ing] or reciev[ing] evidence outside of the public hearing,” including evidence from the applicant related to these issues. These sections apply to all land use projects—such as Lilac Hills Ranch—for which a noticed public hearing is required.

These strict prohibitions on ex parte communication were adopted for good reason: communications between an applicant and a decisionmaker outside of a public hearing often create an unacceptable probability of actual bias. Municipal decisionmakers must be “reasonably *impartial, noninvolved* reviewer[s].” *Nasha v. City of Los Angeles* (2004) 125 Cal.App.4th 470, 484 (emphasis added). If applicants are permitted to present non-public information to persuade decisionmakers to support their projects, such decisionmakers are no longer impartial or uninvolved.

This is especially the case where, as here, the applicant and some members of the Planning Commission appear to have coordinated on a strategy to stall a denial of the Project by the Board of Supervisors for fire risk and public safety considerations. *See Petrovich Dev. Co., LLC v. City of Sacramento*, No. C087283, 2020 WL 2306073, at *8 (Cal. Ct. App. Apr. 8, 2020) (impermissible bias when councilmember and appellant coordinated on strategy). As previously noted, the Project was not agendized for the May 15 meeting. However, multiple Planning Commissioners appeared coordinated and ready to form an “ad hoc” subcommittee to address the needs of the Applicant to find a “solution” regarding the impasse with Staff. As a result, the probable ex parte communications appear to have resulted in “an unacceptable probability of actual bias’ on the part of [a] municipal decision maker.” *Woody's Group, Inc. v. City of Newport Beach* (2015) 233 Cal.App.4th 1012, 1022 (quoting *Nasha*, 125 Cal.App.4th at 483). The involved Planning Commissioners must recuse themselves from any vote on the Project or service on any “ad hoc” subcommittee that might be formed.

Chairman Barnhart and Members of the Planning Commission
June 8, 2020
Page 3

II. The Planning Commission's Discussion on June 12 Must Be Limited to Agendized Items.

The Brown Act prohibits the Planning Commission from any “action or discussion” on any item not appearing on the posted agenda. Government Code § 54954.2(a)(3). The June 12 Agenda is noticeably limited: “This item is a request by the Planning Commission to consider forming an ad hoc subcommittee for the Lilac Hills Ranch project and for County staff to provide an overview of the fire safety determination for the project.” The only two items to be discussed are the potential ad hoc subcommittee and Staff's fire safety determination.

CNFF and SOFAR are concerned that the Applicant, and possibly the Planning Commission, are intending to expand the scope of the hearing on Friday. The Applicant recently sent out an email to supporters indicating that the Project was “moving forward to the County Planning Commission for consideration.” It urged supporters to make their voices heard, to secure a positive “recommendation” on the Project for the Board of Supervisors.

Any discussion of the merits of the Project, land use planning issues, environmental review, or topics beyond fire safety are *not* agendized for the June 12 Agenda. Indeed, the Planning Commission previously refused to rehear the Project when recommended by Staff in June 2018; it cannot have a second bite at the apple now that Staff has identified significant hazards associated with Project design. We urge the Planning Commission to keep its discussion to the specific topic at hand and to remind the public to do the same, or risk invalidating any decision or recommendation regarding the Project. *See* Government Code § 54960.1

III. Conclusion

CNFF and SOFAR are concerned that *ex parte* communications have tainted the Planning Commission's consideration of this Project. We request that Chairman Barnhart require Commissioners to fully disclose the extent of any *ex parte* communications regarding the Project. We further request that any Commissioners engaged in *ex parte* communication recuse themselves from further consideration of this Project, to prevent an unacceptable probability of actual bias.

Chairman Barnhart and Members of the Planning Commission
June 8, 2020
Page 4

Thank you for your consideration. If you have any questions, please do not hesitate to contact me.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Sara A. Clark

1250541.1

From: [Steve Rahimi](#)
To: [Jimenez, Ann](#)
Subject: Lilac hill"s Ranch
Date: Wednesday, June 10, 2020 9:04:47 PM

Dear Sir/Madam ; I reviewed new project of Lilac Hill , it is a wonderful project which every one has to look forward to it . I have a property there and I welcome this wonderful project , the first Carbone Free Village in county of San Diego .I welcome the new roads , the school , safe community , a state of the art and safer community . The planning commissioner , the Fire department , the Mayor and all staff working on this project to improve the environment and lives of the people in our community , deserve RECOGNITION by the San Diego County and State of CA . I can imagine how this project will increase County's income and employment of thousands of people especially at this time of COVID 19 era , which every one needs a job and income . I wish all the best success in implementing this great project . Respectfully Steve G.Rahimi

From: [Steven Kenyon](#)
To: [Jimenez, Ann](#)
Subject: Email in support of Lilac Hills Ranch
Date: Wednesday, June 10, 2020 11:29:01 AM

Dear Planning Commission Chair,

I hope this email finds you well amidst the current crisis of our lifetimes. From health to social justice, it seems humans have had enough. Large masses of people are not receiving what they want, need, and believe is their God given right at the hands of the few. In each of these situations we currently face on a macro scale, a few people in power are doing their best to prevent the rest from achieving equality. Because equality is scary to those sitting at the top. It is scary to think that the best neighborhoods, the best schools, the best hospitals, all the way up to the best state and national governments might have to make room for people of all colors, experiences, income levels, and opinions to fit in alongside. Together. In order to make life better for everyone because we are all created equal.

Lilac Hills Ranch, and some of the issues this dedicated team of folks have faced, can be considered a microcosm of the issues outlined above. A few residents of the area have stood on their pedestal of power for long enough. Many would Thank those "Nimby neighbors" for bringing to the table all of the genuine concerns felt by current members of the region (perhaps unknown to an outside group). As a respectful developer and promising community partner would do, Lilac Hills Ranch listened to these concerns and implemented solutions. Fact: Over \$113 million is planned to be invested in community improvements. This is a sign of true progress! This is what America and the world are begging for more case studies of right now.

Are there two opposing sides to an issue? Then bring both groups into the room, identify what needs to be done to satisfy each party, allow some time to make adjustments, reevaluate, and approve to move forward with the new symbiotic approach.

Cheers and thank you!
Steven

--

Steven Kenyon
Cell: 619-884-7838
Email: kenyon.steven@gmail.com

From: susan.rahimi@yahoo.com
To: [Jimenez, Ann](#)
Subject: Lilac Hills
Date: Thursday, June 11, 2020 12:14:40 PM

Dear Mrs. Jimenez,

Re: Lilac Hills Project

I wanted to express my enthusiasm and interest in this projected plan. I am a mom of two kids and believe that this proposal and plan is a very well thought out project. I believe this will be a first of its kind and a reason to celebrate such an imaginative, well thought out city plan. I believe especially during this pandemic this would bring jobs, a light at the end of the tunnel and success as it has the scope of helping the environment and building a life with the future in mind.

Please take this into consideration and as a property owner nearby I look forward to this innovative plan in our future. Especially for our growing families and children.

Thank you for your time,

Susan Rahimi
susan.rahimi@yahoo.com

THE SUTTON LAW FIRM

June 10, 2020

VIA EMAIL ONLY

Douglas Barnhart, Planning Commission Chair
Tom Montgomery, Esq., County Counsel
Mark Wardlaw, Planning Director
Mark Slovick, Deputy Director

RE: Ad Hoc Committee Regarding Lilac Hills Ranch Fire Safety

Dear Chair Barnhart and Members of the Planning Commission:

We represent the Lilac Hills Ranch project applicant and have been asked to respond to the incorrect and unsupported legal conclusions in the May 20, 2020 letter you received from the Shute Mihaly law firm regarding creation of an “ad hoc committee” last month to look into fire safety features for the project and the surrounding area.

First, the letter incorrectly states that the Commission violated the Brown Act by considering whether to form an ad hoc committee at its public meeting on May 15, 2020, and that such a discussion should have been placed on the agenda for a future Planning Commission meeting. This position misunderstands the concept of ad hoc committees – known under the law as “temporary advisory committees” – and confuses them with “standing committees.” (Cal Govt. Code section 54952(b).) Whereas standing committees, which are set up by formal action of a state or local governmental body to address on-going issues, have to be agendized, ad hoc committees are by definition informal, do not have to be agendized, and do not otherwise require compliance with the Brown Act.

As long as the ad hoc committee is: (1) comprised of less than a quorum of Commissioners; (2) set up to address a limited subject; (3) set up to last for a limited time; and (4) not granted the authority to make final decisions but instead makes recommendations to the full Planning Commission, it is not subject to the agenda or other requirements of the Brown Act and may be formed by informal action of the Chair at any time and in any manner. The proposed ad hoc committee for Lilac Hills Ranch fire safety features meets all of these criteria. If formed, it would not include a quorum of Commissioners; would only address fire safety issues and only for a short time period; and not be permitted to make final decisions, but would rather report back to the full Commission with information and recommendations.

