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LEED® FOR NEIGHBORHOOD DEVELOPMENT

**ACKNOWLEDGMENTS**

The LEED 2009 for Neighborhood Development Rating System has been made possible only through the efforts of many dedicated volunteers, staff members from USGBC and the two partner organizations, consultants, and others in the USGBC community. The rating system development work was managed and implemented by USGBC staff and the LEED for Neighborhood Development Core Committee and included review and input by many Technical Advisory Group (TAG) members with oversight by the LEED Steering Committee. We extend our deepest gratitude to all of our LEED committee members who participated in the development of this rating system, and especially the LEED for Neighborhood Development Core Committee, for their tireless volunteer efforts and support of USGBC's mission:

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LETTER

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LEED v3.0® FOR HIGH-RISE BUILDINGS DEVELOPMENT

LETTER

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The LEED 2009 for Neighborhood Development Rating System is the work of members of the LEED for Neighborhood Development Core Committee, both those who have worked on this version and those who helped create previous versions. In addition, staff would like to thank Criterion Planners, Urban Advantage, and AECOM for the graphics.

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Sandy Wiggins	Conscience, LLC

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**LEED 2009 FOR NEIGHBORHOOD DEVELOPMENT PROJECT CHECKLIST**

**Smart Location and Linkage 27 possible points**

<input checked="" type="checkbox"/>	Prerequisite 1	Smart Location	Required
<input checked="" type="checkbox"/>	Prerequisite 2	Imperiled Species and Ecological Communities	Required
<input checked="" type="checkbox"/>	Prerequisite 3	Wetland and Water Body Conservation	Required
<input checked="" type="checkbox"/>	Prerequisite 4	Agricultural Land Conservation	Required
<input checked="" type="checkbox"/>	Prerequisite 5	Floodplain Avoidance	Required
<input type="checkbox"/>	Credit 1	Preferred Locations	10
<input type="checkbox"/>	Credit 2	Brownfield Redevelopment	2
<input type="checkbox"/>	Credit 3	Locations with Reduced Automobile Dependence	7
<input type="checkbox"/>	Credit 4	Bicycle Network and Storage	1
<input type="checkbox"/>	Credit 5	Housing and Jobs Proximity	3
<input type="checkbox"/>	Credit 6	Steep Slope Protection	1
<input type="checkbox"/>	Credit 7	Site Design for Habitat or Wetland and Water Body Conservation	1
<input type="checkbox"/>	Credit 8	Restoration of Habitat or Wetlands and Water Bodies	1
<input type="checkbox"/>	Credit 9	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1

**Neighborhood Pattern and Design 44 possible points**

<input checked="" type="checkbox"/>	Prerequisite 1	Walkable Streets	Required
<input checked="" type="checkbox"/>	Prerequisite 2	Compact Development	Required
<input checked="" type="checkbox"/>	Prerequisite 3	Connected and Open Community	Required
<input type="checkbox"/>	Credit 1	Walkable Streets	12
<input type="checkbox"/>	Credit 2	Compact Development	6
<input type="checkbox"/>	Credit 3	Mixed-Use Neighborhood Centers	4
<input type="checkbox"/>	Credit 4	Mixed-Income Diverse Communities	7
<input type="checkbox"/>	Credit 5	Reduced Parking Footprint	1
<input type="checkbox"/>	Credit 6	Street Network	2
<input type="checkbox"/>	Credit 7	Transit Facilities	1
<input type="checkbox"/>	Credit 8	Transportation Demand Management	2
<input type="checkbox"/>	Credit 9	Access to Civic and Public Spaces	1
<input type="checkbox"/>	Credit 10	Access to Recreation Facilities	1
<input type="checkbox"/>	Credit 11	Visitability and Universal Design	1
<input type="checkbox"/>	Credit 12	Community Outreach and Involvement	2
<input type="checkbox"/>	Credit 13	Local Food Production	1
<input type="checkbox"/>	Credit 14	Tree-Lined and Shaded Streets	2
<input type="checkbox"/>	Credit 15	Neighborhood Schools	1

**Green Infrastructure and Buildings 29 possible points**

<input checked="" type="checkbox"/>	Prerequisite 1	Certified Green Building	Required
<input checked="" type="checkbox"/>	Prerequisite 2	Minimum Building Energy Efficiency	Required
<input checked="" type="checkbox"/>	Prerequisite 3	Minimum Building Water Efficiency	Required
<input checked="" type="checkbox"/>	Prerequisite 4	Construction Activity Pollution Prevention	Required

LEED 2009 FOR NEIGHBORHOOD DEVELOPMENT

<input type="checkbox"/>	Credit 1	Certified Green Buildings	5
<input type="checkbox"/>	Credit 2	Building Energy Efficiency	2
<input type="checkbox"/>	Credit 3	Building Water Efficiency	1
<input type="checkbox"/>	Credit 4	Water-Efficient Landscaping	1
<input type="checkbox"/>	Credit 5	Existing Building Reuse	1
<input type="checkbox"/>	Credit 6	Historic Resource Preservation and Adaptive Use	1
<input type="checkbox"/>	Credit 7	Minimized Site Disturbance in Design and Construction	1
<input type="checkbox"/>	Credit 8	Stormwater Management	4
<input type="checkbox"/>	Credit 9	Heat Island Reduction	1
<input type="checkbox"/>	Credit 10	Solar Orientation	1
<input type="checkbox"/>	Credit 11	On-Site Renewable Energy Sources	3
<input type="checkbox"/>	Credit 12	District Heating and Cooling	2
<input type="checkbox"/>	Credit 13	Infrastructure Energy Efficiency	1
<input type="checkbox"/>	Credit 14	Wastewater Management	2
<input type="checkbox"/>	Credit 15	Recycled Content in Infrastructure	1
<input type="checkbox"/>	Credit 16	Solid Waste Management Infrastructure	1
<input type="checkbox"/>	Credit 17	Light Pollution Reduction	1

**Innovation and Design Process** **6 possible points**

<input type="checkbox"/>	Credit 1	Innovation and Exemplary Performance	1-5
<input type="checkbox"/>	Credit 2	LEED® Accredited Professional	1

**Regional Priority Credit** **4 possible points**

<input type="checkbox"/>	Credit 1	Regional Priority	1-4
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**LEED 2009 for Neighborhood Development Certification Levels**  
 100 base points plus 6 possible Innovation and Design Process and 4 possible Regional Priority Credit points

Certified	40-49 points
Silver	50-59 points
Gold	60-79 points
Platinum	80 points and above

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LEED GREEN NEIGHBORHOOD DEVELOPMENT

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# INTRODUCTION

## I. THE CASE FOR GREEN NEIGHBORHOOD DEVELOPMENTS

As the U.S. population continues to expand rapidly, consumption of land grows exponentially—currently, three times the rate of population growth. At this breathtaking pace, two-thirds of the development on the ground in 2050 will be built between now and then.<sup>1</sup> The way we grow—especially how and where we grow—will have a profound effect on our planet and on us.

