

**Summary of 8-7-15 and 8-12-15 Planning Commission Questions
Lilac Hills Ranch Project
Planning and Development Services
September 11, 2015- Public Hearing**

Presentation #1- Traffic and Roadways

Private Roads

1. I'd like to get clarification from County Counsel on the use of private roads -- liability those sorts of things. Whether there's liability and how those assurances can be made.

Design Exceptions

1. At first stop at site visit: I'd like to compare that to what happened here if there were no exceptions. So I can contrast those two.

Standards

1. Just define the private road and the public road standards.
2. Could we also have clarification in terms of the difference of standard between public and private regarding grade or topography or slope on the road itself, if there is a difference?
3. So this notion of having a different standard and that is, I suppose, capacity standard for everyday use in contrast to an emergency situation. I'd like to know if there's actually a different standard. In other words, a road that's used daily and a road that's used for emergencies. Do they have the same flow capacity standards?

Mountain Ridge Road

1. My final question on Mountain Ridge Road, I remember seeing two different numbers, which were pretty dramatically different about the elevation change that is going to be required to improve this road and I saw 10 feet and I saw 18 feet and I don't know which is which or if that's even a fact. And then, of course, what the two to one or four to one or whatever the footprint would be. So that'd be helpful to get those clear.
2. Is all the dirt for the cut and fill derived from this area, this road? And is there eminent domain associated with the staff recommendation? And if so how much? And what are the lot configurations relative to the lot sizes and their eminent domain?
3. Are you going to address when we're doing the cut and fill and widening roads in this terrain? Are we looking at retaining wall structures? Are we looking at natural grading and stuff like that? If you could talk about that a little bit on September 11th, the actual mechanics of how that's accomplished?
4. How do we build this road if the project is approved? How does that relate to community character? In other words, is there any language in the community plans that talk about

that in terms of -- this appears to be a road that would be in a different standard, if you will, or a different typology than other roads that we see in the area with a lot of engineering associated with it. And so if the community plan addresses that, I'd like you to point that out where that is.

5. This issue of private roads and inconsistency with the EIR has been stated and then this issue related to the extension of Covey Lane.
6. How much will you be taking on Mountain View Road, both in acreage and in feet on each side relative to that project? -- how many acres are being taken and/or how many feet on each side of that is being taken from the Pardee family.
7. And then this really sticky question of private road easements requiring eminent domain, but the county's not going to be responsible. That whole thing I'd like to understand a little better.
8. The road standards -- this question of reducing road standards to kind of meet the requirements of this project going from 40 to 25 miles an hour, on a road where people are now driving 40 and no one in the world drives 25 on anything. I'd like a practical response to that. Do you really think that's what's going to happen there?

Covey Lane

1. So just to clarify, staff is proposing to go from a public road standard to a private road standard to a public road standard. And a car traveling along that pathway would go through those three different road standards.
2. And so would staff respond to the sense that that creates a bottleneck where the public turns into private? The area behind us, this is all the project area; is that correct?
3. And I guess just a point of clarification on Covey, could you talk about, while we're here, the cut and fill?
4. This road, Covey Lane, would not be a primary means of ingress or egress for the proposed community, but it would be required for egress for fire, if they had to do an emergency evacuation; is that correct?

West Lilac Road

1. At the hairpin turn that doesn't appear to have a shoulder that drops off, I'd like to have staff explain how the widening of the road in that area would be affected both to the north and to the south?
2. Clarify, not now, but at the hearing is -- all the improvements going to be on the south side and not on the north?
3. I'd like to refer back to the Lilac Hills Road, which is contained within design exception number five generally. I want to understand at the September 11th meeting the design

criteria and assumptions that were used from that -- for the design of that road. I want to hear from a civil engineer that's how they determined that alignment and the impacts to both the south and north properties.

