

LETTER

RESPONSE

Letter I46

-----Original Message-----

From: Bonnie Herman [mailto:pbherman@earthlink.net]

Sent: Sunday, July 06, 2014 1:04 PM

To: Slovick, Mark

Cc: Elizabeth Bulkley

Subject: Lilac Hills EIR comment

I have been a resident of Bonsall, California for 15 years. I am concerned about the development of Lilac Hills Ranch. Like many residents in this area, I would hope that the county of San Diego sticks with it's existing General Plan and does not approve such large changes to a plan that took so many years to develop and cost a large amount of public money to complete. The County is not required to grant an amendment to it's general plan and I hope that the county will respect the hard work and planning that went into making the current General Plan and deny the amendment proposed by Lilac Hills Ranch.

I46-1

I read the EIR and would like to comment on the water availability section. This section only deals with water use of the future community. It is my understanding that grading a project like this one will require an enormous amount of water to grade and compact the soil. Water trucks will be running every day. The EIR should state how much water will be required to grade this project. It is also my understanding that developers receive a construction water meter and are able to purchase water for grading at a greatly reduced price than what normal rate payers are charged for water. This rate discrepancy should also be stated in the EIR. It amounts to a negative economic impact on the existing community to have to subsidize water for a project they do not necessarily support. Existing land owners are being asked to reduce water consumption. For those involved in agriculture this also has a negative economic impact. The use of water for grading at a subsidized rate is not fair to the existing agricultural industry.

I46-2

I46-3

Please let me know how this issue is addressed by the applicant.

thank you,

Bonnie Herman  
32260 Mountain View Road  
Bonsall, CA 92003

I46-1 Property owners may request a General Plan Amendment pursuant to Government Code Sections 65300 et seq. Prior to the sunset of Board of Supervisors Policy I-63, in order to initiate an amendment to the General Plan, an applicant was required to process a Plan Amendment Authorization (PAA). An application to amend to the General Plan was allowed to proceed by the approval of a PAA by the Planning Commission on December 17, 2010 Chapter 3.0, subchapter 3.1.4, Land Use Planning of the FEIR and Appendix W provide information demonstrating how the project would comply with the General Plan. The Board of Supervisors will make a final decision on the proposed project.

I46-2 Grading is estimated to require approximately 4 million gallons of water a month, which would come from a combination of groundwater, recycled water, and/or imported water. The project at build-out will require over 12 million gallons of potable water per month and the WSA shows that water is available to serve the project at build-out. As a result, there would also be adequate water to supply the estimated 4 million gallons of water per month needed during grading.

I46-3 The Valley Center Municipal Water District sets water service fees and rates through its Administrative Regulations. Section 160.24, Temporary Water Service, provides the fees and rates applicable to a construction meter. These fees are applicable to construction meters throughout the District service area. The VCMWD sets rates to cover costs applicable to each service and any fee or rate differences would not be subsidized by residential ratepayers. The VCMWD planning documents account for the water needs of future growth and are also mandated to promote and require water conservation for all water users. An individual project would not increase the conservation requirements placed on other water users. This comment does not raise an issue related to the adequacy of the environmental document.