Land use and neighborhood design patterns create a particular physical reality and compel behaviors that have a significant effect on the environmental performance of a given place. Segregated land uses accessed by high-speed roadways that necessitate the use of cars have been the predominant development pattern over the past 50 years. In the United States, transportation accounts for roughly one-third of greenhouse gas emissions, a large portion of which can be attributed to personal automobile use.<sup>2</sup> Burning fossil fuels for transportation increases air pollution and related respiratory diseases. Automobile-oriented neighborhoods tend to be hostile to pedestrians and unsupportive of traditional mixed-use neighborhood centers. Sprawling development patterns fragment habitat, endanger sensitive land and water bodies, destroy precious farmland, and increase the burden on municipal infrastructure.

In contrast, by placing residences and jobs proximate to each other, thoughtful neighborhood planning and development can limit automobile trips and the associated greenhouse gas emissions. Mixed-use development and walkable streets encourage walking, bicycling, and public transportation for daily errands and commuting. Environmentally responsible buildings and infrastructure are an important component of any green neighborhood, further reducing greenhouse gas emissions by decreasing energy consumption. Green buildings and infrastructure also lessen negative consequences for water resources, air quality, and natural resource consumption.

Green neighborhood developments are beneficial to the community and the individual as well as the environment. The character of a neighborhood, including its streets, homes, workplaces, shops, and public spaces, significantly affects the quality of life. Green neighborhood developments enable a wide variety of residents to be part of the community by including housing of varying types and price ranges. Green developments respect historical resources and the existing community fabric; they preserve open space and encourage access to parks. Green buildings, community gardens, and streets and public spaces that encourage physical activity are beneficial for public health. Combine the substantial environmental and social benefits and the case for green neighborhoods makes itself.

## II. LEED® RATING SYSTEMS

### Background on LEED®

Following the formation of the U.S. Green Building Council (USGBC) in 1993, the organization's members quickly realized that the sustainable building industry needed a system to define and measure "green buildings." USGBC began to research existing green building metrics and rating systems. Less than a year after formation, the members acted on the initial findings by establishing a committee to focus solely on this topic. The composition of the committee was diverse; it included architects, real estate agents, a building owner, a lawyer, an environmentalist, and

<sup>1</sup> Reid Ewing, Keith Bartholomew, Steve Winkelman, Jerry Walters, and Don Chen, *Growing Cooler: The Evidence on Urban Development and Climate Change* (Washington, D.C.: Urban Land Institute, 2008).

<sup>2</sup> "Greenhouse Gases, Climate Change, and Energy" (Energy Information Administration, May 2008).

industry representatives. This cross section of people and professions added a richness and depth both to the process and to the ultimate product, the Leadership in Energy and Environmental Design (LEED) certification system.

The first LEED Pilot Project Program, also referred to as LEED Version 1.0, was launched at the USGBC Membership Summit in August 1998. After extensive modifications, LEED Green Building Rating System Version 2.0 was released in March 2000, with LEED Version 2.1 following in 2002 and LEED Version 2.2 following in 2005.

As LEED has evolved and matured, the program has undertaken new initiatives. In addition to a rating system specifically devoted to building operational and maintenance issues (LEED for Existing Buildings: Operations & Maintenance), LEED addresses the different project development and delivery processes that exist in the U.S. building design and construction market, through rating systems for specific building typologies, sectors, and project scopes: LEED for Core & Shell, LEED for New Construction, LEED for Schools, LEED for Retail, LEED for Healthcare, LEED for Homes, and LEED for Commercial Interiors. LEED for Neighborhood Development is the latest LEED certification system to be released.

The green building and neighborhood development field is growing and changing daily. New technologies and products are being introduced into the marketplace, and innovative designs and practices are proving their effectiveness. The LEED rating systems and reference guides will evolve as well. Project teams must comply with the version of the rating system that is current at the time of their registration. USGBC will highlight new developments on its website on a continual basis, at [www.usgbc.org](http://www.usgbc.org).

#### **Background on LEED for Neighborhood Development**

The U.S. Green Building Council (USGBC), the Congress for the New Urbanism (CNU), and the Natural Resources Defense Council (NRDC)—organizations that represent leading design professionals, progressive builders and developers, and the environmental community—have come together to develop a rating system for neighborhood planning and development based on the combined principles of smart growth, New Urbanism, and green infrastructure and building. The goal of this partnership is to establish a national leadership standard for assessing and rewarding environmentally superior green neighborhood development practices within the framework of the LEED® Green Building Rating System™.

Unlike other LEED rating systems, which focus primarily on green building practices and offer only a few credits for site selection and design, LEED for Neighborhood Development places emphasis on the site selection, design, and construction elements that bring buildings and infrastructure together into a neighborhood and relate the neighborhood to its landscape as well as its local and regional context. The work of the LEED-ND core committee, made up of representatives from all three partner organizations, has been guided by sources such as the Smart Growth Network's ten principles of smart growth, the charter of the Congress for the New Urbanism, and other LEED rating systems. LEED for Neighborhood Development creates a label, as well as guidelines for both decision making and development, to provide an incentive for better location, design, and construction of new residential, commercial, and mixed-use developments.

Whereas the other LEED rating systems have five environmental categories, LEED for Neighborhood Development has three: Smart Location and Linkage, Neighborhood Pattern and Design, and Green Infrastructure and Buildings. An additional category, Innovation and Design Process, addresses sustainable design and construction issues and measures not covered under the three categories. Regional bonus credits are another feature of LEED-ND. These credits acknowledge the importance of local conditions in determining best environmental design and construction practices as well as social and health practices.

The LEED 2009 minimum program requirements define the minimum characteristics that a project must possess to be eligible for certification under LEED 2009. These requirements do not apply to LEED for Neighborhood Development projects.

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**LEED Credit Weightings**

In LEED 2009, the allocation of points among credits is based on the potential environmental impacts and human benefits of each credit with respect to a set of impact categories. The impacts are defined as the environmental or human effect of the design, construction, operation, and maintenance of the building, such as greenhouse gas emissions, fossil fuel use, toxins and carcinogens, air and water pollutants, and indoor environmental conditions. In the LEED for Neighborhood Development Rating System, social and public health benefits were added to the impact categories, and the impact categories were then applied at the neighborhood scale. A combination of approaches, including energy modeling, life-cycle assessment, and transportation analysis, is used to quantify each type of impact. The resulting allocation of points among credits is called credit weighting.

LEED 2009 uses the U.S. Environmental Protection Agency's TRACI<sup>3</sup> environmental impact categories as the basis for weighting each credit. TRACI was developed to assist with impact evaluation for life-cycle assessment, industrial ecology, process design, and pollution prevention. LEED 2009 also takes into consideration the weightings developed by the National Institute of Standards and Technology (NIST); these compare impact categories with one another and assign a relative weight to each. Together, the two approaches provide a solid foundation for determining the point value of each credit in LEED 2009.

The LEED 2009 credit weightings process is based on the following parameters, which maintain consistency and usability across rating systems:

- All LEED credits are worth a minimum of 1 point.
- All LEED credits are positive, whole numbers; there are no fractions or negative values.
- All LEED credits receive a single, static weight in each rating system; there are no individualized scorecards based on project location.
- All LEED rating systems have 100 base points; Innovation and Design Process and Regional Priority credits provide opportunities for up to 10 bonus points.

Given the above criteria, the LEED 2009 credit weightings process involves three steps for LEED for Neighborhood Development:

1. A reference neighborhood is used to estimate the environmental impacts in 15 categories associated with a typical neighborhood development pursuing LEED certification.
2. The relative importance of neighborhood impacts in each category is set to reflect values based on the NIST weightings.<sup>4</sup>
3. Data that quantify neighborhood impacts on environmental and human health are used to assign points to individual credits.

