

Letter I77

From: Larry S [<mailto:thunderjet100@gmail.com>]
Sent: Sunday, July 27, 2014 9:28 AM
To: Slovick, Mark
Subject: Comments for LILAC HILLS RANCH, Environmental Log No. 3910 12-02-003

Hello Mark,

In case you cannot open the attached, I have included it below.

Thank you.

LILAC HILLS RANCH

**3800 12-001 (GPA), 3810 12-001 (SP), 3100 5571 (TM),
3100 5572 (TM), 3600 12-003 (REZ), 3300 12-005 (MUP), 3500 12-018
(STP), HLP XX-XXX, SCH 212061100**

ENVIRONMENTAL LOG NO.: 3910 12-02-003 (ER)

DRAFT REVISED EIR PUBLIC REVIEW PERIOD

June 12, 2014 through July 28, 2014

DRAFT EIR COMMENT SHEET

LETTER

RESPONSE

Tuesday, June 17, 2014

COUNTY OF SAN DIEGO

Planning & Development Services

5510 Overland Avenue, Suite 310

San Diego, CA 92123

WRITTEN COMMENT FORM

I believe this response is a waste of time as this is just a formality or hurdle for Accretive to clear. There is an overwhelming opposition to this proposed project in the area that it is to be built. I have not talked to one person in the area of the proposed project who is not opposed to it and this goes back to when the project was first announced years ago. The only people to benefit from this project will be Accretive and the supervisor or supervisors that are keeping this plan alive. The support for this project can be determined by following the money trail from Accretive, if that concealed trail can be determined. There is no logical reason to support this project.

177-1

I will state a few of the most obvious reasons not to allow this proposed development.

1. THIS IS A CLEAR VIOLATION OF ZONING LAWS. Why do we have zoning laws unless it only applies to homeowners and not large developers that can have the law changed to exempt them for their benefit. The residents in the area of the proposed project adamantly oppose the project.

177-2

2. FIRE EVACUATION DANGER. There was a fire a couple of months ago at highway 15 and 76. Highway 15 was closed to northbound travel. Also the bridge on West Lilac road can only support one lane of traffic even if West Lilac Rd. were

177-3

177-1 The County acknowledges this comment and the opposition to the project. 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.

177-2 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. Subchapter 3.1.4 and in Appendix W of the FEIR, discusses the project consistency with the General Plan, its Guiding Principles and Policies, and the Community Development Model. The Board of Supervisors will have final discretion on whether to approve the project.

177-3 With respect to the adequacy of fire and emergency response service, see Global Response: Fire and Medical Services. The project's Evacuation Plan includes multiple components intended to create an orderly and safe evacuation of the project site in time of emergency. As discussed in subchapter 2.7 of the FEIR, the Evacuation Plan details evacuation routes, evacuation points, and implementation of a resident awareness and education program to keep future residents and employees informed and safe if wildfire occurs.

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widened. With the proposed population density of this project there will be gridlock at the most critical time.

177-3
cont.

3. WATER SHORTAGE. We all know California is in a severe drought situation and more people will use more water. Accretive has addressed this with spin. The water needed for this high density housing project will be a simple case of robbing Peter to pay Paul.

177-4

177-4 The FEIR addresses the availability of water for the project. Water would come from the Valley Center Municipal Water District (VCMWD) which is imported from San Diego County Water Authority. Pursuant to Senate Bill 610 and Senate Bill 221, a Water Supply Assessment (WSA) was prepared for the project by the VCMWD (see Appendix Q of the FEIR). The WSA report evaluates water supplies that are or will be available during normal, single dry year, and multiple dry water years during a 20-year projection to meet existing demands, existing plus projected demands of the project, and future water demands served by the VCMWD. Based on the VCMWD's water supply reliability analysis contained in the 2010 Urban Water Management Plan, the WSA concludes that the VCMWD would have adequate water supply to meet and exceed expected demands for a 20-year planning horizon, including the project. In addition, the VCMWD issued an updated letter dated May 6, 2014 verifying that the conclusions of the WSA are still valid considering recent drought conditions and associated water use restrictions. This letter has been included as a cover letter to Appendix Q of the FEIR.

Larry Stainbrook 7-27-2014

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