

1 Letter C1h

15 August 2013

Mark Slovick, Project Manager
County of San Diego Planning and
Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Re: DEIR Public Comment to the Proposed Accretive Lilac Hills Ranch General Plan
Amendment and Specific Plan PDS2012-3800-12-001 (GPA), PDS2012-3810-12-001 (SP)

Dear Mr. Slovick:

An electronic copy of the Valley Center Community Planning Group's response to the Draft
Environmental Impact Report has been personally delivered to you on the date of this
receipt. Your signature at the bottom of this document will confirm that the documents
listed below were delivered in their entirety to you in advance of the submission deadline of
19 August 2013 at 4.00 pm. The page count for each document is indicated in brackets after
the item.

- DEIR Response Cover Letter [2]
- Executive Summary [15]
- General Plan Consistency [56]
- Growth Assessment Valley Center / Bonsall [3]
- Project Objectives [10]
 - Bus Route 388/389 [attachment] [1]
- Biological Resources [10]
- Cultural Resources [3]
- Hazards, Hazardous Materials, Wildfires [7]
 - Fire & Evacuation [9]
 - Attachment A - Deer Springs Fire Protection District [2]
 - Attachment B - Deer Springs Fire Protection District [3]
 - Attachment C - Deer Springs Fire Protection District [3]
 - Attachment D - September 12 and 13, 2012 RFEFRS Mountain Ridge Design Speed
and Road [5]
 - Attachment E - LHR TM 5571 - Sight Distance Analysis at Circle R Drive and Mtn
Ridge Rd [7]
 - Attachment F - LHR TM 5571 - Sight Distance Analysis at West Lilac Road and
Covey Lane [6]
 - Attachment G - Figure 27-1 Project Gated Access [1]
 - Attachment H - Figure 1.6 from Chapter 1 - LHR DEIR [1]
- Irreversible Impacts [4]
- Geology [3]
- Waste Water and Water Quality Concerns [7]
 - Attachment A - Valley Center Municipal Water District, 8 July 2013 [4]
 - Attachment B - Pre-development Agreement VCMWD/Accretive Investments Inc.
[15]
 - Attachment C - Excerpt San Diego County Consolidated Fire Code [2]
 - Attachment D - Storm Water Management Plan for Master Tentative Map (total 608
Acre Project) [4]

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C1h-1 This comment is an introduction to comments that followed in the
VCCPG letter submitted during the public review period of the Lilac
Hills Ranch project in 2013. Detailed responses to these comments are
included in the individual comments that followed. See responses to
comments to letters C1i (VCCPG, Exec Summary-2013), C1j (VCCPG,
General Plan-2013), C1k (VCCPG, Growth-2013), C1l (VCCPG,
Project Objectives-2013), C1m (VCCPG, Biology-2013), C1n (VCCPG,
Cultural-2013), C1o (VCCPG, Hazards-2013), C1p (VCCPG,
Irreversible Impacts-2013), C1q (VCCPG, Geology-2013), C1r
(VCCPG, Water Quality-2013), C1s (VCCPG, Alternatives-2013), C1t
(VCCPG, Specific Plan-2013).

No further response is required.

LETTER

RESPONSE

Attachment E - Storm Water Management Plan for Implementing Tentative Map
(114.9 Acre/352 EDU First Phase) [3]

Public Services

- BSD Review of Lilac Hills Ranch DEIR [1]
- DSFPD review of Lilac Hills Ranch DEIR [1]
- Library Review of Lilac Hills Ranch DEIR [1]
- Valley Center Pauma Unified School District Review of Lilac Hills Ranch DEIR [28]
- SD Sheriff's review of Lilac Hills Ranch DEIR [1]

Project Alternatives [10]

- Attachment A - EIR Project Objectives [11]
- Attachment B - Table 4-1 from DEIR Chapter 4 Project Alternatives [1]
- Attachment C - 1251 EDU Reduced Footprint Map [1]
- Attachment D - 881 EDU Reduced Intensity Map [1]
- Attachment E - 1351 EDU 2.2 C Hybrid Map [1]

Specific Plan [23]

I have received the above listed documents have been received, in their entirety,
before the submission deadline of 19 August 2013, 4.00 pm:

Signed 
Mark Slovick, Project Manager, Lilac Hills Ranch Project

Date 8/15/13



C1h-1
cont.

