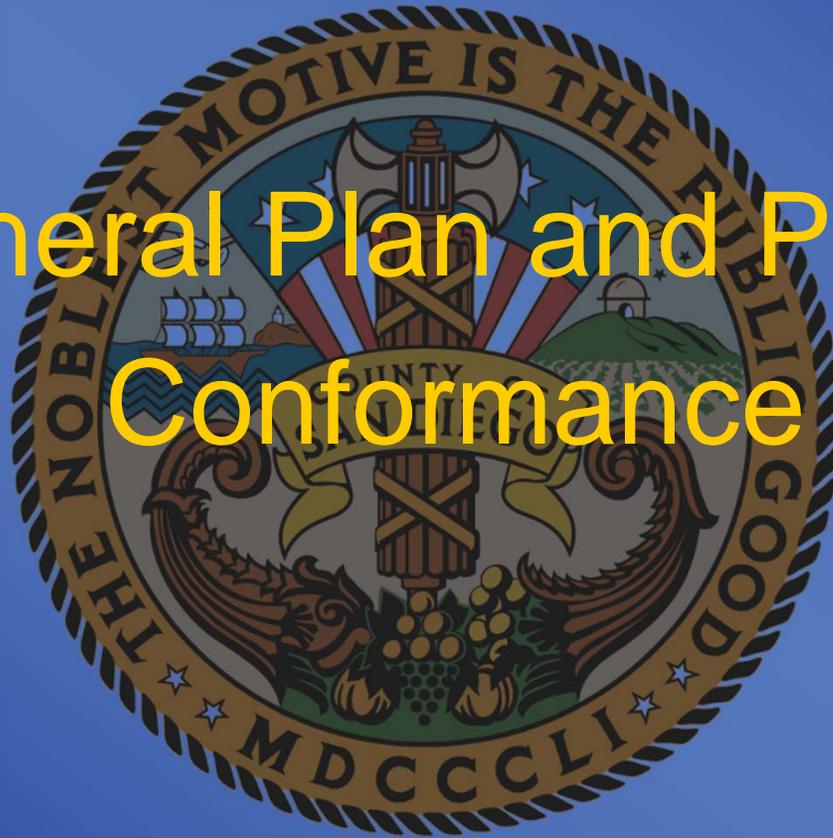
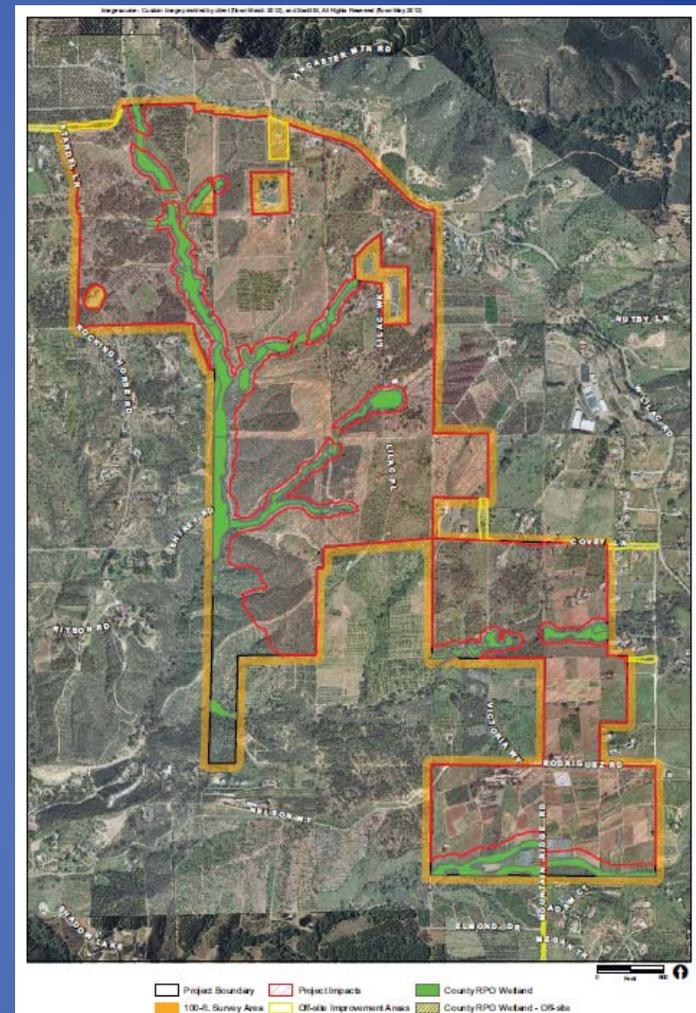