4. So if staff could respond to particularly to this issue related to county responsibility in regards to the defective intersection issue and the hairpin turn on West Lilac and our responsibility related to these private roads.
5. Let's once and for all clear up this question of eminent domain and whether any homes are going to be taken.
6. On West Lilac it says to reduce the tangent length from 400 feet to 80 feet. What that's referring to?
7. There was a Bruce Christiansen that I know the project itself does not request or require an eminent domain. But, Mr. Christiansen spoke of part of his driveway and part of his property. And I'd like to know how many properties are affected in that way?
8. Someone brought up the fact that that a lot of the widening was taking place across the street opposed to on the property of the developer and I'd like to know why? I understand that sometimes the way the curbs are and so forth is better to take it from one side to the other. But, I'd like that to be explained to us.
9. Does the project have legal rights to off-site improvements?

Traffic Study

1. The Caltrans, SANDAG, and San Marcos traffic challenges - they say that the traffic studies are understated or not mitigated, please clarify?
2. There is a Caltrans letter in 2014, has that been responded to?
3. And then West Lilac Road that we were just traveling on the last 10, 15 minutes, those are -- if staff could clarify that those are offsite, I mean, it's the same windy road effectively. And I just like to understand if this project has any mitigation obligations anywhere along that road. Or is the assumption that people will not go east?
4. For staff to point out when we meet the difference roads that will be traveled mostly and those that'd be used primarily for egress because we need to -- and I'd like for you to run all the way through the project, if you will, to -- so that we can see what's done to those roads that will be traveled mostly.
5. The traffic loads that the current general plan allows versus what this allows, are we going to have 10 exceptions if this project doesn't get built in terms if we follow the general plan or does the general plan also have traffic exceptions in it?

6. I-15 contributions, this question of which roads are open and which are not?
7. There are going to be 1,327 daily construction trips. Question is, are those going to be on local roads, primarily? Or are they going to be internal to the project?
8. On the previous testimony, there was discussion of cumulative impacts identified, but without mitigation. So I'd like to follow up on that.

Eminent Domain

1. This issue of not having the assurances to have the eminent domain exercised in order to make these improvements. I'd like to understand how that issue interfaces one with the private road and the ownership issue? In particular, with how that interfaces with the phasing of the project. When would this be obligated?

Presentation #2- Fire Service & Evacuation

Fire

1. Did that CAL FIRE station agree to the county strategy?
2. Fire response -- is there a reconciliation of this five minute response time or not?
3. Is there a funding short fall on fire service?
4. Please clarify whether or not there is an evacuation plan?
5. There was some question about the sheriff's office not having notification and not having any input into the evacuation plan, please elaborate.
6. What is the evacuation plan for the senior housing (dementia patients)?
7. Confirm the fire zone status and the standards and policies associated with it?
8. Clarify this fuel modification zone about not being able to meet the 100 feet.
9. I understand that the -- there's going to be a gate somewhere at the end of this road where the easement ends and how far up the road it is. And I understand that only one portion of the project can access this road. And I want to understand that very clearly.
10. How, if at all, does this project impact the evacuation route of that existing population in Valley Center or planned population in Valley Center if you have a Santa Ana condition, winds blowing from the east and they need to evacuate to the west.
11. The roads in this project meet the fire standards. And I'm wrestling with how that can be since we have exceptions, some of which are accepted by staff and so on. How can they have be meeting the standards? Unless none of those roads are relevant?

Presentation #3- Facilities, Services, and Amenities

Parks

1. In the presentation, there was 25 acres of public or private parks. Do you have a split on how much of that was public or how much of that is private?
2. You said there were public parks and private parks. And the applicant said that all the parks were open to the public. So I'm wondering how does that work?

School

1. Clarify the \$3.7 million for the school. Is it for school fees?
2. Would the school district would have to purchase the 12 acres or is the 12 acres gifted?
3. Number one, verify that, indeed, the project will build a school as opposed to what my understanding was, provide the opportunity to purchase land to build a school.
4. If the school district doesn't build the land within two years, they have the option of using that land for another purpose, keeping within this ceiling limit of 1176 dwelling units?
5. At what phase would that school go in so that it doesn't impact?