Each credit is allocated points based on the relative importance of the neighborhood-related impacts that it addresses. The result is a weighted average that combines neighborhood impacts and the relative value of the impact categories. Credits that most directly address the most important impacts are given the greatest weight, subject to the system design parameters described above. Credit weights also reflect a decision by LEED to recognize the market implications of point allocation.

The details of the weightings process vary slightly among individual rating systems. For example, LEED for Neighborhood Development includes credits related to infill development but LEED for New Construction does not. This results in a difference in the portion of the environmental footprint addressed by each rating system and the relative allocation of points.

<sup>3</sup> Tools for the Reduction and Assessment of Chemical and Other Environmental Impacts (TRACI) (U.S. Environmental Protection Agency, Office of Research and Development, <http://www.epa.gov/nrm1/std/sub/traci/>).

<sup>4</sup> Relative impact category weights based on an exercise undertaken by NIST (National Institute of Standards and Technology) for the BEES program, <http://www.brl.nist.gov/ocw/software/bees/>.

The weightings process for each rating system is fully documented in a weightings workbook. The credit weightings process will be reevaluated over time to incorporate changes in values ascribed to different neighborhood impacts and neighborhood types, based on both market reality and evolving knowledge related to buildings and neighborhood design. A complete explanation of the LEED credit weightings system is available on the USGBC website, at [www.usgbc.org](http://www.usgbc.org).

### III. OVERVIEW AND PROCESS

The LEED 2009 for Neighborhood Development Rating System is a set of performance standards for certifying the planning and development of neighborhoods. The intent is to promote healthful, durable, affordable, and environmentally sound practices in building design and construction.

Prerequisites and credits in the rating system address five topics:

- Smart Location and Linkage (SLL)
- Neighborhood Pattern and Design (NPD)
- Green Infrastructure and Buildings (GIB)
- Innovation and Design Process (IDP)
- Regional Priority Credit (RPC)

#### When to Use LEED for Neighborhood Development

The LEED for Neighborhood Development Rating System responds to land use and environmental considerations in the United States. It is designed to certify exemplary development projects that perform well in terms of smart growth, urbanism, and green building. Projects may constitute whole neighborhoods, portions of neighborhoods, or multiple neighborhoods. There is no minimum or maximum size for a LEED-ND project, but the core committee's research has determined that a reasonable minimum size is at least two habitable buildings and that the maximum area that can appropriately be considered a neighborhood is 320 acres, or half a square mile. A project larger than 320 acres is eligible but may find documenting certain credits difficult and may want to consider dividing the area into separate LEED-ND projects, each smaller than 320 acres. Although projects may contain only a single use, typically a mix of uses will provide the most amenities to residents and workers and enable people to drive less and safely walk or bike more. Small infill projects that are single use but complement existing neighboring uses, such as a new affordable-housing infill development in a neighborhood that is already well served by retail and commercial uses, are also good candidates for certification.

This rating system is designed primarily for the planning and development of new green neighborhoods, whether infill sites or new developments proximate to diverse uses or adjacent to connected and previously developed land. Many infill projects or projects near transit will be in urban areas, which helps direct growth into places with existing infrastructure and amenities. LEED-ND also promotes the redevelopment of aging brownfield sites into revitalized neighborhoods by rewarding connections beyond the site, walkable streets within the site, and the integration of any historic buildings and structures that will give the new neighborhood development a unique sense of place.

Existing neighborhoods can also use the rating system, and its application in this context could be especially beneficial in urban areas and historic districts. It is, however, important to point out that the owner or owners applying for certification should already own, have title to, or have significant control over a majority of the land within the project boundary and the plan for new construction or major renovation for the majority of the project's square footage. The new construction could take place on vacant land within the boundary, and the major renovations could involve existing buildings, recent or historic, within the project. In addition to guiding infill development opportunities, LEED-ND has additional relevance for existing neighborhoods, as a tool to set

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performance levels for a group of owners wanting to retrofit their homes, offices, or shops, and finally for shaping new green infrastructure, such as sidewalks, alleys, and public spaces. Many prerequisites or credits have a specific compliance path for existing buildings; this is highlighted in the rating system, and more detail is provided in the reference guide.

LEED-ND also can be used in suburban locations. There are tremendous opportunities to retrofit the suburbs, whether this involves reviving old shopping centers and their surrounding parking lots or adding new units and vibrant walkable town centers to existing subdivisions. Increasingly, many suburbs are well served by transit and thus should be considered good candidates for creating mixed-use, walkable developments with the potential to decrease residents' and workers' dependence on personal automobiles.

LEED for Neighborhood Development was not designed as a rating system for existing campuses, such as colleges, universities, and military bases. Many campuses have circulation patterns and building forms and placement that differ from the strategies outlined in LEED-ND. As a result, the rating system may not be appropriate for such facilities, but it could be applied in certain situations. For example, LEED-ND could be used for a civilian-style development on or adjacent to a military base, especially now that there is increased interest in developing mixed-use main streets as a focal point for new residential development in military bases. In addition, with many installations facing closure under the Base Realignment and Closure Act, LEED-ND could be used to guide the redevelopment of a base as it finds a new use. For colleges and universities, the program best lends itself to campuses that are expanding or undergoing major redevelopment. Increasingly, many universities are creating mixed-use development projects, often with local partners, to serve as catalytic projects in their communities, and LEED-ND could be a good framework and certification tool. Some universities are looking to their own campus lands for new development opportunities, particularly for housing that is affordable to faculty and staff but also walkable to campus and other amenities, and LEED-ND may be appropriate.

LEED for Neighborhood Development is not meant to be a national standard that replaces zoning codes or comprehensive plans, nor has it been designed to certify sector plans or other policy tools. Local development patterns and performance levels vary greatly across the country because land regulation is largely controlled by local governments. One city may be a leader in stormwater management, and another an innovator in traffic calming, but neither may be advanced in all areas covered by LEED-ND. The rating system should therefore not be considered a one-size-fits-all policy tool. Instead, LEED-ND is a voluntary leadership standard, and local governments should consider promoting its use by the development community or public-private partnerships. In addition, LEED-ND can be used to analyze whether existing development regulations, such as zoning codes, development standards, landscape requirements, building codes, or comprehensive plans are "friendly" to sustainable developments. By comparing a locality's development practices with the rating system, public officials and the planning department can better identify code barriers that make it onerous, costly, or even impossible to undertake some aspects of sustainable development. Finally, public sector projects (e.g., those sponsored by housing authorities, redevelopment agencies, or specialized development authorities) are eligible to use the rating system. Please visit the LEED for Neighborhood web page at [www.usgbc.org](http://www.usgbc.org) for LEED-ND policy guidance for state and local governments.

**"Neighborhood Development," Defined**

Based on research on the origins of neighborhood design and current best practices for locating and designing new development, the LEED for Neighborhood Development core committee has developed a rating system for smart, healthy, and green neighborhood development. Although LEED-ND does not strictly define what constitutes a neighborhood, the prerequisites and credits are written to encourage a type of development that recalls the siting and design of traditional neighborhoods and promotes best practices in new neighborhood development today.