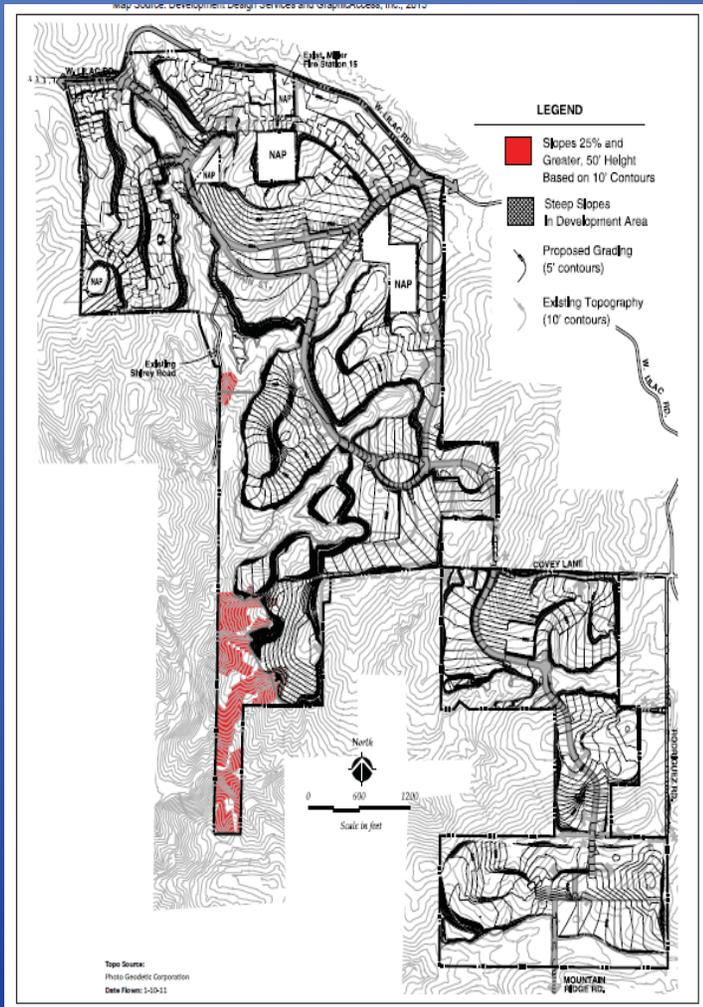