Douglas Barnhart, Planning Commission Chair
Tom Montgomery, Esq., County Counsel
Mark Wardlaw, Planning Director
Mark Slovick, Deputy Director
June 10, 2020
Page 2

Numerous court cases have confirmed the informal nature of ad hoc committees. In fact, the California Supreme Court has advised that the chair of a local appointed board may create a temporary advisory committee on his or her own, without the need to first place the matter on the agenda of a meeting, and without the input or concurrence of the other commissioners. (Freedom Newspapers v. Orange County Employees Retirement System Board of Directors (1993) 6 Cal.4th 821 [“operations committee” set up by chair of retirement system and comprised of less than a quorum of board members not subject to open meeting laws because merely advisory and all final decisions made by full board].) Therefore, the discussion in the Shute, Milahy letter of the limited statutory exceptions to the requirement that matters must appear on an agenda before any “action or discussion” may be taken is inapposite because, by definition, the creation of an ad hoc committee is not an official “action” of the Planning Commission.

Second, the letter incorrectly states that an ad hoc committee would run afoul of the County law which prohibits ex parte meetings between Planning Commissioners and project applicants (or opponents) after the project’s land use application has been filed. (County Code section 375.) In short, this prohibition is no longer relevant to the Lilac Hills Ranch project. As the letter acknowledges, the Planning Commission already held its hearings on the project approximately two years ago, so the due process concerns behind the ex parte contact rule no longer apply. The suggestion that Planning Commissioners should not be able to interact with members of the community or property owners to attempt to resolve issues relating to the County’s planning process also violates core values of government decision-making and the First Amendment. (Cf. City of Fairfield v. Superior Court (1975) 14 Cal.3d 768.) Because there is no longer any “fear” that the Commissioners may issue their decision on the project based on anything other than the testimony and documents presented at the hearing, this County Code does not apply to formation of an ad hoc committee.

In sum, there is no legal reason to halt the ad hoc committee from discussing fire safety measures at the Lilac Hills Ranch project and the surrounding area with members of the community or representatives of the project applicant.

As a final note, and despite the clear legal authorization for the ad hoc committee, Lilac Hills Ranch’s preference at this time is to proceed to the Planning Commission’s noticed, agendized public meeting set for June 12, 2020, given the contested nature of the formation of the ad hoc committee. Our understanding is that, at this meeting, the

Douglas Barnhart, Planning Commission Chair
Tom Montgomery, Esq., County Counsel
Mark Wardlaw, Planning Director
Mark Slovick, Deputy Director
June 10, 2020
Page 3

Commissioners will hear a presentation from staff about fire safety measures and staff's new recommendation to deny the project, and that they will give Lilac Hills Ranch the opportunity to respond to staff's comments. Our understanding is also that members of the public, stakeholders, and all other interested persons will be able to provide input into staff's comments. The Commission will evidently then make recommendations to the Board of Supervisors regarding the project's fire safety measures, staff's recommendations, and related topics.

Thank you for your consideration of our response to the Shute, Mihaly letter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jim Sutton".

James R. Sutton

JRS/dfm
#2009.01

Public Correspondence Item 1

207 of 418

From: noreply@granicusideas.com
To: [Jimenez, Ann](#); [Barnhart, Douglas](#); [Beck, Michael](#); [Calvo, Yolanda](#); [Edwards, Michael \(LUEG\)](#); [Flannery, Kathleen](#); [Neufeld, Darin](#); [Pallinger, David](#); [Seiler, Michael](#); [Slovick, Mark](#); [Woods, Bryan](#)
Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 1:10:24 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Alyssa Wiesehan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Definite no to the lilac hills ranch project

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 11:17:54 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Amber AgentMartinez submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Opposed

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:02:24 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ana Rosvall submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This terrible project, then called "Accretive Investments" was soundly defeated as an Initiative by a county-wide vote in 2016. It has now been resurrected with a few minor cosmetic additions, at tax payers expense. County staff and the County Fire Authority have "DETERMINED THAT THE (Lilac Hills Ranch) PROJECT IS UNSAFE AND IS RECOMMENDING DENIAL OF THE PROJECT." This project must be rejected once again again - and rejected SOUNDLY!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 1:39:48 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Andrea Geise submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: As a resident of Valley Center, I'm writing to voice my strong opposition to the Lilac Hills Ranch project. It would not only increase traffic, fire danger, and strain limited resources, but is fundamentally detrimental to the rural way of life beloved by residents of our town. How many times have we said NO to this project? Yet it keeps coming back. I ask you to say NO once and for all, and bring a final end to this ill-conceived proposal.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 9:15:14 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Anita Noone submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills Ranch is an abomination. How many times do we have to fight this battle? The backcountry is not made for this kind of development. Please don't put our lives at stake.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:22:29 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ann Andersen submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I have lived on Anthony rd. (off Lilac) since 1987 and I oppose the Lilac Hills Ranch project. Trying to get out of my neighborhood during a fire evacuation is already a daunting task, this would make it impossible and surely cost lives. This is a very serious issue that the people have rejected.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 9:56:22 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Anne Middleton submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: If we don't protect our open spaces they will disappear. There's a smarter, more equitable way to develop.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 12:51:19 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Anthony Buxton submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This proposal is just what is meant by the remark here to avoid "Californiating Colorado." I have lived in Valley Center, and have many friends who still do, and weep at the despicable plans to turn a beautiful, rural community into an over crowded suburb. It will destroy all that is valuable in Valley Center. The traffic alone is untenable, to say nothing of the burden on schools, fire and police, and the tragic loss of agricultural space that make the area still attractive, and rare.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:41:03 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Anthony Kurtz submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Wild fires are an increasing and terrorizing threat to our county. The vulnerability of this development to fire and the lack of escape routes has been a community concern since the very day this project was presented to Valley Center many years ago. I don't know how much clearer it can be that the people do not want this development. Please put the end to our misery about it." I certainly agree with her.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:43:21 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

April Hinrichs submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I'm opposed to this development due to safety concerns.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:27:48 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Arleen Hammerschmidt submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Honorable San Diego Planning Commissioners - NO on LILAC HILLS RANCH! The well being and safety of County residents comes first. Do not create a liability situation for our county by approving a project that puts current and future residents in danger. Please follow the advise of County staff and the County Fire Authority; "THE (Lilac Hills Ranch) PROJECT IS UNSAFE AND IS RECOMMENDING DENIAL OF THE PROJECT." Thank you - Arleen Hammerschmidt

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:57:25 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ashley Araiza submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I stand in opposition to development of the Lilac Hills Ranch Project. The people of this community have already voted down this project. This is an unsafe proposal looking to benefit the developers against the will and safety of the community.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 9:43:05 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Barbara Benjamin submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I am opposed to the Lilac Hills Ranch proposal. It is clear that the County staff and the County Fire Authority have deemed this project and the accompanying increase in the population of that area, a definite risk to the safety of the Valley Center community in the event of a fire emergency evacuation. NO to Lilac Hills Ranch!! Our safety is at risk! Sincerely, Barbara Benjamin

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:03:29 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Barbara GARCIA submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Both my husband and I oppose this project mainly for the safety issues.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 11:46:17 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bart Green submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: NO further consideration of LHR! There is absolutely no need for a subcommittee. It has been opposed for years has been voted down. All evidence and advice from authorities has shown that LHR is a fire tragedy waiting to happen. The ability to egress is insufficient and would cause many casualties due to a lack of roads for rapid evacuation and access for fire crews. LHR is a significant threat to our lives and property. There is no need for a committee. Stop the madness, Board.

