



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

August 22, 2013

Mark Slovick  
San Diego County  
5510 Overland Avenue, Third Floor  
San Diego, CA 92123

Subject: Lilac Hills Ranch Master Planned Community  
SCH#: 2012061100

Dear Mark Slovick:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on August 21, 2013, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**Document Details Report**  
**State Clearinghouse Data Base**

**SCH#** 2012061100  
**Project Title** Lilac Hills Ranch Master Planned Community  
**Lead Agency** San Diego County

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**Type** EIR Draft EIR

**Description** The Lilac Hills Ranch project is a master planned community encompassing 608 acres and would consist of 1,746 residences, 90,000 sf of commercial, office, and retail, a 50-room Country Inn, a 200 bed group care assisted living facility, and civic facilities that include public and private parks, a private recreational facility, and other recreational amenities, and may include a fire station or a remodel of an existing fire station (Miller Station) and a school (K-8).

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**Lead Agency Contact**

**Name** Mark Slovick  
**Agency** San Diego County  
**Phone** 858 495 5172 **Fax**  
**email**  
**Address** 5510 Overland Avenue, Third Floor  
**City** San Diego **State** CA **Zip** 92123

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**Project Location**

**County** San Diego  
**City**  
**Region**  
**Lat / Long** 33° 17' 42" N / 117° 8' 7" W  
**Cross Streets** West Lilac Road  
**Parcel No.** Various  
**Township** 10S **Range** 3W **Section** 19/24 **Base** SBB&M

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**Proximity to:**

**Highways** I-15  
**Airports**  
**Railways**  
**Waterways** Keys Creek  
**Schools** Norm Sullivan MS  
**Land Use** SR-4 and SR-10/RR/A70

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**Project Issues** Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Aesthetic/Visual; Minerals; Solid Waste; Septic System

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**Reviewing Agencies** Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Management Agency, California; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 11; Department of Housing and Community Development; Air Resources Board, Major Industrial Projects; Regional Water Quality Control Board, Region 9; Department of Toxic Substances Control; Native American Heritage Commission; State Lands Commission

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**Date Received** 07/08/2013 **Start of Review** 07/08/2013 **End of Review** 08/21/2013



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Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

## Memorandum

**Date:** July 11, 2013  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2012061100  
Lilac Hills Ranch Master Planned Community

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The State Clearinghouse forwarded the above-mentioned project to your agency for review on **July 8, 2013** with incorrect review dates. Please make note of the following information for your files:

Review period ends: **August 21, 2013**

We apologize for any inconvenience this may have caused. All other project information remains the same.

cc: Mark Slovick  
County of San Diego  
5510 Overland Avenue, Third Floor  
San Diego, CA 92123

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2012061100**

Project Title: Lilac Hills Ranch Master Planned Community

Lead Agency: County of San Diego Contact Person: Mark Slovick  
 Mailing Address: 5510 Overland Avenue, Third Floor Phone: 858-495-5172  
 City: San Diego Zip: 92123 County: San Diego

Project Location: County: San Diego City/Nearest Community: Valley Center and Bonsall  
 Cross Streets: West Lilac Road and Covey Lane Zip Code: 92026

Lat. / Long.: 33° 17' 42" N / 117° 8' 7" W Total Acres: 608  
 Assessor's Parcel No.: 127-072-14-00 128-440-20-00 127-072-20-00 128-440-21-00 127-072-38-00 128-440-22-00 127-072-40-00 128-440-23-00 127-072-41-00 129-010-62-00 127-072-46-00 129-010-68-00 127-072-47-00 129-010-69-00 128-280-10-00 129-010-70-00 128-280-27-00 129-010-71-00 128-280-37-00 129-010-72-00 128-280-42-00 129-010-73-00 128-280-46-00 129-010-74-00 128-280-07-00 129-010-75-00 128-280-09-00 129-010-76-00 128-280-10-00 129-011-15-00 128-280-11-00 129-011-16-00 128-280-51-00 129-300-09-00 128-280-54-00 129-300-10-00 128-280-55-00 128-280-56-00 128-280-57-00 128-280-58-00 128-280-59-00 128-280-60-00 128-280-61-00 128-280-69-00 128-280-70-00 128-280-71-00 128-280-72-00 128-280-74-00 128-280-75-00 128-440-01-00 128-440-02-00 128-440-03-00 128-440-05-00 128-440-06-00 128-440-14-00 128-440-15-00 128-440-17-00 128-440-18-00

