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**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT,
DRAFT HABITAT LOSS PERMIT, GENERAL PLAN AMENDMENT
AND SPECIFIC PLAN**

July 3, 2013

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act along with a General Plan Amendment and Specific Plan for the following project. The draft Environmental Impact Report, General Plan Amendment and Specific Plan can be reviewed on the World Wide Web at http://www.sdcountry.ca.gov/pds/ceqa_public_review.html and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and at the public libraries listed below. Comments on these draft documents must be sent to the PDS address listed above and should reference the project numbers and name.

PDS2012-3800-12-001 (GPA), PDS2012-3810-12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571 (TM), PDS2012-3100-5572 (TM), PDS2012-3300-12-005 (MUP), PDS2012-3500-12-017 (STP), PDS2012-3500-12-018 (STP), HLP XX-XXX LOG NO. 3910 12-02-003 (ER); SCH NO. 2012061100 LILAC HILLS RANCH MASTER PLANNED COMMUNITY. 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, a fire station or a remodel of an existing fire station (Miller Station) and a school (K-8). Of the 1,746 residences, 903 would be single-family detached homes, 164 would be single-family attached homes, 211 would be mixed use residential units and 468 would be age-restricted houses within a senior citizen neighborhood. Also planned within the project site are a Recycling Facility, a Water Reclamation Facility, and other supporting infrastructure. The project would dedicate approximately 103 acres of permanent open space. The project is located south and west of West Lilac Road approximately one-half mile north

of Circle R Drive within the Bonsall and Valley Center Community Plan areas within the unincorporated area of San Diego County.

The draft Environmental Impact Report (DEIR) identified significant and unavoidable environmental impacts to Aesthetics, Air Quality, Transportation and Traffic, and Noise. The DEIR also identified significant and mitigated environmental impacts to Agricultural Resources, Biological Resources, Cultural Resources, Hazards and Hazardous Materials.

The project includes a General Plan Amendment (GPA 12-001), a Specific Plan (SP12-001), a Rezone (REZ 12-003), a Master Tentative Map (TM 5571 RPL 1), an Implementing Tentative Map for Phase 1 (TM 5572 RPL 1), a Major Use Permit (MUP) for the Water Reclamation Facility (WRF) (MUP 12-005), and Site Plans, S12-017 for "D" Designator and "V" Setbacks and S12-018 for Parks. The General Plan Amendment proposes to change the regional land use category from Semi-Rural to Village and change the land use designations from Semi-Rural SR-10 and Semi-Rural SR-4 to Village Residential (VR 2.9) and Village Core (C-5) and revise the Bonsall and Valley Center Community Plan texts to include a description of the project. The project also proposes to amend the Mobility Element to change the classification of a segment of West Lilac Road from 2.2C to 2.2F and amend Table M-4 to add roadway segments to the list of accepted Road Classifications with Level of Service E or F. In accordance with Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2.g of the CSS NCCP Process Guidelines (CDFG, November 1993), a Habitat Loss Permit is required because the project would impact Diegan coastal sage scrub.

Comments on this proposed draft Environmental Impact Report, General Plan Amendment and Specific Plan must be received no later than **August 19, 2013** at 4:00 p.m. (a 46 day public review period). These draft documents can also be reviewed at the Valley Center Library, located at 29200 Cole Grade Rd., Valley Center, CA 92082, the Vista Library, located at 700 Eucalyptus Ave., Vista, CA 92084 and the Fallbrook Library, located at 124 S. Mission Rd., Fallbrook, CA 92028. For additional information, please contact Mark Slovick at (858) 495-5172 or by e-mail at Mark.Slovick@sdcounty.ca.gov.