General Plan and Policy Conformance



General Plan Constraint Analysis



Project avoids steep slopes and wetlands

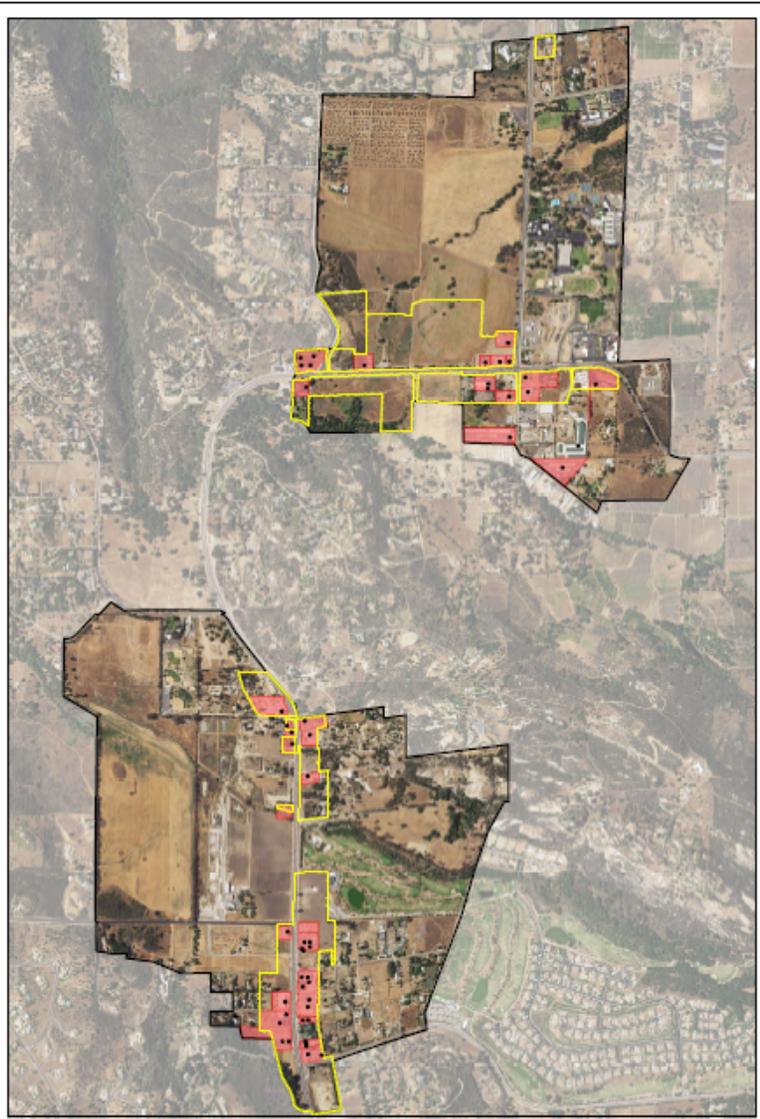
RHNA Progress

- 905 Valley Center; 178 Bonsall assigned units
- As of 2014, building permits for only 10% of countywide RHNA units have been issued
- 90% of RHNA units would need to be constructed by 2020
- Lilac Hills Ranch would contribute 375 units
 - 105 Very Low
 - 102 Low
 - 168 Moderate Income

General Plan Projections

- 72,683 units projected through the General Plan
- GP allocated 6,371 future dwelling units to Valley Center
- GP allocated 2,138 dwelling units to Bonsall
- GP would result in 110 single-family dwelling units on project site under business as usual forecast
- Project proposes 1,746 dwelling units – 205 in Bonsall & 1,541 in Valley Center