Since ancient times, cities around the world have been spatially divided into districts or neighborhoods. Excavations of some of the earliest cities reveal evidence of social neighborhoods. Urban scholar Lewis Mumford noted that "neighborhoods, in some primitive, inchoate fashion exist wherever human beings congregate, in permanent family dwellings; and many of the functions of the city tend to be distributed naturally—that is, without any theoretical preoccupation or political direction—into neighborhoods."<sup>5</sup> In basic terms, a neighborhood is an area of dwellings, employment, retail, and civic places and their immediate environment that residents and/or employees identify with in terms of social and economic attitudes, lifestyles, and institutions.

A neighborhood can be considered the planning unit of a town. The charter of the Congress for the New Urbanism characterizes this unit as "compact, pedestrian-friendly, and mixed-use."<sup>6</sup> By itself the neighborhood is a village, but combined with other neighborhoods it becomes a town or a city. Similarly, several neighborhoods with their centers at transit stops can constitute a transit corridor. The neighborhood, as laid out in LEED-ND, is in contrast to sprawl development patterns, which create podlike clusters that are disconnected from surrounding areas. Existing and new traditional neighborhoods provide an alternative to development patterns that characterize sprawl, such as the single-zoned, automobile-dominated land uses that have been predominant in suburban areas since the 1950s. Instead, traditional neighborhoods meet all those same needs—for housing, employment, shopping, civic functions, and more—but in formats that are compact, complete, and connected, and ultimately more sustainable and diverse.<sup>7</sup> The metrics of a neighborhood vary in density, population, mix of uses, and dwelling types and by regional customs, economies, climates, and site conditions. In general, they include size, identifiable centers and edges, connectedness with the surroundings, walkable streets, and sites for civic uses and social interaction.

Size is a defining feature of a neighborhood and is typically based on a comfortable distance for walking from the center of the neighborhood to its edge; that suggests an area of 40 to 160 acres. In the 1929 Regional Plan of New York and Environs, urban planner Clarence Perry outlined a neighborhood center surrounded by civic uses, parks, residential uses, a school, and retail at the edge, all within one-quarter mile—about a 5-minute walk. This amounts to an area or pedestrian "shed" of 125 acres, or if the land area is a square, 160 acres. Although Perry's diagram does not address many of the sustainable features of LEED-ND, such as access to multimodal transportation options, location of infrastructure, and building form, it serves as a reference point for the mix of uses and walkable scale of neighborhood development encouraged in the rating system. Most people will walk approximately one-quarter mile (1,320 feet) to run daily errands; beyond that, many will take a bicycle or car. Additional research shows that people will walk as far as a half-mile (2,640 feet) to reach heavy rail transit systems or more specialized shops or civic uses.<sup>8</sup> Since half a square mile contains 320 acres, the core committee has decided that this size should serve as guidance for the upper limit of a LEED-ND project.

<sup>5</sup> Lewis Mumford, "The Neighbourhood and the Neighbourhood Unit," *Town Planning Review* 24 (1954): 356-370, p. 358.

<sup>6</sup> Charter of the Congress for the New Urbanism, [www.cnu.org/charter](http://www.cnu.org/charter), 1996.

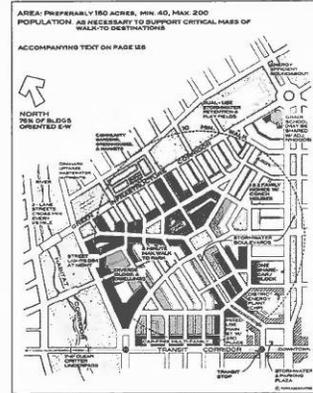
<sup>7</sup> *Ibid.*

<sup>8</sup> H. Dittmar and G. Ohland, eds., *The New Transit Town: Best Practices in Transit-Oriented Development* (Washington, D.C.: Island Press, 2004), p. 120.

Figure 1. Clarence Perry's Neighborhood Unit, 1929.  
Source: Regional Plan Association



Figure 2. A "sustainable" update of Perry's neighborhood unit. Source: Douglas Farr, *Sustainable Urbanism*



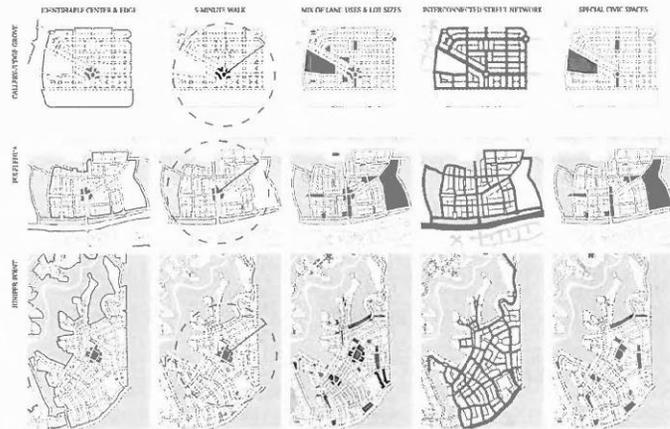
A neighborhood should have places where the public feels welcome and encouraged to congregate, recognizable as the heart of the community. A proper center has at least one outdoor public space for this purpose, designed with pedestrians in mind; this is the most well-defined outdoor “room” in the neighborhood. The best centers are within walking distance of the primarily residential areas, and typically some gradient in density is discernible from center to edge. The “center” need not be in the geographic center of the neighborhood; it can be along the edge, on an arterial or transit line. It is important for a neighborhood to have boundaries as well as a defined center, and this characteristic is often achieved through identifiable edges, either man-made or natural, such as adjacent farmland, parks, greenways, schools, major rights-of-way, or other uses.

When a neighborhood has a robust network of internal streets and good connections to surrounding communities, pedestrians, bicyclists, and drivers can move more efficiently and more safely. Multiple intersections and short blocks also give pedestrians a more interesting environment. The maximum average block perimeter to achieve an integrated network is 1,500 feet, with a maximum uninterrupted block face of ideally no more than 450 feet; intersecting streets are placed at intervals of 500 to 600 feet, and no greater than 800 feet apart along any single stretch.

The morphology of a sustainable neighborhood—the design of its blocks, streets, and buildings—can serve as the foundation of a walkable environment. Walkable streets have many features, and those elements deemed most important by the core committee are encouraged by the LEED-ND Rating System. These features, such as human-scaled buildings and street widths, wide sidewalks, buildings that are pulled up to the sidewalk to create a continuous street wall, retail storefronts and other uses, and interesting street furniture and trees, are meant to create a safe, inviting, and well-used public realm with visual interest. To keep loading docks, garage openings, and utilities away from sidewalks, neighborhoods with walkable streets often feature alleys.

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Figure 3. Examples of neighborhood morphology. Source: Douglas Farr, *Sustainable Urbanism*



A mix of uses is often integral to the vitality of a neighborhood; the mix can include not only residential and commercial but also a variety of retail establishments, services, community facilities, and other kinds of “diverse uses,” whether available within the neighborhood or adjacent. Urban theorist Ray Oldenburg would classify diverse uses as “Third Places”—small neighborhood grocers, coffee shops, pubs, or post offices that allow residents and workers to mingle and have social interactions. A mix of active and diverse retail uses on a walkable street can create a place that is alive day and night, and not closed down at 6 p.m.

