

LETTER

RESPONSE

3800 12-001 (GPA), 3810 12-001 (SP), 3100 5571 (IM),  
3100 5572 (TM), 3600 12-003 (REZ), 3300 12-005 (MUP), 3500 12-018  
(STP), HLP XX-XXX, SCH 2012061100  
ENVIRONMENTAL LOG NO.: 3910 12-02-003 (ER)  
DRAFT REVISED EIR PUBLIC REVIEW PERIOD  
June 12, 2014 through July 28, 2014

Letter I9

DRAFT EIR COMMENT SHEET

Tuesday, June 17, 2014  
COUNTY OF SAN DIEGO  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

WRITTEN COMMENT FORM

We do not want the traffic and  
congestion from this proposed project.  
Also the values of the houses in this  
area will significantly drop. Especially,  
because people purchased their homes  
with a country atmosphere many home  
owners and renter will be robbed of the  
rolling hillside views and be upset.

I9-1

I9-2

I9-3

(Attach additional pages as needed)

*AB* 7/28/14  
Signature Date

Adrienne Bliss-Williams  
Print Name

31832 Rocking Horse Road  
Address

Escandido CA 92026  
City State Zip Code

760 802-5985  
Phone Number

MAIL, FAX or E-MAIL FORMS TO:

Mark Slovick  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
FAX #: (858) 694-3373  
e-mail: Mark.Slovick@sdcounty.ca.gov

COMMENTS MUST BE RECEIVED BY 4:00 PM, JULY 28, 2014

- I9-1 The County acknowledges the comment and opposition to additional traffic that would be generated by the proposed project. Traffic was analyzed and mitigation is required for impacts. The traffic analysis is provided in subchapter 2.3 and Appendix E 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.
- I9-2 The comment raises an economic issue that is not related to the adequacy of the environmental document. 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.
- I9-3 With respect to the project's retention of the community's rural character, subchapter 3.1.4 of the FEIR analyzes the existing General Plan and community plan policies and concludes that the project is consistent with General Plan and Community Plan policies that address community character. The project incorporates various design features that will reduce visual effects along the project perimeter, achieve compatibility with the community and retain the rural character of the community. These include the use of wider lots, grade separations, or landscape buffers in areas where there are existing homes. Additionally, the project's grading guidelines ensure natural topography is adhered to by applying refined grading techniques. As detailed in the project's Specific Plan, Sections II and III, project design guidelines for landscaping and architecture contain rural-themed concepts will be incorporated into the project design. The analysis has determined that the project would result in significant and unavoidable impacts due to changes in the visual environment and viewsheds in the project area. Specifically, the project would replace the existing views of domestic and grove vegetation along approximately 0.6 mile of West Lilac Road and within areas viewed by local residences.