VC Villages: Existing Conditions



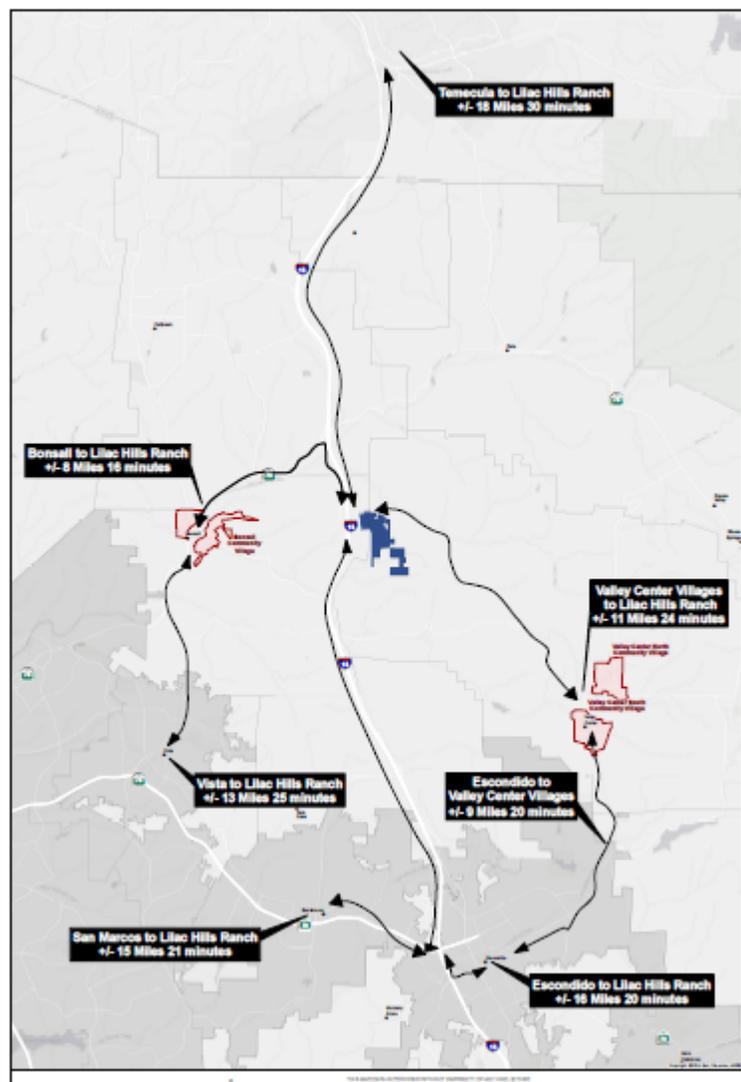
- Commercial sites
- Existing commercial land use
- General Plan Commercial

North Village: approx. 77,101 SF developed
South Village: approx. 150,217 SF developed

North Village: approx. 920,967 SF designated
South Village: approx. 1,902,047 SF designated

North Village: approx. 257,815 SF in-process
South Village: approx. 129,585 SF in-process

Project vs Existing Villages



Approximately 90,000 SF

Commercial supported by project could serve housing within a 2- 5 mile radius

Driving Distances from the proposed project - 24 mins to Valley Center Villages and 16 mins to Bonsall Village

Existing, planned or proposed residents need services in this location

Findings

- Accommodated on the subject site at the proposed density within the constraints
- Supports and implements Housing Goals
- Does not impact existing Villages Commercial
- Proximity can limit driving distances to jobs and services
- Project is self-sufficient
- Project fills a gap within this County Context

General Plan Amendment

- Valley Center Community Plan
 - Add a third village to the community plan
 - Add a description of the Specific Plan
- Bonsall Community Plan
 - Add a third village to the community plan

General Plan Consistency Findings

The project is consistent with the Vision, Guiding Principles and weighted goals and policies within the General Plan. It is determined to be consistent based on the following:

- Supports and implements the goals within the Housing Element
- Implements the Community Development Model
- Implements the Land Use Element applicable policies
- The project is designed within site constraints, Preserves opens space and biological habitats

What is a Village?

- Village Regional Categories identify areas of highest intensity
- Village areas function as the center of planning areas
- Ideally, Villages reflect compact development with multiple diverse uses
- Ideally, Villages place higher density residential within walking distance of commercial services, civic uses, transit, and employment