Existing neighborhoods have the added benefit of historic buildings and events with cultural significance. Jane Jacobs argued that every neighborhood needed a mixture of newer and older buildings to allow for a variety of uses, income levels, and even ideas within the neighborhood.<sup>9</sup> New neighborhoods can bring some of the architectural diversity found in existing neighborhoods by including a mix of uses and housing types, each of which might need a different building type and design, thus generating visual interest. Finally, placing important civic buildings, such as churches, libraries, schools, or local government buildings at the termination of a street can create civic pride and also an interesting vista for pedestrians. With a focus on civic buildings and gathering places and the pedestrian experience in general, it is no surprise that walkable neighborhoods are often defined by the social interaction among people living and working near one another.

In conclusion, LEED for Neighborhood Development emphasizes the creation of compact, walkable, vibrant, mixed-use neighborhoods with good connections to nearby communities. In addition to neighborhood morphology, pedestrian scale, and mix of uses, the rating system also emphasizes the location of the neighborhood and the performance of the infrastructure and buildings within it. The sustainable benefits of a neighborhood increase when it offers proximity to transit and when residents and workers can safely travel by foot or bicycle to jobs, amenities,

<sup>9</sup> Jane Jacobs, *The Death and Life of Great American Cities* (New York: Random House, 1961), p. 187.

and services. This can create a neighborhood with a high quality of life and healthy inhabitants. Likewise, green buildings can reduce energy and water use, and green infrastructure, such as landscaping and best practices to reduce stormwater runoff, can protect natural resources. Together, well-located and well-designed green neighborhood developments will play an integral role in reducing greenhouse gas emissions and improving quality of life.

#### Certification

To earn LEED certification, the applicant project must satisfy all the prerequisites and qualify for a minimum number of points to attain the project ratings listed below. Having satisfied the basic prerequisites of the program, applicant projects are then rated according to their degree of compliance within the rating system.

LEED for Neighborhood Development certifications are awarded according to the following scale:

Certified	40–49 points
Silver	50–59 points
Gold	60–79 points
Platinum	80 points and above

#### Stages of Certification

LEED for Neighborhood Development involves projects that may have significantly longer construction periods than single buildings, and as a result the standard LEED certification process has been modified. To provide developers of certifiable projects with conditional approval at an early stage, LEED 2009 for Neighborhood Development certification is divided into a three-stage process. A land-use entitlement, referred to below, is the existing or granted right to use property for specific types and quantities of residential and nonresidential land uses.

**Stage 1. Conditional Approval of a LEED-ND Plan.** This stage is optional for projects at any point before the entitlement process begins, or when no more than 50% of a project's total new and/or renovated building square footage has land-use entitlements to use property for the specific types and quantities of residential and nonresidential land uses proposed, either by right or through a local government regulatory change process. Projects with more than 50% of new and/or renovated square footage already entitled must complete the local entitlement process for 100% of new and/or renovated square footage and apply under Stage 2. If conditional approval of the plan is achieved, a letter will be issued stating that if the project is built as proposed, it will be eligible to achieve LEED for Neighborhood Development certification. The purpose of this letter is to help the developer build a case for entitlement among land-use planning authorities, as well as attract financing and occupant commitments.

**Stage 2. Pre-Certified LEED-ND Plan.** This stage is available after 100% of the project's total new and/or renovated building square footage has been fully entitled by public authorities with jurisdiction over the project. The project can also be under construction or partially completed, but no more than 75% of the total square footage can be constructed; projects that are more than 75% constructed must finish and use Stage 3. Any changes to the conditionally approved plan that could affect prerequisite or credit achievement must be communicated as part of this submission. If precertification of the plan is achieved, a certificate will be issued stating that the plan is a Pre-Certified LEED for Neighborhood Development Plan and it will be listed as such on the USGBC website.

**Stage 3. LEED-ND Certified Neighborhood Development.** This final step takes place when the project can submit documentation for all prerequisites and attempted credits, and when certificates of occupancy for buildings and acceptance of infrastructure have been issued by public authorities with jurisdiction over the project. Any changes to the Pre-Certified LEED-ND Plan that could affect prerequisite or credit achievement must be communicated as part of this submission. If certification of the completed neighborhood development is achieved, a plaque or similar award for public display at the project site will be issued and it will be listed as certified on the USGBC website.

Since the location of a project cannot be changed, whereas its design and technologies can, a review is offered to determine a project's compliance with the Smart Location and Linkage (SLL) prerequisites and inform the team whether the location qualifies. If it does, a project team can proceed; if it doesn't, the team can end its participation in the program before investing more time. This optional review of the SLL prerequisites is available to projects in advance of a Stage 1, Stage 2, or Stage 3 application.

**IV. EXEMPLARY PERFORMANCE**

Exemplary performance strategies result in performance that greatly exceeds the performance level or expands the scope required by an existing credit. To earn an exemplary performance point, teams must meet the performance level defined by the next step in the threshold progression. For a credit with more than one compliance path, an Innovation and Design Process point can be earned by satisfying more than one compliance path if their benefits are additive.

The credits for which exemplary performance points are available are listed in the LEED Reference Guide for Green Neighborhood Development, 2009 Edition.

**V. REGIONAL PRIORITY**

To provide incentive to address geographically specific environmental issues, USGBC regional councils and chapters, the Congress for the New Urbanism chapters, and representatives of Smart Growth America's State and Local Caucus have identified 6 credits per rating system that are of particular importance to specific areas. Each Regional Priority credit is worth an additional 1 point, and a total of 4 additional points may be earned by achieving Regional Priority credits, with 1 point earned per credit. If the project achieves more than 4 Regional Priority credits, the team can choose the credits for which these points will apply. The USGBC website contains a searchable database of Regional Priority credits.

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## SMART LOCATION AND LINKAGE

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### SLL Prerequisite 1: Smart Location

#### Required

##### Intent

To encourage development within and near *existing* communities and public transit infrastructure. To encourage improvement and redevelopment of existing cities, suburbs, and towns while limiting the expansion of the *development footprint* in the region to appropriate circumstances. To reduce vehicle trips and *vehicle miles traveled* (VMT). To reduce the incidence of obesity, heart disease, and hypertension by encouraging daily physical activity associated with walking and bicycling.

##### Requirements

#### FOR ALL PROJECTS

Either (a) locate the *project* on a site served by existing *water and wastewater infrastructure* or (b) locate the project within a legally adopted, publicly owned, planned water and wastewater service area, and provide new water and wastewater infrastructure for the project.

#### AND

#### OPTION 1. Infill Sites

Locate the project on an *infill site*.

#### OR

#### OPTION 2. Adjacent Sites with Connectivity

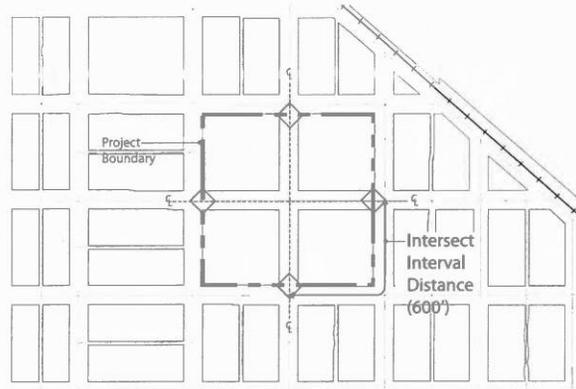
Locate the project on an *adjacent site* (i.e., a site that is adjacent to *previously developed* land; see Definitions) where the *connectivity* of the site and adjacent land is at least 90 intersections/square mile as measured within a 1/2-mile distance of a continuous segment of the *project boundary*, equal to or greater than 25% of the project boundary, that is adjacent to previous development. Existing external and internal intersections may be counted if they were not constructed or funded by the project *developer* within the past ten years. Locate and/or design the project such that a through-*street* and/or nonmotorized right-of-way intersects the project boundary at least every 600 feet on average, and at least every 800 feet, connecting it with an existing street and/or right of way outside the project; nonmotorized rights-of-way may count for no more than 20% of the total. The exemptions listed in NPD Prerequisite 3, Connected and Open Community, do not apply to this option.