[View and Analyze eComments](#)

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 10:45:13 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ben Martin submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This development is a violation of the county's development plan. There needs to be tens of millions of dollars invested in existing infrastructure, not to be confused with investments in new infrastructure servicing just this development...all intersections to include the 15 freeway on/off ramps at Golpher canyon (all widened, traffic lights) and roads leading to the development (to include all roads on both the east, west, north and south of the development) must be widened with new lanes.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 6:37:02 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bill LeMasters submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please stop with the over development!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:09:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bob Bourdette submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This a really bad idea due to high traffic and limited ways out of this high fire danger area. I thought this was already put to bed.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:15:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bobby Glaser submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: It is time to stop wasting taxpayer money on pushing a development project that is NOT WANTED. It is not Safe. It is not acceptable to the Community, the Fire Department, the Planning Department, or the People of the County who voted down this project and it's twin "Newland Sierra" on the November ballot. We DO NOT WANT DEVELOPMENT IN OPEN SPACE AT RISK FOR FIRE STORMS. Please stop pushing bad development and start working on proper in-fill supported by existing services. Please vote NO.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:54:56 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Brian Dreher submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Oppose

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:22:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Brnt Curry submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: How man times do we have to block this development? Each time they come back but they've done nothing to make this development safe for the community itself and thought around it. I will vote out any county official who supports this development against the wishes of the citizens.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:19:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Bruce Salerno submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This project was solidly defeated before and it's only the back donor shenanigans of the developer that even puts it back on your agenda. We the people have said no more than once and we say no again. Please let Lilac Hills Ranch die the death it deserves.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:31:47 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

C G submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose this project. Please protect our community! This will harm our residents, raise insurance rates and risk lives

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:37:49 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

carla hough submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Too many fires, too much traffic congestion, water shortage-we are still paying higher rates due to the drought a few years ago!!!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:04:12 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Carolyn Krammer submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please heed the warning from the County Staff and County Fire Authority that this project is unsafe. This project will once again put people's lives at risk and in grave danger. Please deny this project.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:04:31 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Cassandra Johnston submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: No more houses

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:56:18 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Catherine Terrones submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: No to Lilac Ranch housing Development

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 5:47:23 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Cathy Miller submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: My husband and I vehemently oppose this project. It has been defeated 3 times and was even put to vote by residents of SD County. Follow the original plan and do not submit projects that need a revision of the general plan. The roads are 2 way country roads and egress in case of fire or other disaster is dangerous. New projects should be homes with 2 or more acres. More schools and fire services would be needed. Please listen to the fire professionals!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:09:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Charles Mathews submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please do not let the power of special interest money, and the apparent obligations to it and to re-election of elected and appointed local government officials, override the sound planning and fire safety advice of your professional advisors and therefore vote to deny the planning application for the proposed Lilac Hills development.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:36:07 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Cheryl Bennett submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Apparently our vote as County residents does not matter. Lilac Hills Ranch was rejected by voters and that should be the end of it. However, greed and money apparently dictate County policy. This project should be rejected for a number of reasons not only including lack of adequate fire protection, evacuation routes, infrastructure, excess traffic spilling onto i - 15 and surrounding neighborhoods. Additionally the area is zoned AG as per County Master Development Plan. C.Bennett Valley Center

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:06:24 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Chris Conway submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose lilac hills ranch. It will create a very hazardous area when fires are raging.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:52:09 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Chris Ryan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Roads are too tight and not made for that much traffic.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:16:16 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Christine Hartunian submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Growth for the sake of growth is the ideology of the cancer cell. Don't let Greed overcome your desires. Let's keep San Diego from further overpopulation, let's keep San Diego's natural beauty. For the sake of our wildlife, and the sake of our safety (per fire department). We all know what the right decision is here

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:32:51 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Christine Joley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: How many times do we have to vote this down?

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:02:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Cindy LaChance submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose Lilac ranch developement also due to the fire safety issues, Have been thru 3 wildfires and roads are jammed with evacuees as it is. Not to mention the environmental impact a project this size will have.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:30:45 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Claudia Hunsaker submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I appreciate that the County Staff and the County Fire Authority have come to the conclusion that a major fire would be devastating if this project were approved, there would be a tremendous loss of life. Please make sure that this project does not go through and create a fire hazard that can't be solved. It makes no sense to grant an exception to the County General Plan in this case.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:22:31 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Corey Funk submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: No more houses, this project is a major fire hazard.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:13:46 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dan Hazel submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We currently get backed up on Circle R Drive leaving the area and having to make a left turn on Old 395 is almost impossible! I believe in a fire we would get stuck in a bottleneck trying to get on the interstate and it would be quite dangerous for all trying to evacuate on Circle R Drive.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 11:27:08 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dan Silver submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We find no legitimate purpose here. Regarding fire hazard:: 1) There are no required easements. 2) An analysis discloses inadequate capacity of egress roads for evacuation demand, with risk of entrapment. The entrapment risk mandates project denial. Given these incontrovertible and un-fixable public safety factors, there is no reason to form the committee.

We note that similar evacuation risks have elsewhere been ignored by this Commission, as well as by the Fire Authority and DPDS.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 6:47:49 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Darryl Bentley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Planning Commission: Please follow the recommendations by your staff and the County Fire Authority to deny the Lilac Hills Ranch Project. The vast majority of existing residents in North County concur and are already in serious danger when a wildfire occurs. The surrounding infrastructure will not accommodate this project, and to allow it to be built is a plan for future tragedy.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:47:11 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

David Bardwick submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We who live in this area are already at risk for evacuation when a wild fire hit the area. To put us at greater risk as well as the people who would move into Lilac Ranch would be unconscionable. Both the County staff and County Fire Authority have recommended that this project be denied. I wholeheartedly agree. Please reject this proposal for all of our safety. Thank you, David and Amita Bardwick 7960 Faraway Lane, Elfin Forest

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:42:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Davita Stellway submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We've been over this. The answer is always NO on this project. You have no infrastructure in place for putting that many homes there. And just because there hasn't been a fire here in a few years doesn't mean there never will be any. Very dangerous for all involved so you can make a buck.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 7:55:43 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dawn Haake submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The Lilac Hills project continues to surface like a bad penny. The project over burdens the surrounding community, introduces significant risk to existing residents through its inadequate fire management plans, and it will do nothing to solve the affordable housing crisis in San Diego County. The county needs to put an end to it and focus on working with developers to introduce high density, lower cost housing units closer to public transit hubs (eg. apartments in San Diego proper).

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:07:51 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

DD Hearn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Both the Planning Commission and the Fire Authority oppose Lilac Hills. Their expertise and evaluation should be the final decision.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 6:31:29 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dean Westmoreland submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This has been a bad idea for a very long time and overloading the area with cars and people in an emergency situation will only cause serious problems, this area does not need housing on every inch of what should be keep as farm land. Due to the situation that is going on at the moment with the covid 19 it is more evident that we need to get back to primary produce to help feed the people in San Diego county, please kill off the Lilac Hills Project.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 6:36:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Deborah Chappie submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: It is ridiculous to keep building housing developments here in North County San Diego. Global warming is causing hotter and drier conditions up here and we are already asked to cut back on water usage. Is that because we want to keep building more houses? This problem needs to be faced as a realistic problem for the residents who live here. I really don't care if billionaire housing developers want to become trillionaires. Please use some common sense in this matter.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:26:44 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Deborah Flynn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: It's astonishing that we continue to waste tax payer dollars on this flawed and failed proposal. Lilac Hills is a firetrap to not only new residents but to those of us who live here. Listen to the experts! Please stop the madness and vote NO!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:22:16 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Deborah Russell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This was voted DOWN BY THE PUBLIC!!!! No means NO!!!!!! Big developers take your money elsewhere!!! We live here because we LIKE it this way!! I'm sure you could find a slice of land in Oceanside to buy out!!! Get outta Dodge!!

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 1:52:54 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Debra O'Neill submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I agree with the County that this development is the wrong development for San Diego County. Putting current and future home owners at increased risk of entrapment due to a wildfire is not smart growth. I support the County looking out for the health and safety of the citizens of San Diego County.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:48:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

DENISE PATEY submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The public voted against the Lilac Hills Ranch project in the last election. No, No, No, a thousand times NO!!

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 6:23:08 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Diane Somers submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I live in Fallbrook in the area impacted by the Rice Fire in 2007. I can tell you that building this project as proposed will not only endanger the inhabitants of the project but the existing community members as well. If you allow this people will die and their blood will be on your hands. It is that simple.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:53:48 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dianne Ghosh submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: First of all, Please vote no! The people have already spoken with a 2/3 vote against it on the ballot. The concerns of the county and the Fire Authority are valid and some of the same reasons that the people voted it down. We don't want this development in our neighborhood! Approving this project would be putting us all at risk in the event of a fire or other natural disaster. I have lived in Valley Center for the better part of 50 years and I am opposed to this project.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 9:18:17 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Dirk Jones submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: All lives matter! Why would we put people's lives in further danger in the event of a fire? None of it makes sense for our community. Put a stop to this madness NOW!!!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:01:02 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

dobie houson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Highly oppose due to traffic and fire danger.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 10:50:35 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Don Orahood submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I strongly oppose the development known as Lilac Hills Ranch. It does not meet the requirements of the County General Plan for Back Country development and could become an unmitigated disaster in the event of large fire events which are virtually guaranteed to occur. The County staff and County Fire Authority have clearly come out against this project and their conclusions against this project should end this project once and for all. Thank you, Don Orahood

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:21:26 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Donna Hein submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: County staff & County Fire Authority have listened to the Community about the wildfire & evacuation risks the Lilac Hills Ranch project poses to the Community. County staff & County Fire Authority have Determined this Project unsafe & is recommending DENIAL! Please listen to this recommendation! We need to be able to evacuate the current residents of Valley Center and take into consideration how all new development will effect a safe evacuation for everyone in this community. Thank you!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 1:05:14 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Doreen Reagle submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: After reviewing documents and comments, I am requesting that San Diego County deny approval of Lilac Hills. Being born and raised in San Diego County, wild fires are inevitable. Having proper ingress and egress for emergencies and evacuation are crucial for new developments. Send the developer a clear message! Please listen and heed the experts, your staff and fire department and do NOT approve Lilac Hills.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:29:04 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Doug Fiske submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Two-thirds of voters defeated the proposed Lilac Hills project in a countywide vote. What palm-greasing and back-room deals have it rearing its dangerous and ugly head again? The voters have spoken. Heed our voices!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:52:37 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Eleanor Roper submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We already voted this down. I am outraged it is back up for discussion. I will vote any county supervisors out that vote for it.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 2:53:37 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Elisabeth Gruwell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please vote no for our safety.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:44:28 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Elizabeth Burris submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Oppose !