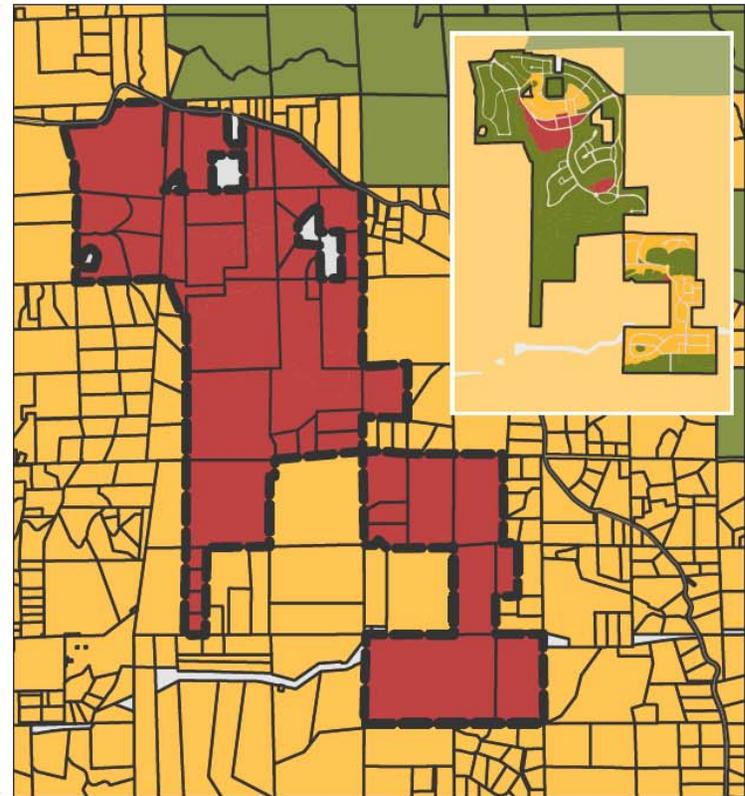
What is a Town Center?

- General Plan defines Town Centers as the core of larger Villages
- Typically contain 1 or more of the following:
 - Pedestrian oriented commercial area
 - Mixed use development – Village Core
 - Higher Density residential
 - Community serving private and public facilities
- The General Plan does not address size or the ratio of uses for town centers

Lilac Hills Ranch Project- CDM



Community Development Model



Legend
 Regional Category
 Village
 Semi-Rural
 Rural

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Lilac Hills Ranch
 Development Model / Regional Category



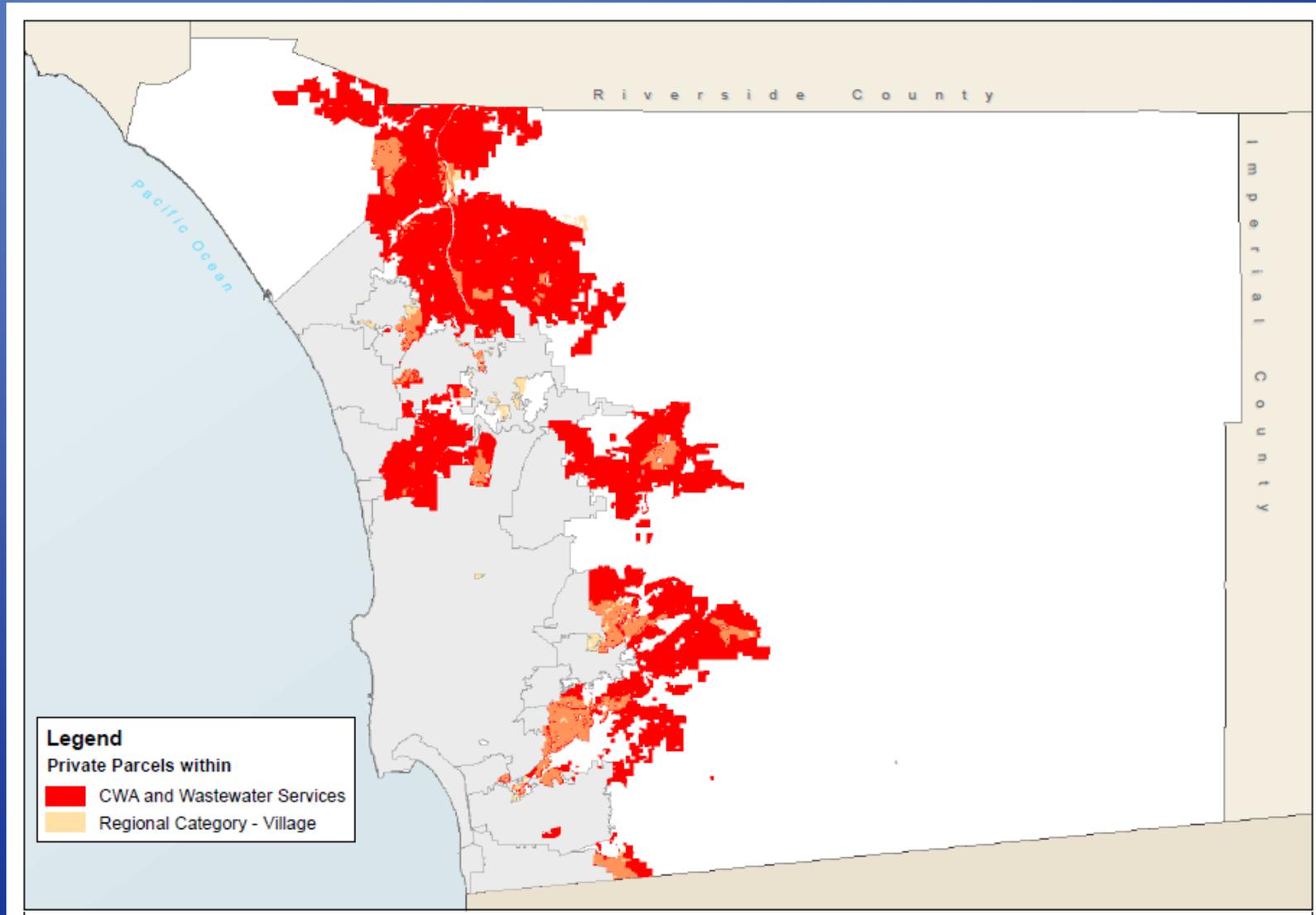
PROJECT 2011-01-14: Project/Phase/Status/Date: cdm_wsp/land 02/20/2014