Senior Housing

1. Verify that we are indeed talking about a 200-bed care facility for dementia patients?
2. We need some more information on that senior center to ensure that we know exactly what that is.
3. How you're going to evacuate these seniors who are in this facility?
4. On the senior community -- the type -- we've heard several different suggestions today what type that might be?

Utilities

1. If staff could just verify that somehow this plan is going to underground the utilities that I saw on the one screen was overhead cabling; telephone wires and so forth... I think that's outside the scope of the project, but if you could verify that.

Water/Wastewater

1. Water use -- what is the fact? I saw two different numbers; 513 acre feet and 1,290 acre feet?

2. There's a quote from the water district -- it says, "Additional rights will have to be obtained from existing property owners." Please clarify what this means.
3. Water supply -- the Valley Center Water District requires the project to construct sufficient reservoir capacity at the country club zone. What is the country club zone? What does this look like? When are these alternatives deferred? Exactly when does that happen?
4. Waste water -- The district apparently doesn't have the capacity so exactly what is the plan? The Valley Center Water District requires a recycled water study. Did we get this?
5. Phase one has to truck out sewer, what if there's only phase one? Is there a contingency on that for the health of those residents? That doesn't continue in perpetuity. Is there a safeguard built into the plan?

Presentation #4- CEQA Topics

GHG/Climate Action Plan

1. Provide an update on the Climate Action Plan.
2. We have emissions, we have CO2, we have all of that. How does that compare to what's currently in the general plan?
3. The Climate Action Plan -- I know the county's was litigated and so we don't have an active Climate Action plan, but we certainly can measure this project -- this proposed project against our draft plan. And apparently, SANDAG has measured it against the regional standards and says that it basically increases greenhouse gases beyond the existing general plan. I'd like to understand the implications and if you're asking the commission to make a finding, that that's okay. Is it an override? Just what is it?
4. Clarify the solar requirements as what the applicant and staff stated did not match up.
5. When we were going through the LEED or the LEED equivalent, one of the deals on that was a solar panel. So I was thinking the solar panels were going on the structures? I heard the applicant say that it'd be pre-wired for solar panels, which may not mean those appear?

Aerial Spraying

1. Aerial spraying in the area, has this been addressed? Explain?

Presentation #5- General Plan and Policy Conformance

Constraints

1. Can staff provide the analytic process that created these regional categories, community development model and constraints criteria in the first place so we can see and measure this project against those?

RHNA

1. Does the existing general plan, in the two village areas, supply housing at a density that is for low and very low income? Because I believe it does. And this project only supplies housing for moderate income and does not provide any housing for low or very low incomes. Is this an accurate statement?

General Plan Update

1. The Community plan was updated in conformance with the general plan, update on page 559. Apparently in section 500 it states that the update is in process, is this the update to the community plan? Could we get an update on the update?
2. Generally describe the issue here is growth and where we're going to put houses and the number of houses and all of that going on? And so your community, Valley Center, before the general plan update, what were you in terms of population numbers being planned for and then what are you now with the regional plan?
3. What is the consistency between housing units proposes and what is the allowed under the General Plan?
4. In regards to current process for the general plan, I know we're meeting our housing, I know we planned the county to do this and to meet all of our requirements, but the exceptions in terms of the impacts that we can't mitigate, we have to make overriding statements for the impacts that are severe, but we can lessen them with some mitigation, do they exist in the existing development pattern and were they approved in the general plan for this area?
5. Again in the staff report, the presentation by the applicant and again in the subsequent testimony from citizens, we talk about fire response and evacuation in the frame of this project. But what I'd like staff to look at and maybe refresh my memory is we have these kind of two village cores to the east, north and south village cores I guess. And a population of roughly 20,000 or 30,000 now growing to 50,000 or 60,000 per the general plan, consistent with the general plan. Is this consistent with the General Plan?
6. Does this project rise to a level where we want to grant an amendment to that general plan?