Figure 1. Adjacent and connected project site based on minimum 25% of perimeter adjacent to previously developed parcels and at least 90 eligible intersections per square mile within 1/2 mile of boundary segment adjacent to previous development



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Figure 2. Project site with through-street right-of-way intersecting project boundary at least every 600 feet on average



OR

**OPTION 3. Transit Corridor or Route with Adequate Transit Service**

Locate the project on a site with existing and/or planned transit service such that at least 50% of *dwelling units* and nonresidential building entrances (inclusive of existing buildings) are within a 1/4 mile walk distance of bus and/or streetcar stops, or within a 1/2 mile walk distance of *bus rapid transit* stops, light or heavy rail stations, and/or ferry terminals, and the transit service at those stops in aggregate meets the minimums listed in Table 1 (both weekday and weekend trip minimums must be met).

Weekend trips must include service on both Saturday and Sunday. Commuter rail must serve more than one *metropolitan statistical area (MSA)* and/or the area surrounding the core of an MSA.

Table 1. Minimum daily transit service

	Weekday trips	Weekend trips
Projects with multiple transit types (bus, streetcar, rail, or ferry)	60	40
Projects with commuter rail or ferry service only	24	6

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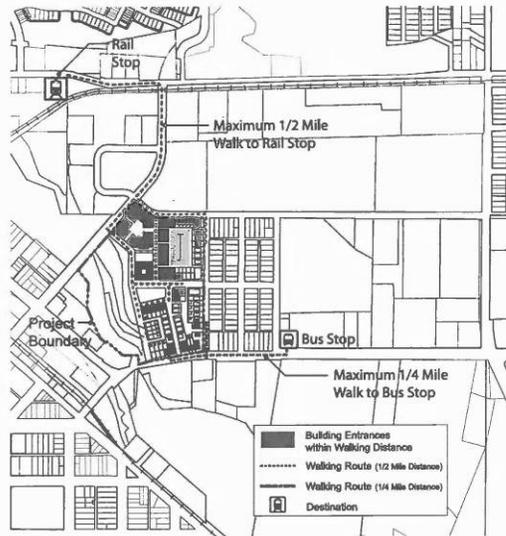
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If transit service is planned but not yet operational, the project must demonstrate one of the following:

- a. The relevant transit agency has a signed full funding grant agreement with the Federal Transit Administration that includes a revenue operations date for the start of transit service. The revenue operations date must be no later than the occupancy date of 50% of the project's total building square footage.
  - b. For bus, streetcar, bus rapid transit, or ferry service, the transit agency must certify that it has an approved budget that includes specifically allocated funds sufficient to provide the planned service at the levels listed above and that service at these levels will commence no later than occupancy of 50% of the project's total building square footage.
  - c. For rail service other than streetcars, the transit agency must certify that preliminary engineering for a rail line has commenced. In addition, the service must meet either of these two requirements:
    - A state legislature or local subdivision of the state has authorized the transit agency to expend funds to establish rail transit service that will commence no later than occupancy of 50% of the project's total building square footage.
- OR
- A municipality has dedicated funding or reimbursement commitments from future tax revenue for the development of stations, platforms, or other rail transit infrastructure that will service the project no later than occupancy of 50% of the project's total building square footage.

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Figure 3. Walking routes on pedestrian network showing distances from dwellings and nonresidential uses to transit stops



OR

**OPTION 4. Sites with Nearby Neighborhood Assets**

Include a residential component equaling at least 30% of the project's total building square footage (exclusive of portions of parking structures devoted exclusively to parking), and locate the project near existing neighborhood shops, uses, and facilities ("diverse uses"; see Appendix) such that the project boundary is within 1/4-mile walk distance of at least five diverse uses, or such that the project's geographic center is within 1/2-mile walk distance of at least seven diverse uses. In either case the qualifying uses must include at least one food retail establishment and at least one use from each of two other categories, with the following limitations:

- a. A single establishment may not be counted in two categories (e.g., a place of worship may be counted only once even if it also contains a daycare facility, and a retail store may be counted only once even if it sells products in several categories).
- b. Establishments in a mixed-use building may each count if they are distinctly operated enterprises with

separate exterior entrances, but no more than half of the minimum number of diverse uses can be situated in a single building or under a common roof.

- c. Only two establishments in a single category may be counted (e.g., if five restaurants are within the required distance, only two may be counted).

Figure 4. Walking routes on pedestrian network showing distances from dwellings and nonresidential uses to diverse use destinations



#### Key Definitions

adjacent site a site having at least 25% of its boundary bordering parcels that are each at least 75% *previously developed*. A street or other right-of-way does not constitute previously developed land; instead, it is the status of the property on the other side of the street or right-of-way that matters. Any fraction of the boundary that borders waterfront other than a stream is excluded from the calculation. A site is still considered adjacent if the 25% adjacent portion of its boundary is separated from previously developed parcels by undeveloped, permanently protected land averaging no more than 400 feet in width and no more than 500 feet in any one place. The undeveloped land must be permanently preserved as natural area, riparian corridor, *park*, greenway, agricultural land, or designated *cultural landscape*. Permanent pedestrian paths connecting the project through the protected parcels to the bordering site may be counted to meet the requirement of SLL Prerequisite 1, Option 2 (that the project be connected to the adjacent parcel by a through-street or nonmotorized right-of-way every 600 feet on average, provided the path or paths traverse the undeveloped land at no more than a 10% grade for walking by persons of all ages and physical abilities).

Adjacent project site based on minimum 25% of perimeter adjacent to previously developed parcels, including allowance for permanently protected land between project boundary and previously developed parcels



connectivity the number of publicly accessible intersections per square mile, including any combination of streets, dedicated alleys, transit rights-of-way, and nonmotorized rights-of-way. If one must both enter and exit an area through the same intersection, such an intersection and any intersections beyond that point are not counted; intersections leading only to culs-de-sac are also not counted. The calculation of square mileage excludes water bodies, parks larger than 1/2 acre, public facility campuses, airports, rail yards, slopes over 15%, and areas nonbuildable under codified law or the rating system. Street rights-of-way may not be excluded.

**infill site a site that meets any of the following four conditions:**

- a. At least 75% of its boundary borders parcels that individually are at least 50% *previously developed*, and that in aggregate are at least 75% previously developed.
- b. The site, in combination with bordering parcels, forms an aggregate parcel whose boundary is 75% bounded by parcels that individually are at least 50% previously developed, and that in aggregate are at least 75% previously developed.
- c. At least 75% of the land area, exclusive of rights-of-way, within a 1/2 mile distance from the *project boundary* is previously developed.
- d. The lands within a 1/2 mile distance from the project boundary have a *preproject connectivity* of at least 1.40 intersections per square mile.