General Plan Policy LU 1.2

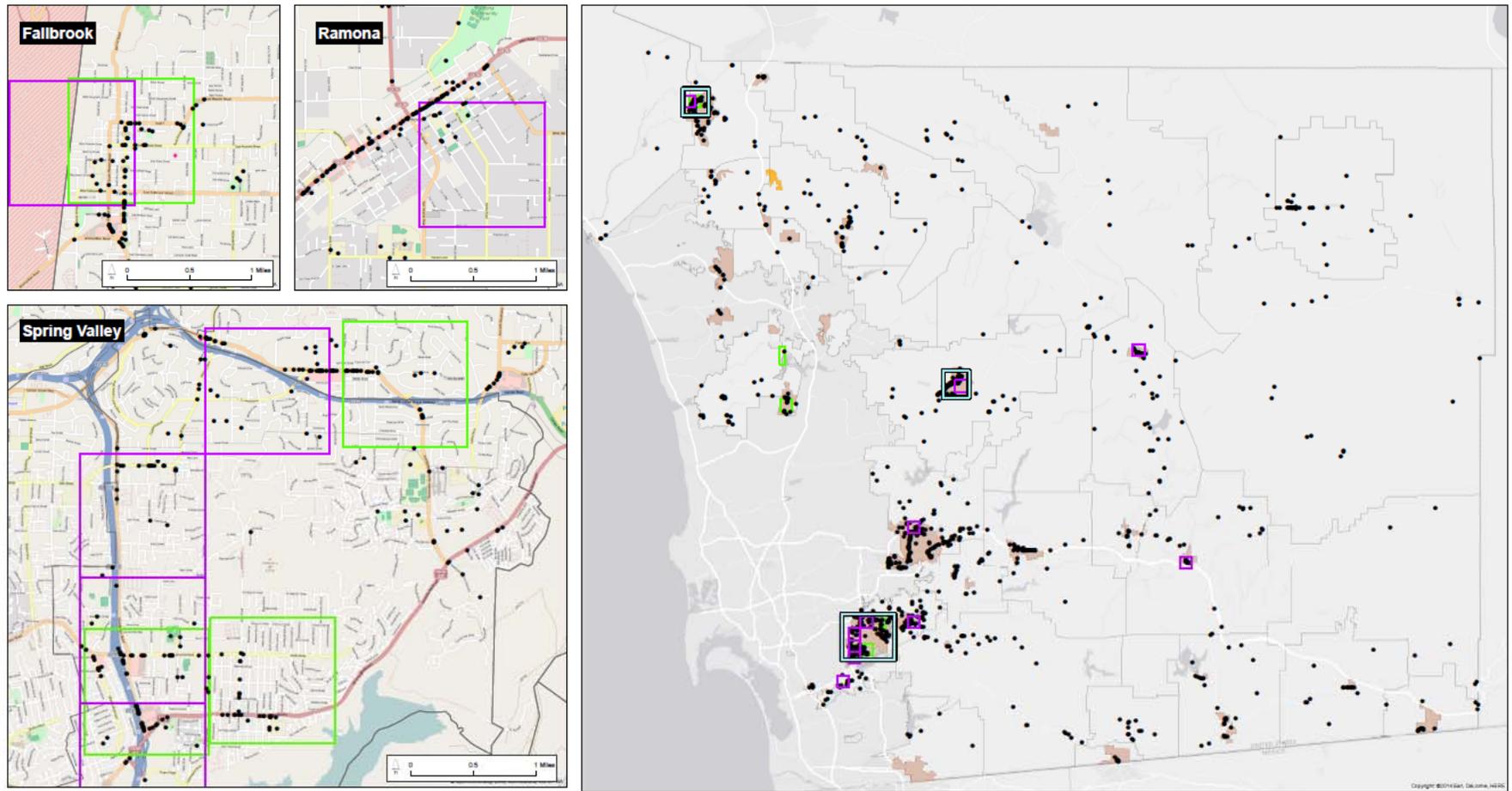
*“**Leapfrog Development.** Prohibit leapfrog development which is inconsistent with the Community Development Model....*