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:53:46 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Emily Weltch submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Very very opposed!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:41:46 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Eric Laventure submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: After being on the VC Planning Group for many years, I veometly oppose this project! The risk to life and limb, between the 2 lane winding country road and the risk of wildfire in this area is to great of a risk! No on Lilac Hills Ranch!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:59:37 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ericka Schwarm submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The Community has spoken.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:26:13 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Essence Park submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills Ranch project has been a continuous and unnecessarily long and drawn out process with no support from the local community. It is apparent that this development is not being built in the interest of the community. This is a pet project of the developers to make money with no regard to the safety of Valley Center, its residents, and the surrounding area. They have been given chances to improve and each time they come back with nothing. Terminate this project permanently.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:51:35 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Francois Cyr submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This plan and its impact on the environment, the lack of infrastructure and the will of the county at large has already been explored and decided upon. No means No. The County voted in Proposition B to not approve this plan as it is in direct violation of the Master Plan and has significant environmental impact and lacks all necessary infrastructure plans to support it. The residents of the area (of which I am one of them) is vehemently opposed!!!!

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 9:48:15 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

fred wollman submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills is a bad idea. Building new small cities in the country / rural areas, separated from infrastructure, fire /safety is poor planning that puts 1,000s more commuters on our already crowded freeways is short-sighted. Think in terms of housing that shortens commute times and lowers environmental impact. What is sustainable for the next 100 or 200 years. We cannot continue to do things as we have. Fred Wollman

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 12:26:14 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gary Nelson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Dear Planning Commission: I agree with the County staff and the County Fire Authority have "DETERMINED THAT THE (Lilac Hills Ranch) PROJECT IS UNSAFE. I live in the Circle R Ranch Development that would be adversely be impacted by a wild fire. The roads in this area are very inadequate to handle emergency evacuation that would occur due to a wild fire. Please help us and our families to stop this development once and for ALL. Thank you, Gary Nelson and Family

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 11:03:04 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gary Williams submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose new construction in areas like Southern California which are already stressed with water shortages, traffic congestion, and air pollution. It is not necessary for San Diego County enlarge it's population.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:01:49 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gayle TaylorSelby submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: No on Lilac Ranch!!!

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 7:49:51 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

George Courser submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Commissioners: Please consider the life and death circumstances brought to your attention by the County Fire Authority and County PDS. "The County has identified 19 locations on West Lilac Road and Circle R Drive which present "a significant civilian entrapment potential." The County has also determined that flame lengths of 40 to 60 feet are expected along parts of West Lilac Road, potentially "entrapping motorists" and "directly impinge flames on traffic." Please heed these professionals.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:38:49 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Georgia Higgins submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: San Diego's has had enough loss due to fires. We cannot keep building without regard to safety.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 8:07:30 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gerald Hodge submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The last few years have seen epic fires kill and destroy in California in ways no one could have imagined just a few years ago. Additionally, the science of climate change predicts that wildfires will only become more weird and more severe in the coming years. Please listen to the County Fire Authority and the county staff and deny approval of Lilac Hills Ranch. Don't forget the Camp Fire in Paradise, CA which killed 85 people and destroyed the community!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:27:41 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gerald Scallion submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: In my opinion these roads are not up to capacity or safe for the kind of traffic that this development would bring. Its already scary out here during fire season and the thought of evacuating our livestock and pets safely would be enough to cause emotional damage to anyone concerned about safety! These are some of the curviest roads in the county and there is no way to widen them or straighten them out that is feasible! Please day no to this overly aggressive building plan!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:14:57 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

greg kalajian submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Twin Oaks Valley Road is already overloaded at rush hours and can not handle more traffic.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 9:15:05 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Gregg Whitesell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Why do we continue to take up time in regards to a project which does not follow the general plan, builder has refused to follow the general plan, has been voted down by all of San Diego County (No on B) twice. Well I am hoping someone will finally see human lives matter, and do the right thing. A recent study found portions of California that burns from wildfires every year has increased more than five-folds since 1972, and will continue to increase. Does not make sense, so it must be greed.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 8:52:34 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Hans Britsch submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: LOCATION! For 12 years the main problem with this development has been wrong location. Putting a city, the size of Del Mar, in the middle of rural ag land will only lead to disaster. Fire danger is one of my foremost concerns. I support the County's staff and Fire Authority's joint recommendation to end this project. The fact that you are trying to form an adhoc committee in an attempt to reverse and water down the decision made by County staff and Fire Authority is wrong and lacks integrity.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:48:11 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Hans Haas submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills Ranch was defeated as prop B in 2016 by a huge margin & there have been no significant changes to the scope of the project in this version. LHR is still a high density project in rural countryside. It's in a high fire danger zone & the surrounding area lacks the road infrastructure to safely evacuate the residents of LHR. The majority of the homes proposed will be unaffordable for the typical young family, especially given the tough economic times we are in.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 7:28:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Harris Korn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Even with the newest revisions this project is not suitable for our area of North County. The infrastructure is not in place to support such a massive change to the general plan. Please listen to surrounding communities, and now your own staff. Please stop wasting time, effort and taxpayer's dollars on developments that are not smart growth. Follow the General Plan and please put a final end to this project.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:50:24 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Helen Polito submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The people who already live in the area will have a hard time evacuating when there is a fire & now you are going to have to deal with more people? It's a death trap!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:32:22 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jaclyn Davenport submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please consider denying this project due to multiple safety concerns.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 3:27:29 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jacqueline Arsivaud submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I urge you to DENY the wasting of taxpayers dollars that would result in the formation of an Ad Hoc subcommittee for the Lilac Hills Ranch project. Both staff and Fire authorities have determined that the project cannot be built safely. In our own lawsuit against the County on Valiano and HGVS, the Judge was very clear that fire evacuation issues could not be simply swept under the rug with some vague assurances. The risk of entrapment cannot be studied away. Don't carry water for LHR, say no.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 12:24:11 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

James Brown submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I strongly oppose this project, and it's absurd that it's still being considered with all the potential and devastating risks involved.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:39:46 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jane Mushinsky submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The county has a practical and a moral obligation to make affordable housing available for current and would-be residents. There is no similar obligation to help developers profit. The county needs energy efficient, affordable housing located near transportation corridors. It does not need another collection of McMansions in high fire risk wild lands. I ask the leadership to put the needs of people in this county before the desires of developers who are motivated entirely by their own profit.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:53:21 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Janice Chapman submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Once and for all, I am opposed to the Lilac Hills Ranch Project because of the burden of traffic we already have to deal with. Fires make the situation even more dangerous for my daughters and family that live in that area.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 10:51:26 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Janna Mcgee submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Opposed

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:01:57 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jannine Oberg submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: If Public Safety, as stated by the majority of County Supervisors, is #1, then now is the time to prove it to the citizens of North County. We don't need a Paradise Fire with an even higher death rate here in our County. Developers should never be allowed to get this far in the process. Wilderness high fire risk areas are always inappropriate for housing developments. Change your standards to protect the wilderness and the residents of San Diego County. It's time to make a Final No Vote!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:14:18 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jason Geise submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I fail to understand why this project is still utilizing taxpayer resources; it has, by the vote of the people multiple times, been voted down. Until such time as San Diego County can sustainably, economically, and ecologically mitigate fire risk there is no reason to plan large developments in rural areas.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:47:11 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

JeanGuillaume Lonjaret submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The fire danger is clearly reason enough to reject this project, but even without it, this type of development is no longer viable for California. Must we wait until there is no longer one km2 of land available to start building in height and density ? The single-family home suburb model is doing more harm than good at this point. The fifties are over. California is over-populated and must protect what remains of its beautiful environment.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 11:10:08 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jennifer Brown submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I think we are at a time in this country where we're tired of our representatives not listening to the voice of the people. This project is overwhelming opposed by the community for many reasons, fire exit routes being number one. I live on a road that dead ends and the only way out is West Lilac. Please realize putting people's lives and potentially your jobs at risk is not worth it. Vote no.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 9:21:51 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jennifer Dugas submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Look at what happened in 2017 fires! We couldn't handle the traffic then. There is no way we can handle more. I vote NO!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 8:19:51 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jennifer Harling submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose this project. Jennifer Harling

