

Reader's Guide to the Draft Revised Environmental Impact Report for the Lilac Hills Ranch Project

The Lilac Hills Ranch Project Draft Environmental Impact Report (DEIR) was circulated for public review from July 3, 2013, to August 19, 2013 (a 45-day review period). All interested persons and organizations had an opportunity during this time to submit their written comments on the DEIR to the County of San Diego.

In response to comments received from the circulation of the DEIR, several additions or changes have been made to the proposed Lilac Hills Ranch project description and analysis. The major additions or changes include the following: (1) additional details about project design; (2) additional option for fire service; (3) revised conclusion that the project could be growth inducing; (4) additional analysis of cumulative projects including an updated project list; (5) revised traffic analysis resulting in addition of a new direct traffic impact; (6) revised conclusion that the project would result in significant impacts to agricultural resources; (7) additional analysis relating to the project conformance with General Plan Policies LU-1.1 and LU-1.2; (8) revised analysis for greenhouse gases, (9) addition of an energy subchapter in Chapter 3.1 and two new alternatives in Chapter 4.0; and (10) a variety of other minor changes and corrections. All additions and changes to the DEIR are shown in strike-out/underline.

The additions and changes to the DEIR represent additional details or clarification to the previously circulated project description. For example, details of the project's commercial uses are presented to provide a greater understanding of the proposed Town and Neighborhood Centers. Additionally, details of the proposed parks are added to provide clarification of the Specific Plan goals relating to recreational opportunities throughout the project site. The project description also includes a table listing the road modification requests that are part of the project. Potable and recycled water redundancy options have been clarified to reflect the current activities of the Valley Center Municipal Water District.

The project description has also been changed to include a fourth option for fire service. The addition of this option provides another mechanism for the assurance of adequate fire service and is addressed in both the project description and subchapter 2.7. The cumulative impact area table and figure have been revised and additional cumulative analysis has been added throughout Chapters 2.0 and 3.0 as a means to provide further clarification of the cumulative effect of the project as it relates to individual environmental subject areas. The final major change in the project description is a revised analysis of growth inducing impacts that concludes that the project could be growth inducing.

The additions and changes in the proposed Lilac Hills Ranch project have resulted in new or different significant adverse impacts in some categories. These include, but are not limited to, the addition of new significant direct impacts to traffic (road segment) and agricultural (conversion of agricultural land) impacts.

The Land Use section of the DEIR has been updated to include additional discussion of the project's conformance with the County's Community Development Model, and specifically with Land Use Policies LU-1.1 and LU-1.2.

The Greenhouse Gas section of the EIR has been revised to remove that portion of the analysis that relies upon the County Climate Action Plan (CAP). The County CAP, which was adopted by the County in June 2012, was set aside by the San Diego County Superior Court. For this reason, the EIR was revised to remove the County CAP analysis.

An additional section, Energy Use and Consumption, was added to the EIR. This new section consists of a summary of the energy regulatory framework, a description of the existing conditions at the project site, a discussion of the project's potential impacts on energy resources, and identification of project design features and/or mitigation measures that may reduce energy consumption.

Additionally, Chapter 4.0 of the DEIR has been changed to add two new alternatives: Road Design Alternative and Mountain Ridge Road Fire Station Alternative.

Due to these additions and changes made to the DEIR, the County has decided to recirculate a Draft Revised EIR (REIR) for the Lilac Hills Ranch project. Pursuant to CEQA Guidelines Section 15088.5(f)(1), reviewers should submit new comments on the recirculated Draft REIR. The comments submitted during the earlier circulation period are part of the administrative record, but the County will not prepare responses to those comments. The County will only respond to comments submitted on this Draft REIR.

The REIR in its entirety is available on the County of San Diego Department of Planning and Development Services website at http://www.sdcounty.ca.gov/pds/regulatory/docs/LILAC_HILLS_RANCH/LILAC-HILLS-RANCH.html or at the offices at 5510 Overland Road, Suite 310, San Diego, California, 92123.