A *street* or other right-of-way does not constitute previously developed land; it is the status of property on the other side or right-of-way of the street that matters. For conditions (a) and (b) above, any fraction of the perimeter that borders waterfront other than a stream is excluded from the calculation.

(a). Infill project site based on minimum 75% of perimeter adjacent to previously developed parcels

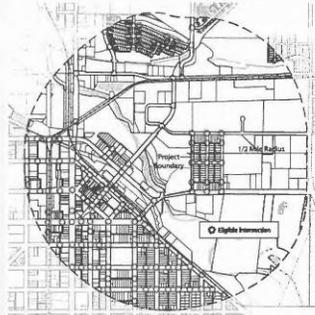
(b). Infill project site based on minimum 75% adjacent to previously developed parcels using project boundary and selected bordering parcels



(c). Infill project site based on minimum 75% of land area within 1/2 mile of project boundary being previously developed



(d). Infill project site based on minimum 140 intersections/sq.mi. within 1/2 mile of project boundary



previously developed altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated (alterations may exist now or in the past). Previously developed land includes a platted lot on which a building was constructed if the lot is no more than 1 acre; previous development on lots larger than 1 acre is defined as the *development footprint* and land alterations associated with the footprint. Land that is not previously developed and altered landscapes resulting from current or historical clearing or filling, agricultural or forestry use, or preserved natural area use are considered undeveloped land. The date of previous development permit issuance constitutes the date of previous development, but permit issuance in itself does not constitute previous development.

LETTER

RESPONSE

**EXHIBIT 4**

DEIR Public Comment Letter dated August 13, 2013 from Kevin K. Johnson APLC re:  
Proposed Accretive Lilac Hills Ranch General Plan Amendment and Specific Plan  
PDS2012-3800-12-001(GPA),PDS2012-3810-12-001 (SP)-**General Plan and  
Community Plan Inconsistencies**

ATTACHMENT A  
PROJECT ISSUE CHECKLIST

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Strategy (Initiative, Collaboration)	Date Modified	Date Resolved
11	Fire Protection Plan	Please remove the discussion regarding Solar Photovoltaic Power System. The Specific Plan does not include any provisions for a solar facility.	The FPP has been revised to address the comments from the Deer Springs-FPD and County Fire Authority.	01/11/12 12/10/12 3/20/13	01/13/13
11	Fire Protection Plan	Please update the phrasing exhibit to address the previous comments.	The FPP has been revised to address the comments from the Deer Springs-FPD and County Fire Authority.	01/11/12 12/10/12 3/20/13	01/13/13
12	General Comment	Please clarify the message of the project site and the number of properties (parcels) throughout the technical studies.			
12	General Comment	Please clarify the number of parcels within the project area throughout the technical studies.		01/11/12 12/10/12	12/10/12
	General Plan Conformance	The project remains inconsistent with the land use map and numerous General Plan and Community Plan policies. Please see the General Plan Conformance Review attached to this letter for more details. The project is inconsistent with the following policies: LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-1.1.4, LU-1.1.5, LU-1.1.6, LU-1.1.7, LU-1.1.8, LU-1.1.9, LU-1.1.10, LU-1.1.11, LU-1.1.12, LU-1.1.13, LU-1.1.14, LU-1.1.15, LU-1.1.16, LU-1.1.17, LU-1.1.18, LU-1.1.19, LU-1.1.20, LU-1.1.21, LU-1.1.22, LU-1.1.23, LU-1.1.24, LU-1.1.25, LU-1.1.26, LU-1.1.27, LU-1.1.28, LU-1.1.29, LU-1.1.30, LU-1.1.31, LU-1.1.32, LU-1.1.33, LU-1.1.34, LU-1.1.35, LU-1.1.36, LU-1.1.37, LU-1.1.38, LU-1.1.39, LU-1.1.40, LU-1.1.41, LU-1.1.42, LU-1.1.43, LU-1.1.44, LU-1.1.45, LU-1.1.46, LU-1.1.47, LU-1.1.48, LU-1.1.49, LU-1.1.50, LU-1.1.51, LU-1.1.52, LU-1.1.53, LU-1.1.54, LU-1.1.55, LU-1.1.56, LU-1.1.57, LU-1.1.58, LU-1.1.59, LU-1.1.60, LU-1.1.61, LU-1.1.62, LU-1.1.63, LU-1.1.64, LU-1.1.65, LU-1.1.66, LU-1.1.67, LU-1.1.68, LU-1.1.69, LU-1.1.70, LU-1.1.71, LU-1.1.72, LU-1.1.73, LU-1.1.74, LU-1.1.75, LU-1.1.76, LU-1.1.77, LU-1.1.78, LU-1.1.79, LU-1.1.80, LU-1.1.81, LU-1.1.82, LU-1.1.83, LU-1.1.84, LU-1.1.85, LU-1.1.86, LU-1.1.87, LU-1.1.88, LU-1.1.89, LU-1.1.90, LU-1.1.91, LU-1.1.92, LU-1.1.93, LU-1.1.94, LU-1.1.95, LU-1.1.96, LU-1.1.97, LU-1.1.98, LU-1.1.99, LU-1.1.100.			
13	1	Please review the policies and indicate to staff how you would propose to revise these policies or if you disagree with staff's analysis. Some of the policies identified below may not be an issue based on a review of the technical documents requested. If an issue is identified, please identify which policy/policies will be updated, upon acceptance of the technical studies.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/11/12 12/10/12 3/20/13	01/13/13
13	2	Goal LU-1.1: A unique balance of Bernal's rural agriculture, estate lots, equestrian uses, and open space land uses, including open space and low density buffers that surround the core urban, agricultural and unincorporated community and new development that conserves natural resources and topography.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/11/12 12/10/12 3/20/13	01/13/13