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 10:01:06 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jessica Morgan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I don't see any possible way for the amount of increased traffic this project would bring to the area to be safely mitigated. The roads are already dangerous given the landscape alone, adding that amount of traffic is irresponsible. Getting out of our driveway onto the main road is already difficult during certain times of the day. We adamantly oppose this project.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:14:02 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jessica Wierson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I voted against measure B for the safety of my family and our community. Please see through the money and politics and put the community safety first. As a 32 year 2nd generation VC resident, living through evacuations and fires has shown me what can happen. Congested roads and communities with lack of planning are not acceptable. Remember the lives we have lost. No on Lilac Ranch.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:56:18 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jill Tisdale submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This is a horrible plan. The last fire was a disaster. No one could get in or out. Our horses were almost set on fire. When I did leave, they sent us to Fallbrook high, then evacuated us with nowhere to go. Meanwhile my horses were surrounded by fire and my husband was sitting on the closed 76 as the fire was coming toward him. It takes 1/2 hr to get to Oceanside ON A GOOD DAY. no way can there be hundreds of AGENDA21 sustainable housing built Here. We won't have it. STOP IT RIGHT NOW!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 8:02:16 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Jo Moran submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose this mess.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:51:03 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Joan Slavinski submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: there is no way that this is a safe developement. There is no way that fire could be stopped on that steep land--please turn down and suggest they consider large acre development!!!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:42:31 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

JoAnn Foxx submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This development will be a danger to our community for so many reasons. But the most important is the inability of our resources to protect its citizens in case of a catastrophic emergency when such a monstrosity of a project like this is built. We do not need it. We do not want it. We have made this abundantly clear. It has been voted down. Once a for all please end this. JoAnn Foxx

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 1:31:40 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

John Fox submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This is the wrong development in the wrong location...Peoples lives will be at HIGH risk when a fire comes and they will come as has been proven in the past.People should matter more than tax dollars to the county..The environment,wild life,eminent domain,lack of water,increases in property taxes to existing property owners,increased traffic,noise,impact on Old Hwy 395 are but a few of the many other issues,not to mention the developers list of lies, should be enough to warrant your NO vote.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 6:22:00 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

JOSIE BLUE submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: It is ridiculous that the board overturned what our ENTIRE county voted against. WE THE PEOPLE recognize that this is just another greedy move by developers and officials that DO NOT care for the needs of their constituents. We need more LOW-INCOME housing in URBAN areas, not mini-luxury homes in UNSAFE rural areas, adding to more congestion on the roadways, higher fire risk, more accidents on backcountry roads, and mass destruction of agriculturally protected areas with endangered species.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:21:33 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

JP Theberge submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Formation of an ad hoc committee to discuss unprecedented denial recommendation from County staff and CFA is another attempt to push through a bad project that will harm the public. Commissioners Barnhart and Woods have shown they lack objectivity and should recuse themselves, particularly given Woods statement "it is possible to find a solution" to the problems raised by PDS. Recent lawsuit (HGV South) showed that the courts will not stand for dangerous projects with unscientific findings.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:04:55 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Judith Segina submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose the building of the Lilac Hills Ranch Project.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:23:23 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Judy Vance submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Will it take deaths and injuries during a fire evacuation for you to understand the seriousness of this issue? Are you being paid by the developers? Take the Lilac Hills Ranch project off the table permanently. The County has identified 19 locations on West Lilac and Circle R Dr which present "a significant civilian entrapment potential." The County has also said that flame lengths of 40 to 60 feet could be expected and will entrap motorists. Stop this NOW. Judy Vance

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:16:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Karen Binns submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose the formation of an Ad Hoc Committee regarding the Lilac Hills Project. This project is a boondoggle. It is also a "zombie project" that keeps coming back. It is very unusual for County staff as well as the County Fire Authority to oppose a project. This is an unsafe project. I remember when the EIR came out a few years ago the Developer had 10 road segments that he wanted exemptions on. No exemptions should be ever granted where the safety of the community members are at stake.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:37:02 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Katherine Stewart submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Dear County Supervisors, and in particular Supervisor Fletcher, who is my representative: Lilac Hills is a terrible proposal and should be denied as recommended by staff and fire experts. Please do the right thing for all the right reasons. Katherine "Kay" Stewart

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:02:27 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kathryn Carbone submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This project has strong community opposition, and there is an "election attorney" harassing the private citizens groups and pac treasurer of this and other bad sprawl projects such as Newland Sierra and North River Farms. These frivolous lawsuits and fake FPPC complaints are generated on behalf of the developers why? Because their housing projects in high risk fire zones are so great? Please don't be fooled, just vote no Google <Redondo Beach sutton firm> and <dirty tricks north river farms>

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:38:22 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kathy Herbert submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Too much traffic on I 15 already. We do not need another high density development in the North County. Please reconsider.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:30:11 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kelley Cuerva submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We live near West lilac road behind the horse track. It took us an hour to get off our road that is only a half mile long during that last big fire. We are very lucky the wind did not turn. It will not be safe to add the number of homes to our area that they are proposing.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:54:06 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kelly Macdonald submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please stop the Lilac Hills Development from being developed. I feel like year after year we keep fighting this development. When will it be enough?

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:15:04 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kim Freeland submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This will increase the traffic on the 15 fwy, which is already a nightmare. And if there is a fire, how will we all get out. We've voted on this development how many times now? We the People have spoken. Why is this still coming up??

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:58:07 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

KIMBERLY LAVENTURE submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Unless this Development is Required to Widen the Roads to and from it, provide it's own Fire Station so that response times are 5 minutes or less and build some sort of School to add to a Current School District, my VOTE again since we've already Voted No on B previously is NO! NO! and NO! Thanks!

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 3:38:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kristal Raiger submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I STRONGLY oppose Lilac Hills development. I live off of Circle R Drive and have been through several fire evacuations. This would put my family and neighbors at risk of DEATH as there is only ONE way out! The additional traffic can't be handled even without a fire... even the entire San Diego county already said their NO!!! We don't want development up here, it's NOT SAFE! I drive my son to Rady Childrens for cancer treatments, more traffic means longer drives and higher risk for his life! No!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 8:09:06 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kristine Aday submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I live in the immediate area (Circle R and West Lilac) and am opposed to this development due to wildfire risk and safety issues. This was on the ballot and voted down, why is this project still being put forth?

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:45:43 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

L Adams submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I frequently travel westbound and the Deer Springs area can rapidly back up with traffic, especially when college is in session. This is no place for a large development. We need AFFORDABLE housing, and close to mass transit. Large developments that are not near school & work just create more air pollution and destroy habitat.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:05:36 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lael Montgomery submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This project was an ill-conceived disaster when former Supervisor Bill Horn tried to sneak it into the GPUupdate in 2006; when the County Planning Department recommended PAA denial in 2010, and when voters rejected it in 2016. Millions of dollars and hours of public and civic time have been squandered on review after review. Rough, creek-crossed, inaccessible terrain is no place for a city. Deny this zombie project once and for all. Build homes in Villages where housing has been planned.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 9:02:36 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

larry markey submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: My family supports the General Plan and smart growth of which this hot mess is neither. The voters, in their common sense, rejected this disaster already. Citizens of North County don't want to be victimized because greed and avarice has distorted good judgment. Please reject this project

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:03:04 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Larry Schultz submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I live very close to the proposed LHR project and I firmly oppose it. —Voted down before under a different name—the developers are trying to sell us another flawed plan. The roads in this area were never meant to carry the kind of traffic a project like this will cause. If there's a fire/evacuation order you put our lives in jeopardy if this is built. Stop letting this insane project come back to life after it's been voted down by a majority! STOP IT NOW!

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 8:05:46 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laura Hunter submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: As a North County resident, I strongly oppose this project. On the heels of the Newland Sierra defeat, this project, with many of the same dangerous aspects, should also be denied. This project was roundly defeated in 2016 by voters throughout the County by a close to 2 to 1 margin. It should not be brought back now.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:19:02 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lauraine Esparza submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Strongly support the staff recommendation.....the inability of the project to allow swift & safe evacuation in the case of fire is frightening. Since all alternative, contingency and emergency routes have been found by your staff to be inadequate (and under certain circumstances even dangerous", you would be courting disaster if you decided to allow the project to move forward. Please do the sensible and prudent thing: Vote No.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 9:17:02 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laurel Beale submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose the Lilac Hills project for many reasons. First being that it would be very difficult to get out of the roads up here in a fire. Secondly we don't have the water resources to have more and more houses in this area. We are told to reduce our water usage now. Where would the water come from to service many more houses? Thirdly this is a rural area and adding that many houses would take away our rural setting where livestock are welcome and you are not jammed up against another house.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:13:23 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laurel Brittain submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please don't allow this development in our small community. The roads are so tight and winding up here it would be catastrophic to try and get out during fires with that many more homes here. All our neighbors are on acreage, it's a beautiful valley and loved by its community. Please do not allow this developer to break county guidance just to make money. We love our community please help us save it!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:50:46 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Laurie Pennington submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Unnecessary density to a community created for open space. We don't need another mass housing project putting stress on a small community with limited services (fire, Sheriff and medical). Will cause catastrophic in emergency situation with such densely populated plans. We voted it DOWN !!! No means "no" !!!

