

Draft Responses to Comment Letter I

**Individual
Diane and Walt Francis
March 3, 2013**

	Comment	Response to Comment
I -1	<p>I am writing this because I understand that you are being constantly assailed by certain people to increase densities in former FCI lands in the Alpine area. I attended the consensus meeting that you held in Alpine about densities. My husband and I personally would have preferred to have our area (east of Casa de Roca) be SR10 but in the spirit of reaching a consensus we agreed to SR 4. Please believe that just because you have not heard from many people who want the densities to remain low, that they are not out there. They do not have the luxury of time and money to constantly attend meetings week after week and spend time on emailing and letters. The truth is we are worn out with this as I'm sure you must be. We have jobs and families that out of necessity must take priority over campaigning for what we really want which is to keep our area rural with the least impact of density. Please, we are here and we want low density!</p>	<p>The County acknowledges that the commenter prefers lower density but is willing to compromise to achieve consensus. For the subject area east of Casa de Roca, the Proposed Project/ Draft Plan included Semi-Rural 4 designation. However, it should be noted that the Staff Recommendation for this area has been modified to include lower densities (SR-10) south of Casa de Roca. In addition, SR-1 is recommended for parcels adjacent to the Rural Commercial area near Willows Road. For reference, this Area of Consideration has been named “AL-6” in the staff report and has been highlighted as an area for discussion during the upcoming public hearing process.</p> <p>The County staff working group that formulated the staff recommendation for AL-6 proposed the changes for the following reasons:</p> <ul style="list-style-type: none"> • Area assigned VR-2 is consistent with existing parcel sizes. • Area assigned SR-1 is adjacent to proposed Rural Commercial lands and the I-8 on/off ramps and is consistent with the property owners’ requests in this area. • Area assigned SR-4 is consistent with the preference of a majority of property owners who participated in a series of community planning workshops. • Area assigned SR-10 is consistent with the maximum dead-end road (Montecito Vista Road) distance of one-half mile. <p>This comment will be included in the Final SEIR and made</p>

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	Comment	Response to Comment
		available to the decision makers for their consideration. Ultimately, the Board of Supervisors will determine the final land use designations for the FCI Lands GPA Project.