

## LETTER

## RESPONSE

### Letter I4

From: Robert G Alvarez [<mailto:doitall8@gmail.com>]  
Sent: Monday, July 28, 2014 1:22 AM  
To: Slovick, Mark  
Subject: Lilac Hills Ranch Project

Attention Mark Slovick  
I'm writing this letter in opposition to the Lilac Hills Ranch Project. The enormity of this development violates all provisions set forth in the San Diego County General Plan, which you are surely aware of. Existing infrastructure cannot support the size and density of this development. Existing roads, The West Lilac Bridge, Old Highway 395 and Interstate 15 Freeway access are totally inadequate to handle the amount of traffic this development would generate. To many homes in too small an area far exceeds current zoning ordinances, adding a School, Retail Shops and Commercial Buildings would DESTROY THE RURAL ENVIRONMENT !!! What about Sewer ??? Will the Public be on the Hook to Pay for these Improvements ??? If the County Department of Planning approves this Development we might as well tear up the Newly Adopted General Plan and the County can explain to the Tax Payers how their Money was Squandered Adopting the Counties New General Plan.  
Mark Slovick  
Please reject The Lilac Hills Ranch Project  
Thank You , Robert Alvarez

I4-1

I4-2

I4-3

I4-4

I4-5

- I4-1 The County acknowledges the commenters opposition to the proposed project. A General Plan consistency analysis has been prepared and is included in FEIR as Appendix W. Please also refer to Global Response: Project Consistency with General Plan Policy LU-1.2 for a full discussion relevant to these issues.
- I4-2 The adequacy of infrastructure to serve the project is analyzed in subchapter 3.1.7 of the FEIR. Transportation and traffic impacts to the roadways referenced in the comment are addressed in subchapter 2.3 of the FEIR. The commenter does not raise any specific issues with regard to the adequacy of the analysis completed for infrastructure and transportation related impact analysis. This comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.
- I4-3 The proposed project includes a rezone, consistent with the proposed Specific Plan land uses. It is recognized that the existing zoning would not accommodate the intensity of the proposed development. Questions regarding consistency with community character are addressed in subchapter 3.1.4, Land Use Planning of the FEIR. See also the General Plan Consistency Analysis Matrix (Appendix W) with respect to consistency with policies pertaining to community character. The remaining comments are general statements in opposition to the project and do not raise issues with the adequacy of the environmental analysis. See response to comment I4-1 related to Land Use policy LU-1.2 which allows for the development of new villages.
- I4-4 Section IV Implementation of the Specific Plan 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. As sewer service would ultimately be under the authority of the Valley Center Municipal Water District (VCMWD), the discretion on the ultimate financing mechanism would rest with the VCMWD.
- I4-5 The concluding comments express opinion and general opposition and do not raise a specific issue with the content of the FEIR. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.