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 12:23:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lee Schwarz submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Even the people of Chula Vista, (where it doesn't affect them), were wise enough to cut through the fancy ads showcasing happiness and prosperity for everyone and oppose this rotten project! It violates our general plan for NUMEROUS reasons. The entire county voted against it 2:1! Most every major organization is against it. Why do you continue to waste our taxpayer dollars? Does one of you have something to gain? Follow Diane Jacob who makes her decisions with integrity and be done with this!

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 3:12:16 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Linda Nelson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I live within a mile of the proposed project and off Circle R and Mountain Ridge that provides access to the proposed project. I firmly oppose this project in San Diego County. It is the wrong project to afford protection to the people that already own property in this close vicinity and the lack of infrastructure puts our lives and our neighbors lives in danger in the event of a evacuation alert.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:03:47 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lindsay Emley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please do not Allow this project to go through. I have lived on this road for 30 years every time we are evacuated we are stuck in traffic trying to get to a safe area on West Lilac. Adding a whole neighborhood would make this even more dangerous. Please deny this project and keep us safe. Our roads aren't made for this level of traffic congestion. Thank you!!

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 11:33:25 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lois Sklar submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: County Staff and County Fire Authority have submitted many important concerns about this project. There has already been a vote by the residents of this county that clearly shows people do not support this project. I do not understand why it is once again being considered!

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 6:32:35 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

lorie johansen submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Thank you for understanding that we do not need another housing development on the NC Interstate 15. The area was approved for 100 homes according to the General Plan. Lilac is proposed to be 1746 homes, twice the size of Horse Creek Ridge which added significant gridlock traffic to an already taxed road system. In 2016, 735,000 voters rejected Lilac. It is not smart planning...fire evacuation will be nearly impossible for all...Due to the topography and high fuel, this area is "HIGH FIRE".

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:31:44 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Madeleine McMurray submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose moving forward with the Lilac Hills Ranch Project because of the extreme rate of wildfire spread. During critical fire weather, rapid rates of fire spread from the Valley Center/Pala/Pauma Valley area towards the Lilac Hills Ranch project could range from 18,000 to over 30,000 feet per hour with peak flame lengths of up to 60 feet. At that rate of burn, a wildfire could burn through West Lilac Road and the project in under an hour; an "extreme rate of wildfire spread."

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 10:03:57 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Madison Wilson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Southern California is past the point of accommodating rural land development. Rural spaces need to be preserved as habitat corridors in order to protect the last 10-15% of native habitat in the most biodiverse county in the USA. All housing in rural high fire risk areas needs to be halted. Otherwise fires will continue to ravage highly flammable and poorly placed residential areas. Do not allow Lilac Hills to move forward with development. Think of the future, not nearsighted dollar signs.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 11:06:28 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Marcos Britsch submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: County Staff, Fireboard, community members, and voters of San Diego all agree - this development is dangerous. The only dissent - the developers...and now we are considering to "reevaluate" the professional conclusions of county staff and fireboard because the developers think it's safe? Its no secret this commission probably wants this project approved, but that doesn't mean you should censor the voices of professionals who disagree. Transparency and honesty are important for good government.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 6:49:43 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Margaret Morand submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please listen to what the voters in the area have already strongly voiced and to what the fire department has to say about not proceeding with this project. It will negatively impact our community in so many ways. Please don't add to the traffic and other problems we are already experiencing in our area.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:10:17 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Margaret Wiesehan submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I can't believe this keeps showing up. This needs to be put to bed and dismissed. Please don't let this go thru, it will ruin our beautiful community.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:36:12 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Marian Sedio submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: As a resident of Valley Center for 35 years my family and have had to deal with wildfires a number of times and it is terrifying. Please do not approve this development that would be located in a rural area that is prone to wildfires. Please keep in mind that that it is forecast that Southern California will be entering into another drought which will only exacerbate the wildfire risk. Adding a large development will make it harder for people already living in the area to evacuate safely.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 1:58:32 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Marianne Holtz submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Strongly opposed.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:32:24 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Marion Holtz submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills Ranch Project is unsafe due to wildfire danger and inadequate ability to evacuate the area. Please vote NO.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:48:57 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mark Dusek submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose the Lilac Ranch Development. I lived through three fires and know the risk living in a fire danger area. I almost lost two houses due to fire. One was on Pala/Temecula hillside. If I hadn't rushed from work to Pala past an officer who warned me the danger my 12 year old daughter would have died in that fire. More people concentrated in an area where there's nowhere to get out is crazy. I oppose development for the safety of the people who are already here. Thank you! Mark Dusek

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 4:17:13 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Mark Seebach submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills Ranch has been rejected by the people 3 times, it is time to end this (and the rejected Newland Sierra) once and for all. These are behemoth projects (1,000's of people & cars) trying to be built in severe fire hazard areas, with limited ingress/egress capacity to evacuate in an emergency. No adequate traffic mitigation plans are proposed. Just because a developer buys cheap land doesn't mean it's a good place to build. Reject the amendment and ADHERE TO OUR GENERAL PLAN. Thank You.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:29:47 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Megan Flaherty submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose moving forward with the Lilac Hills Ranch Project, as it will create dangerous wildfire conditions for both current and future residents. Listen to the people, and to County and fire staff, and shelf this inappropriate project.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:01:54 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

megan Gamble submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We strongly oppose this development and worked hard to see it soundly defeated 3 years ago with Prop B. It is preposterous that this item is back on your agenda. Listen to your citizens; listen to County Fire Authority; listen to County Staff. And do the right thing NOW

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:13:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Melissa Ritzer submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: There is already so much congestion and traffic in north county. More homes (jammed together, tiny, and unaffordable for most) just doesn't make sense.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:38:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Melissa Schulz submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I strongly oppose the Lilac Hills development for the safety reasons identified by the county staff and county fire authority. Please reject this development for the safety of everyone who relies on West Lilac as an evacuation route!

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 8:41:01 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Michael Biley submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I OPPOSE the approval of the Lilac Hills Ranch (LHR) Project. I support the County staff and the County Fire Authority which have determined the Lilac Hills Ranch project unsafe for many reasons. Approval may cause significant overload of existing services and may hamper the evacuation and safety of residents. Too many people in a small, remote, desert-like environs.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:46:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Michael Goss submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Strongly agree with Fire Dept. decision. Having been here during 2003 and 2007 fires, roads were a mess. As in more recent fires on interstate 15, freeways were stopped while fires burned next to drivers and their cars/trucks, etc. Access roads were all blocked. No emergency vehicles could access. People were trapped. Animals could not be evacuated. Until either the developer and/or county decide to build New or expand existing roads out of Valley Center, NO MORE DEVELOPMENT should be allowed.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:24:18 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Michael Wilkinson submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills Ranch Project is patently unsafe. It doesn't take a Rocket Surgeon to figure out that evacuation during a wildfire would lead to the same end as evacuating Paradise, CA during their wildfire. Please vote NO on this treaty waiting to happen! R. Michael Wilkinson
Valley Center, CA

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 6:05:30 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Minette Ozaki submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We said no to Measure B. I still say no to this development. How much time and money must be wasted to keep arguing the same issue? Please listen to the fire authority's recommendation. Please listen to the voices of the residents who will be impacted by the public safety hazard this development will cause. no, No, NO!

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 6:43:38 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Monica Kuhn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I live right across where they want to develop. I fear for the safety of my family during fire season.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:20:09 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Natalie Curcio submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: How many times do we have to say "no"?

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 1:20:27 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Nikki Leeds submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: To The Attention of the Esteemed Planning Commission, The LHR Project would undoubtedly create a grand scale public health and safety hazard and would result in an apocalyptic wild fire event leaving the community trapped. Such a development would also obliterate the natural habitat and decimate vital ecosystems. PLEASE DO NOT ALLOW such a dangerous development to be approved. Human lives are at stake. Yours in health, Nikki Leeds

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 8:07:14 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Nina Hall submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I adamantly oppose the Lilac Hills Ranch project because it is located in an extremely high fire hazard area, and therefore has the potential for disastrous destruction and loss of life. The County report concludes: "All Developer identified alternative, contingency, and emergency routes were found to be inadequate, and under certain circumstances, even dangerous" and Primary access routes were determined "to have significant issues of potential entrapment."

