

LETTER

RESPONSE

From: Josette Franck [mailto:peeclus_jf@yahoo.com]
Sent: Friday, July 25, 2014 1:15 PM
To: Slovic, Mark
Cc: Blackson, Kristin
Subject: Funding: LHR 2014 DEIR 3800 12-001 (GPA), et al

Letter I33f

Lilac Hills Ranch DEIR 2014

Mark Slovic, Project Manager
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Project: Lilac Hills Ranch

Project Number(s): 3800 12-001 (GPA), 3810 12-001 (SP), 3600 12-003 (REZ), 3100 5571 (TM), 3100 5572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

Dear Mark,

With regard to funding the Lilac Hills Ranch development, the applicant stated they believe school bonds, special assessment districts and other fees should be paid by taxpayers, in- and outside the project area.

How is the County ensuring the applicant pays the full cost of the project, without burdening existing taxpayers not located within the project?

What are the applicant's funding mechanisms, and where are they available for review?

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Thank you for answering the above concerns.

Respectfully,

Josette Franck
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I33f-1 The Specific Plan, Section IV Implementation includes a Public Facilities Finance Plan on page IV-10. Table 10 identifies Facility and Improvement Financing which includes various financing options including Developer Funding (including fees, land dedication and construction of facilities), Formation of Assessment District (AD), Community Facilities District (CFD), Infrastructure Financing District (IFD) and/or Reimbursement Agreements. Ultimately, the Board of Supervisors would have the discretion as to who would be responsible for financing various facilities and improvements. In addition, approval of a CFD would require approval from the County Board of Supervisors.