*“...Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the CDM, that provide necessary services and facilities, and that are **designed** to meet the LEED-Neighborhood Development Certification or an equivalent.”*

Application of LEED ND in County



Application of LEED ND in County



Legend

- Places/Landuse
- Square Mile with 7 of the 8 Places/Landuse Type
- 90 Intersection per square mile
- Community Villages

- Places / Landuse**
1. Business - Market
 2. Business - Restaurant
 3. Business - Retail
 4. Business - Service
 5. Library
 6. Park
 7. Recreational Facility
 8. School



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Lilac Hills Ranch
Adjacent Sites with Connectivity
and Land Use Types

General Plan Regional Categories

- Projects can only meet the LEED ND prerequisite within existing villages
- Interpretation – LU 1.2 for New Villages and LU 1.4 for Village Expansions

Interpretation is based on project ***Design*** not siting in order to meet LEED ND or an Equivalent program

NGBS- LEED ND Comparison

NGBS	LEED ND
Site Design and Development	Smart Location and Linkage
Site Selection-infill, brownfield, low slope	Location must be near transit or an existing community
Site Design-soil disturbance, habitat	Site design for habitat protection
Site Development and Construction	Steep slope protection
Preserve natural resources	Restoration of wetlands
Lot Design, Preparation, Development	Neighborhood Pattern and Design
Range of multi-modal transportation choices	Walkable streets
Conserve natural resources	Compact Development
Minimize slope disturbance	Mixed-Use Neighborhood Centers
Minimize soil disturbance and erosion	Reduced parking
Manage stormwater	Transit Demand Management Program
Resource Efficiency	Green Infrastructure and Buildings
Energy Efficiency	Building energy efficiency
Water Efficiency	Building water efficiency
Wastewater/Stormwater management	Wastewater/Stormwater management
Recycle construction waste	Solid waste management infrastructure

Precedent Setting Action

- General Plan Amendments will continue to be reviewed as discrete, discretionary projects
- All site and geographical contexts and circumstances are different

LILAC HILLS RANCH PROJECT

Agenda Item #2

September 11, 2015

Planning Commission Hearing