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:31:01 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Oliver Smith submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Governmental and fire professionals are independent watchdogs of community safety. I ask that the County Planning Commission members seriously consider the joint recommendations proposed by the professionals in County staff and the County Fire Authority in light of responses by any individual or group having a primary vested financial interest in the project moving forward.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 12:15:25 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Patrick Canler submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Oppose over development of Lilac Hills Project. No means no!

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 7:17:17 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Pauline Voges submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This high-risk fire-prone area is not the place to build dense, affordable housing. Development of this type should be built near infrastructure and transit lines to mitigate congestion and traffic and not in this rural area where water is scarce, and roads are not accessible for residents to exit in an emergency such as a fire. This is dangerous! I oppose this building structure. Please do not approve. Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 3:00:13 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Pennie Leachman submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please listen to County staff and the County Fire Authority recommendation for DENIAL of Lilac Hills Ranch due to evacuation and wildfire concerns. And listen to the voters -- three years ago, the developer spent \$5 million on deceptive advertising in support of Measure B, but the voters were not duped -- despite outspending opponents more than 10 to one, Measure B went down in flames with two-thirds of San Diego County voters saying NO!

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 9:31:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Penny Fedorchak submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I opposed the Lilac Hills project by voting no. My NO vote still stands.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:45:50 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Peter Randolph submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The risk to life in the event of wild fire (inevitable, given the area involved and history) and the inadequate mitigation in the developer's plan requires that this proposed development be denied. Please accept and respect the responsible analysis provided by Fire Authorities and County Staff and deny this development. Don't be responsible for future and inevitable death from unnecessary development in high risk fire areas of our County.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 8:16:53 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Polina Osipova submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: County staff and the County Fire Authority are jointly recommending denial of the project due to wildfire risk and inadequate evacuation routes. I strongly support this conclusion and hope the Planning Commission will as well. During critical fire weather, a wildfire could burn through West Lilac Road and the project in under an hour. This would be a tragedy waiting to happen. We need to focus on preserving all remaining open space, and build more housing in urban areas where services exist.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 6:13:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ray DeLautre submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I STRONGLY OPPOSE THIS PROJECT. OUR ROADS ARE NOT ADEQUATE FOR MORE TRAFFIC AND FIRES AND WATER ARE ALWAYS AN ISSUE. WHERE I LIVE AND NEIGHBORS AROUND ME HAVE AT LEAST 2 1/2 ACRES OR MORE. I DON'T WANT CONDENSED HOUSING AND STORES AND WHATEVER ELSE YOU THINK IS VITAL TO OUR AREA. WE LIKE OUR COUNTRY LIVING. THANK YOU, RAY DE LAUTRE THANK YOU FOR YOUR TIME, SINCERELY, RAY DE LAUTRE

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:12:21 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Rebecca Littlejohn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please do not go through with this project proposal especially with the limited amount of fire protection that we currently have. The fire risk is way too high & the potential for problems that will arise in the event of a fire are not worth it to the many residents & fire fighters who will be in dangerous or life threatening situations. We already need more fire protection right now without the added risk that building even more homes will bring to this area. Better plan needed elsewhere.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 11:55:10 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Rebecca Randolph submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We would all feel terrible if a wildfire in this area resulted in loss of life, and that is what I fear will happen if Lilac Hills is developed as planned. I understand that the speed and size of the possible flames in this area, coupled with the inadequacy of the roads for emergency evacuation, could be catastrophic. I am sorry that the developers' years of hard work and apparent efforts to be socially and environmentally responsible will be for naught, but the risk is much too great.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:43:28 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Rebecca Zarza submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose the LilacHills Project.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:28:43 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Regina Cowles submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Developing more on Liliac is a terrible idea. At school pick up/drop off, the road becomes impassable. In an emergency, it cannot handle the traffic- it doesn't handle it well on daily basis. Routing traffic through the mobile park is a terrible idea also- this should require a bridge connection to 76 to develop this area.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:25:34 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Rita Clement submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The threat of wildfire in this area is high. The road capacity for evacuation is not sufficient for a safe escape.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:20:13 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Robert Foster submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: How many times y'all gonna try this?

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:57:39 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Robert Lerner submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: In the interest of full disclosure, I identify myself as the historian of the Valley Center Historical Society, but only to offer perspective in my knowledge of the 175-year history and development of this community, and the manner in which this specific development , in its present form, would significantly alter the character of the area, and increase an already unacceptable level of fire risk.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 7:11:25 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Robert Littlejohn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose Lilac Hills Ranch

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 12:03:43 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Robert Miller submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I am opposed to the Lilac Hills Ranch (LHR) Project. The development will do nothing to provide for affordable housing and it is another example of leapfrogging into the countryside when new development needs to be focused where infrastructure is already in place.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 6:18:49 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

robert nosek submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The people of San Diego County voted this down. Even considering this project in direct conflict with a settled voted measure is illegal

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:16:26 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Robin Morris submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I voted against Measure B in 2016 and I still strongly oppose this project.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 10:18:08 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Robson Splane submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Rancho Lilac was supposed to be saved for everyone. Voters rejected "City in the country" and the fire Dept. has chimed in that its a bad idea.. As the former Vice Chair of the VC Design Review board, I realize there is a great deal of money being spent, and pressure being exerted, but with all of the folks who are against this, it almost smacks of corruption to consider going against the will of the residents.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:55:13 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Roxanne Greene submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Lilac Hills Ranch, in any iteration is an extremely ill conceived project set in a dangerously fire prone area. A county wide vote agreed with this position and I do not understand why it's even back on your docket. Residents of this project will not be able to evacuate safely in the event of a fire and shelter in place has been shown to be an ineffective safety tool as half of all deaths in the Black Sunday Australia wildfires were those sheltering in place.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 1:07:53 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ruth Mattes submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: How many times must we point out that this plan is detrimental to San Diego and its surrounding communities? The fact that they keep coming back with a "new" costume does NOT make it any more attractive. The developers bought cheap rocks and want to make a "killing" no matter how many lives they endanger due to fire, traffic, pollution, environmental threats, etc.

You get the picture! They never reduce the number of homes to maximize their profit. GREED at its worst. Enough!!

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 11, 2020 11:39:11 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sandor Gyetvai submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: North County San Diego has a special feel, and attempts to make it like Urban Sprawl Orange County and Los Angeles should be rejected. Developers who have nothing in mind but their profit motives, and have no regard for the character or natural draw of the more open space of North County should not be allowed to use their financial lures and secret bribes and favors to get San Diego Planning commission to overturn the will of the people to keep North County San Diego's more rural character.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:31:18 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sandra Duchac submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please deny the lilac hills project. We do not have the needed infrastructure in place for this number of homes. Further, the proposed properties do not meet the minimum acreage requirements.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:43:23 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sandy Heath submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We've lived in this area for 27yrs and vehemently OPPOSE the development of the Lilac Hills project. Thank you Sandy Heath

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:05:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sandy Zelasko submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I OPPOSE the Lilac Hills Ranch (LHR) Project. This proposed development is wrong for Valley Center and the geographical area for several proven reasons. Wildfire evacuations would EXCEED road capacity making it a death trap potentially "entrapping motorists." Valley Center is NO place for the Lilac Hills Ranch Project! Please oppose this horrific idea and SAVE LIVES! Thank you for your consideration.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 4:55:54 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sarah Costi submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I am a resident opposed to the Lilac Hills development. We voted against it; that means their claim of a housing shortage isn't supposed by those of us who need housing here. New homes are not affordable for low income households anyway; their motive is profit and they will destroy our county to get it.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 1:16:21 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Shaina Miller submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: If the county approves this it will be going against the will of the voters, over 750,000 voters said no to Measure B and this development. This will be a fire DEATH TRAP for us. Instead of continuing to approve developments that sprawl across our open space and need amendments to our general plan, start tackling this problem in responsible ways. BOS be innovative with development that is good for the housing needs of San Diegan's while keeping people safe, and our rural county preserved.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 3:32:34 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Shirley Norell submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Not safe to build Lilac Hills Ranch.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 9:55:34 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

stan ruland submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: As property owners in the MESA VERDE NEIGHBORHOOD, due-east of this "Lilac Project," we oppose this project as UNSAFE and DANGEROUS. We agree 100% with the County Staff and County Fire Authority position. West Lilac Road is one of the worst roads in the county. We don't need to create a potential Paradise Fire situation in our neighborhoods!---Stan and Virginia Ruland

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 10:47:38 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Stephanie hillier submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Completely Oppose Lilac Hills.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 9:37:42 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Susan Casad submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: NO to the Lilac Ranch project!