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082



Oliver Smith
Chair

oliver.smith@phillips.com

Ann Quinley
Vice Chair

annquinley@gmail.com

Steve Hutchison
Secretary

hutchisonsm@gmail.com

Hans Britsch

thomas@westerncactus.com

Bret Davis

bret_davis@hotmail.com

Robert Davis

bob@bobdavisrealty.com

Paul Evans

gentleman_programmer@hotmail.com

Bob Franck

Franckfort@yahoo.com

Larry Glavinic

larryglavinic@gmail.com

Mark Jackson

jacksonmark92026@gmail.com

Eric Laventure

mxinmotion@gmail.com

LaVonne Norwood-Johnson

lavonne@armorfabrication.com

Rich Rudolf

richrudolf@sbcglobal.net

Jon Vick

JonVick2@aol.com

(One Opening)

13 August 2013

Mark Slovick, Project Manager
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Re: DEIR Public Comment to the Proposed Accretive Lilac Hills Ranch
General Plan Amendment and Specific Plan PDS2012-3800-12-001
(GPA),PDS2012-3810-12-001 (SP)

Dear Mr. Slovick:

Attached is a compendium of responses to the Lilac Hills Ranch Draft
Environmental Impact Report from the Valley Center Community
Planning Group. I am attaching a list of the documents within the
compendium for your convenience. Please review and respond to
these comments.

- 1) Executive Summary
- 2) General Plan Consistency
- 3) Growth Assessment Valley Center / Bonsall
- 4) Project Objectives
- 5) Bus Route 388/389 [attachment]
- 6) Biological Resources
- 7) Cultural Resources
- 8) Hazards, Hazardous Materials, Wildfires
- 9) Fire & Evacuation

- Attachment A – Deer Springs Fire Protection District
- Attachment B – Deer Springs Fire Protection District
- Attachment C – Deer Springs Fire Protection District
- Attachment D – September 12 and 13, 2012 RFEFRS Mountain
Ridge Design Speed and Road
- Attachment E – LHR TM 5571 – Sight Distance Analysis at Circle
R Drive and Mtn Ridge Rd
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Lilac Road and Covey Lane
- Attachment G – Figure 27-1 Project Gated Access
- Attachment H – Figure 1.6 from Chapter 1 – LHR DEIR

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cont.

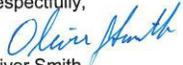
LETTER

RESPONSE

- 10) Irreversible Impacts
- 11) Geology
- 12) Waste Water and Water Quality Concerns
 - Attachment A – Valley Center Municipal Water District, 8 July 2013
 - Attachment B – Pre-development Agreement VCMWD/Accretive Investments Inc.
 - Attachment C – Excerpt San Diego County Consolidated Fire Code
 - Attachment D – Storm Water Management Plan for Master Tentative Map (total 608 Acre Project)
 - Attachment E – Storm Water Management Plan for Implementing Tentative Map (114.9 Acre/352 EDU First Phase)
- 13) Public Services
 - BSD Review of Lilac Hills Ranch DEIR
 - DSFD review of Lilac Hills Ranch DEIR
 - SD County Library Review of Lilac Hills Ranch DEIR
 - VCPUSD Review of Lilac Hills Ranch DEIR
 - SD Sheriff's review of Lilac Hills Ranch DEIR
- 14) Project Alternatives
 - Attachment A – EIR Project Objectives
 - Attachment B – Table 4-1 from DEIR Chapter 4 Project Alternatives
 - Attachment C – 1251 EDU Reduced Footprint Map
 - Attachment D – 881 EDU Reduced Intensity Map
 - Attachment E – 1351 EDU 2.2 C Hybrid Map
- 15) Specific Plan

C1h-1
cont.

Respectfully,



Oliver Smith
Chair, Valley Center Community Planning Group