Existing Villages

1. We have the development model where we talk about a very dense village surrounded by semirural or maybe less dense residential surrounded by semirural surrounded by rural and we've made the finding that that is applicable to this development model for this project. But what does it do to the two existing villages in Valley Center?

2. Provide a staff description of the implications of building this village before the two villages that were approved in Valley Center and whether or not staff thinks that this is not going to have a negative impact on actually building out the villages that were approved.
3. How many square feet of commercial and office exist in the two existing town centers in Valley Center?

Project vs Existing Villages

1. The question of distance from jobs was brought up. And it's a question that I've often had is if there's a way, and I'd like the county to attempt to show us this project in relation to job centers to we can ascertain the kind of a jobs-housing balance if possible.
2. Provide the dollar amount for the income level of housing.

Community Development Model- CDM

1. How do these individual GPA decisions apply in terms of cumulative impact to forthcoming months? Does it have to do with a criterion used to define the community development model and the regional categories?

Village/Town Center Description

1. Is there's anything in the community plans; the general plans that define town center in terms of size, or scope, or mixture.

Policy LU 1.2 and LEED ND

1. Staff's presentation said that the LEED-ND really is applicable to urban centers and is not applicable to rural lands or that this standard is more applicable to rural lands, because it doesn't have the transit. But to say it doesn't apply to rural lands or applies less so than this other policy, I don't understand that. So if you have a rationale or did I hear you wrong, or you can clarify, I would appreciate that.
2. We have the National Green Building Standards and it's a building industry association that has the standards and then we have LEED-ND and the primacies is, does it meet LEED-ND or an equivalent?
3. Clarify the phases of the project. Apparently the EIR; both the applicant and the county concur that some of these phases might not be built.
4. If half of this project gets built and half this project doesn't get built does it still meet LU 1.2?

NGBS Equivalent

1. I think the response from the Planning Director was that we're not going to have a standard that will apply to all these GPAs that are coming in but rather as the GPAs come in, we will evaluate whether their standard meets its equivalency notion?

2. I want to get my arms around or my head around this notion of actually not having a standard for these semirural and rural areas for GPAs and the implications on other thresholds that we have to be meeting -- Climate Action Plan, water availability, that's sort of thing.
3. How can an equivalency to a project that considers location and context and you won't be allowed to do it here if you don't meet these prerequisites? How can we get to an equivalency standard?
4. Testimony was that there was a consensus process developing these standards, which included a range of stakeholders. I'd like to know who the stakeholders were and how that vote or whatever consensus was arrived at, whether or not this NDBS has a location standard to it. And also, whether -- whoever is the LEED-ND folks, whether they agree on this equivalency statement that was made.
5. 52 agencies or 50-some-odd agencies have looked at the equivalence question and then Congress looked at it and you said Congress was determined it was equivalent. Equivalent to what? To LEED-ND or equivalent to a building standard?
6. I'd like a little bit more explanation of the methodology that Carrier Johnson used to come to the conclusion that the NGBS was equivalent?
7. Now if I understood the speaker for NDBS he said that it was a consensus document which would indicate that there were several groups participated in the development of that document. So, those groups are probably identified somewhere on those documents of exactly who it is, and so was it just the homebuilding industry or was it other -- what were the other groups that make it a consensus document?

Policy Precedent

1. If the commission adopted staff findings for this, would we then be adopting this new equivalency definition that was developed by the National Homebuilders Association?
2. I think the response from the planning director was that we're not going to have a standard that will apply to all these GPAs that are coming in but rather as the GPAs come in, we will evaluate whether their standard meets its equivalency notion?
3. I want to get my arms around or my head around this notion of actually not having a standard for these semirural and rural areas for GPAs and the implications on other thresholds that we have to be meeting -- Climate Action Plan, water availability, that's sort of thing.