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:57:53 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Susan Krzywicki submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This area is a place where fires would spread so fast as to be unsafe for defense. If 5000 people live there, they will need hours to evacuate - too long for safety. And this is compounded by the thousands who live nearby. The road plan is not enough to allow people to escape. I am not a traffic expert, but I understand that the people who know about these things tell us that traffic circles may be impediments to easy access by fire trucks. The emergency routes are inadequate.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 5:49:11 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

susan stiver submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The Lilac Hills Project does not make sense. I am wholeheartedly against it. Fire danger, lack of sufficient safe exit roads in the event of fire, impact on the environment, traffic congestion are just a few reasons this project should not go forward.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 3:47:28 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Susan Williams submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: PLEASE...no more approval for projects like this are unsafe and endanger our good folks of San Diego County!!!

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 12:24:16 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tamilyn Glasscock submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose Lilac Hills Estate homes being build.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:06:00 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Theresa Acerro submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Why are you not listening to the fire people and staff who know how inappropriate and dangerous this project is? It needs to be rejected.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 9:22:31 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Theodore Sumner submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I have a feeling that no matter the opposition it will fall on deaf ears. Prop B went down in flames, listen to the voters. For once.... Oppose!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 4:38:44 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Timothy Swift submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Continuing to construct ill-advised sprawl development communities into San Diego's natural chaparral habitat SIGNIFICANTLY increases both the likelihood and intensity of these fires. Planning efforts need to focus on infill development rather than continuing to expand into wild-lands. This protects us, property, wildlife, economics, and our climate. We need to STOP building in fire prone areas. Period.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 10:19:01 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tom Painter submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: The Lilac Hills Ranch Project needs to be formally and finally rejected for a host of reasons. Fire danger, crowding, sprawl, lack of resources (roads, freeways, water, etcetera). Simply put, developers will ruin San Diego if allowed to. Please stop this from happening.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:43:46 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tony Eason submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This project, then called "Accretive Investments" was soundly defeated as an Initiative by a county-wide vote in 2016. It has now been resurrected with a few minor cosmetic additions, at tax payers expense, to be rejected once again. County staff and the County Fire Authority have "DETERMINED THAT THE (Lilac Hills Ranch) PROJECT IS UNSAFE AND IS RECOMMENDING DENIAL OF THE PROJECT." What could lead these developers to believe this "dead duck" will fly this time? REJECT IT AGAIN.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 5:24:22 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Toshihiko Ishihara submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose the Lilac Hills Ranch project. Lilac Hills Ranch will be another disaster in the housing planning of San Diego County. It will create a fire safety challenge. Also, it will add more freeway traffic that will go against the climate action plan. It will further reduce the precious wildlife habit that remains in San Diego County. The plan is based on a backward thinking that lacks a vision that the county needs for the real 21st century.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 9:55:17 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Tylia Tietje submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Our votes already communicated community opposition. Respect the voice of the people. Without further development of roadways & landscape to allow safe & timely evacuation of current and proposed future residents, this plan is a hazard to human safety. Developers have not responded to address fire safety concerns, why would they in the future? Our area is high fire risk and Fallbrook has already experienced fire evacuation issues. More people means more traffic. Don't trap us and make us burn.

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 8:25:11 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Vi Mooberry submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I am definitely opposed to the Lilac Hills project. How it could even be considered in this time in which we live is completely unrealistic. We fight too many battles as citizens trying to survive to, in addition, add one more fire trap.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 8:29:34 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Victoria Davis submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I was here during lilac fire, Oppose

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 2:33:20 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Victoria Tenbrink submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I feel it is my duty as a citizen to oppose the Lilac Hills proposed housing development. I cannot support having people move into a fire prone area without adequate protection from catastrophic wildfire. I cannot support the risk to firefighting personnel trying to protect lives and infrastructure proposed for the area. I cannot support the externalized costs of any disaster that we all will have to pay for. Thank you. Victoria Tenbrink. Escondido.

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 7:01:27 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Wade Rollins submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: We live in the neighborhood up off of mountain view we have lived here for over 10 years and built our own house here. We chose this area because of the farm feel and the four acre minimums, with no housing developments in the area.

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Subject: New eComment for Planning Commission Hearing
Date: Sunday, June 7, 2020 2:35:25 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

William Ewing submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: LHR is on a plateau with only three roads that provide access. W Lilac is main access road but not being widened due to Lilac Bridge, no additional outflow capacity in event of a fire. W Lilac beyond project & Circle R have significant narrow sections and tight curves. Lilac beyond Circle R too narrow and tight for anything larger than an auto. Emerg equipment, ambulances & people need to use roads at same time. FD will close roads for fire, NOT ENOUGH OUTFLOW CAPACITY WITH ALL ROADS OPEN!

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Subject: New eComment for Planning Commission Hearing
Date: Monday, June 8, 2020 6:54:19 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Zoe MarinelloKohn submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: It has been brought to my attention that the County Staff and Fire Authority have determined that the Lilac Hills Ranch Project is unsafe and is recommending denial of the project. I grew up in Santa Rosa CA and I watched as much of the city was consumed in flames in the Tubbs Fire in 2017. I am especially concerned about this project and the potential loss of life that could occur if it is allowed to proceed. Fire danger is also expected to increase as a result of the climate crisis

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 4, 2020 9:44:59 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Allan Brassard submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I too remain opposed, how does this rejected plan keep materializing?

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 4, 2020 10:12:09 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ann Brassard submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I am opposed to the Lilac Hills Ranch project. This beautiful rural area up in the hills should remain the way it is. Give nature a chance to survive

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 4, 2020 9:40:05 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

James Elliott submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I remain opposed to leapfrog development as proposed by this development.

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Subject: New eComment for Planning Commission Hearing
Date: Thursday, June 4, 2020 10:04:32 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Lindsay Natale submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: It's wrong on many levels to keep paving over land that can feed our people with food just to feed pocket books of the greedy. Leave something sacred alone and see the long term damage of putting in more dense population. Wrong. All wrong. There's no infrastructure!

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 3:27:40 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Christine Hrountas submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Saratoga Estates

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 1:59:17 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Erika Wanczuk submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose Lilac Hills Ranch. LISTEN TO THE PEOPLE: A version of the LHR project was voted down by almost 64%. It violates the General Plan. The location is DANGEROUS; there is insufficient means of egress for residents to evacuate during a wildfire. There are insufficient plans for road improvement, schools, fire, and so on. It will exacerbate the water crisis. There are not enough affordable houses planned for LHR. It will not help the affordable housing crisis. The developer is untrustworthy.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 3:05:45 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Joey Westmoreland submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: No, no, no. This is a dangerous and terrible development proposal. Not enough water, fire department resources, roadways, or infrastructure.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 4:12:04 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Kathy Parrish submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: County staff and the county fire authority have determined the project is unsafe due to fire risk. No need for an ad hoc committee to try to undermine that.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 6:50:42 AM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Matthew Vasilakis submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Dear Commissioners, on behalf of Climate Action Campaign, we urge you to oppose any further action that advances the Lilac Hills sprawl development. In addition to the the County already struggling to meet state climate law partially due to the approval of similar auto-dependent housing projects, Lilac Hills is in a dangerous wildfire prone area. Advancing this development risks the lives of its potential residents, firefighters and first responders. Please oppose. Thank you.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 3:55:01 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Philip Stone submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Please accept the advise of fire officials and others that caution against the fire hazards relative to Lilac Hills Ranch. We that live in the Valley Center Area are justified in our caution about wild fires, because we have experienced wild fires first hand and understand the tragedy of lost Human lives and valuable property. Likewise, we understand the devastation these fires cause to animal lives and their habitat.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 2:01:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Ruth EpsteinBaak submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Having lived in Valley Center for 15 years I am well aware of the omnipresent fire hazard and limited ways of escaping. I am adamantly opposed to this high density housing project.

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 1:42:39 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sara Frank submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: Way too much congestion already, among many other things. NO to Lilac Hills Project!

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Subject: New eComment for Planning Commission Hearing
Date: Wednesday, June 10, 2020 1:54:59 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sharon Harlow submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: This is the same development we VOTED against. There are no plans by developers to improve roads, provide traffic stops, or lights, to prevent accidents on a road that sees thousands of car, trucks and every size of commercial vehicle all on a single lane. There is no plan for fire evacuations. I've already experienced a time when the freeway was blocked, so people tried to use this neighborhood to avoid the freeway. Roads were blocked in every direction. Don't allow more vehicles here!

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Subject: New eComment for Planning Commission Hearing
Date: Tuesday, June 9, 2020 2:12:24 PM

[SpeakUp](#)

New eComment for Planning Commission Hearing

Sue Carnall submitted a new eComment.

Meeting: Planning Commission Hearing

Item: 1. Discussion and Consideration of the Formation of an Ad Hoc Subcommittee for the Lilac Hills Ranch Project and Update of the Fire Safety Determination

eComment: I oppose the Lilac proposed development. Fires, fires, and fires. We never have more fire stations.

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