Section: 19/24/30 Twp: 10S Range: 02/03W Base: SBB&M  
 Within 2 Miles: State Hwy #: I-15 Waterways: Keys Creek  
 Airports: N/A Railways: N/A Schools: Norman L. Sullivan Middle School (Bonsall)

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other  
 Mit Neg Dec Other \_\_\_\_\_

RECEIVED

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Special Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other \_\_\_\_\_

JUL 08 2013

**Development Type:**

Residential: Units 1,746 Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 90,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW  
 Educational K-8 School  Waste Treatment: Type Sewer/Scalping MGD 0.348  
 Recreational 25.8 acres of parks  Hazardous Waste: Type \_\_\_\_\_  
 Other: Senior Housing, Fire Station, Assisted Living Facility, Country Inn, and a Recycling Facility

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other \_\_\_\_\_

Present Land Use/Zoning/General Plan Designation: Agriculture and semi-rural residential/RR2 & A70/ Semi-Rural 4 (SR-4) and Semi-Rural 10 (SR-10)

Project Description: *(please use a separate page if necessary)*  
 The Lilac Hills Ranch project is a master planned community encompassing 608 acres and would consist of 1,746 residences, 90,000 square feet of commercial, office, and retail, a 50-room Country Inn, a 200 bed group care assisted living facility, and civic facilities that include public and private parks, a private recreational facility, and other recreational amenities, and may include a fire station or a remodel of an existing fire station (Miller Station) and a school (K-8).

State Clearinghouse Contact: (916) 445-0613

State Review Began: 07-08-2013 *WA*

SCH COMPLIANCE 07-16-2013

**Project Sent to the following State Agencies**

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|---|--|
| <input checked="" type="checkbox"/> Resources                         | <input type="checkbox"/> State/Consumer Svcs                       |
| <input type="checkbox"/> Boating & Waterways                          | <input type="checkbox"/> General Services                          |
| <input type="checkbox"/> Coastal Comm                                 | <input type="checkbox"/> Cal EPA                                   |
| <input type="checkbox"/> Colorado Rvr Bd                              | <input type="checkbox"/> ARB: Airport/Energy Projects              |
| <input type="checkbox"/> Conservation                                 | <input type="checkbox"/> ARB: Transportation Projects              |
| <input checked="" type="checkbox"/> CDFW # <u>B</u>                   | <input checked="" type="checkbox"/> ARB: Major Industrial Projects |
| <input type="checkbox"/> Delta Protection Comm                        | <input type="checkbox"/> SWRCB: Div. Financial Assist.             |
| <input type="checkbox"/> Cal Fire                                     | <input type="checkbox"/> SWRCB: Wtr Quality                        |
| <input type="checkbox"/> Historic Preservation                        | <input type="checkbox"/> SWRCB: Wtr Rights                         |
| <input checked="" type="checkbox"/> Parks & Rec                       | <input checked="" type="checkbox"/> Reg. WQCB # <u>9</u>           |
| <input type="checkbox"/> Central Valley Flood Prot                    | <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC             |
| <input type="checkbox"/> Bay Cons & Dev Comm.                         | <input type="checkbox"/> Yrlt/Adlt Corrections                     |
| <input checked="" type="checkbox"/> DWR                               | <input type="checkbox"/> Corrections                               |
| <input checked="" type="checkbox"/> Cal EMA                           |  |
| <input checked="" type="checkbox"/> Resources, Recycling and Recovery |  |
| <input type="checkbox"/> Bus Transp Hou                               | <input type="checkbox"/> Independent Comm                          |
| <input checked="" type="checkbox"/> Aeronautics                       | <input type="checkbox"/> Energy Commission                         |
| <input checked="" type="checkbox"/> CHP                               | <input checked="" type="checkbox"/> NAHC                           |
| <input checked="" type="checkbox"/> Caltrans # <u>11</u>              | <input type="checkbox"/> Public Utilities Comm                     |
| <input type="checkbox"/> Trans Planning                               | <input checked="" type="checkbox"/> State Lands Comm               |
| <input checked="" type="checkbox"/> Housing & Com Dev                 | <input type="checkbox"/> Tahoe Rgl Plan Agency                     |
| <input type="checkbox"/> Food & Agriculture                           |  |

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2012061100

Please forward late comments directly to the Lead Agency

AQMD/APCD \_\_\_\_\_

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