ATTACHMENT A  
PROJECT ISSUE CHECKLIST

PDS (Department of Planning & Development Services) Planning and CEQR Comments PROJECT NAME: Libe Hills Ranch Master Planned Community Project Number(s): 3000 12-001 (GPA), 3010 12-004 (SP), 3000 12-003 (REZ), 3100 3571 (CM), 3100 3572 (TM), 3000 12-005 (MUP), 3000 12-017 (STP), 3000 12-018 (STP)					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Registration Summary (Include Conditions)	Date Identified	Date Resolved
13	General Plan Conformance - Bonsall Community Plan	Policy LU-1.1.1 Require development in the community to preserve the rural qualities of the area, minimize traffic congestion, and to not adversely affect the natural environment.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy P LU-1.1.2 Maintain the existing rural lifestyle by continuing the existing pattern of residential, equestrian, and agricultural uses within the Bonsall CPA.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy LU1.1.3 Require development to be sensitive to the topography, physical context, and community character of Bonsall.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Figure 3, Bonsall Village Boundaries.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Goal 1.2 Continued development that is appropriately designed to match the rural character of the Bonsall community.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy 1.2.1 Require development that is designed to be consistent with the rural character of the Bonsall community.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy 1.2.2 Encourage the application of design review to the majority of parcels in the Bonsall CPA.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Goal LU2.1 Development that centers inside the core Village in Bonsall and discourages spot development outside that area.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PDS [Department of Planning & Development Services] Planning and CEQA Comments PROJECT NAME - Libac Hills Ranch Master Planned Community Project Number(s) - 3000 12-001 (CPA), 3816 12-001 (SP), 3600 12-001 (MUP), 3500 12-002 (MUP), 3500 12-017 (STR), 3500 12-019 (STR)					
Item No.	Subject Area	Issue, Revision or Information Required	Stage Reached/Status	Date Identified	Date Resolved
13	General Plan Conformance - Bensail Community Plan	Policy LU-2.1.1 Encourage development inside the Village boundaries (see Figure 3) which are contained by the Mission Road/Olive Hill Road and State Route 75 Intersections.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Bensail Community Plan	Goal LU-2.2 The San Luis Rey River Valley retains its rural character and rural landscape. Rural development in neighboring cities that are discouraged from annexing areas of Bensail.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Bensail Community Plan	Goal LU-3.1 Establish residential development that provides adequate housing opportunities for all residents, while maintaining and enhancing the existing rural atmosphere of the community.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Bensail Community Plan	Policy LUS-1.2 Requires subdivision design to minimize adverse impacts, or to be consistent with the surrounding area and mitigate any impacts from other uses on the land that could not be avoided. Require mitigation actions to remain within the CPA.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Bensail Community Plan	Policy LU-5.1.3 Buffer residential areas from incompatible activities, which create heavy traffic, noise, dust, ugliness, views, or from incompatibility with the surrounding environment.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Bensail Community Plan	Policy LU-5.1.2 Require grading to be confined to lines with natural topography, rather than consist of straight edges.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Bensail Community Plan	Policy LU-5.1.3 Minimize grading to preserve natural landforms, major rock outcroppings and areas of existing mature trees. Integrate hillside development with existing topography and landforms.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Bensail Community Plan	Policy LU-5.1.4 Restrict, to the maximum extent feasible, extensive grading for development projects in areas with slopes that are 20 percent or greater, in order to preserve and protect the environment, and to lessen grading and erosion.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/31/13

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PROJECT NAME: Ujac Hills Ranch Master Planned Community  
 Project Number(s): 3800, 12-001 (GPA), 3810, 12-001 (SP), 3600, 12-001 (REZ), 3100, 5571 (TM), 2100, 5572 (TM), 3300, 12-005 (MUP), 3500, 12-017 (STP), 3500, 12-018 (STP)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (include Conditions)	Date Identified	Date Resolved
13	General Plan Conformance - Bensall Community Plan	Policy LU-5.1.5 Require development on slopes to be steeped to follow and preserve topography to the maximum extent feasible.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	6/14/12 12/10/12 3/20/13	6/13/13
13	General Plan Conformance - Bensall Community Plan	Policy LU-5.1.6 Minimize cut and fill grading for roads and access ways to the absolute minimum necessary.	The projects conformance with the General Land Use section of the EIR.	6/14/12 12/10/12 3/20/13	6/13/13
13	General Plan Conformance - Bensall Community Plan	Goal LU-6.2 The preservation of groundwater resources, community character and protection of sensitive resources in the Bensall Community Planning Area.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	6/14/12 12/10/12 3/20/13	6/13/13
13	General Plan Conformance - Bensall Community Plan	Policy LU-5.2.1 Require lot sizes, except through planned development, lot area averaging or specific plan projects, to be no smaller than: - 50 percent of the density indicated on the Land Use Map, without clustering or lot averaging, for Semi Rural 4 and higher densities, or - Four acres for Semi Rural 10 and lower densities. Implementation LU-5.2.1 Zoning Ordinance Policy LU-5.2.2 Allow further reduction in minimum lot size for projects that are consistent with the intent of the General Plan Area Averaging, or Specific Plan projects only when setbacks, building scale, and design are appropriate to retain the residential and agricultural community character in the area. Example: Semi Rural 2 establishes a density of one dwelling unit per acre. If a lot size of that density would result in a minimum lot size of one acre.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	6/14/12 12/10/12 3/20/13	6/13/13

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PDS [Department of Planning & Development Services] Planning and CEQA Comments PROJECT NAME: Lilaic Hills Ranch Master Planned Community PROJECT NUMBER(S): 3800 12 004 (GPA), 3810 12 004 (SP), 3600 12 003 (REZ), 3100 5571 (TM), 3100 5572 (TM), 3300 12 005 (MUP), 3500 12 017 (STP), 3500 12 018 (STP)					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13	General Plan Conformance - Bonsall Community Plan	Policy LU-5.2.2 Allow further reductions in minimum lot sizes indicated in Policy LU-5.2.1, through Planned Development, Lot Area Averaging, or Specific Plan projects only when setbacks, building scale, and design are appropriate to retain the equestrian and agricultural community character in the area.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Goal LU-A.1 Infrastructure and public utilities that are provided concurrent to development in a manner compatible with community character while minimizing visual and environmental impacts.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy LU-8.1.2 Parks developed on an orderly, phased basis so that it will not erode public facilities.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Goal LU-7.1 An adequate supply of water that meets current and projected needs of both residential and agricultural users in Bonsall CPA.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Goal CM-1.1 A circulation system which preserves the rural character of the community and provides a safe, balanced transportation system for users of automobiles, bicycle, equestrian and pedestrian users.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy CM-1.1.1 Reduce traffic volume on roads recognized as rural character roads or rural roads such as not limited to, providing alternate routes and reducing density.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy CM-1.1.3 Coordinate with Caltrans to design and construct State Route 78, East Vista Way (S13), and Interstate 15 to efficiently carry traffic through the Bonsall CPA. Design and construct interior roads, such as Camino del Rey, West Lilaic, Copley Canyon, and Olive Hill to carry primarily local traffic and remain rural to the degree consistent with safety requirements.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PDS Department of Planning & Development Services) Planning and CEQR Comments PROJECT NAME: Elac Hills Ranch Master Planned Community Project Number(s): 3800 12-001 (GPA), 3810 12-004 (SP), 3800 12-003 (REZ), 3100 5574 (TM), 3100 5572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)					
Item No.	Subject Area	Issue, Revision or Information Required	Response/Action/Justification (Include Conditions)	Date Identified	Date Received
13	30 General Plan Conformance - Bonsall Community Plan	Policy GM-1.1.4 Prioritize the preservation and protection of scenic resources, including scenic corridors, and encourage mobility, reconfiguration, or realignment. Encourage all mitigation to be on-site and site-specific. Require mitigation within the Bonsall CPA where on-site and site-specific mitigation is not appropriate, whenever feasible.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	31 General Plan Conformance - Bonsall Community Plan	Policy GM-1.1.5 Minimize direct access points onto Mobility Element roads to produce uninterrupted traffic flow in commercial corridors. Encourage new Commercial development to provide, where possible, indirect access through the use of interconnecting points, loop, or frontage roads, common driveways or similar means.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	32 General Plan Conformance - Bonsall Community Plan	Policy GM-1.1.8 Minimize the use of cut-dee-cut in the Bonsall CPA and require new subdivisions to provide local connectivity by providing linkages for long-term circulation improvement.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	33 General Plan Conformance - Bonsall Community Plan	Goal GM-4.1 A circulation system which preserves the rural character of the area and provides for a safe and convenient transportation system, which includes automobile, bicycle, equestrian, and pedestrian users.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	34 General Plan Conformance - Bonsall Community Plan	Policy GM-4.1.2 Prohibit the use of all on-street parking on Mobility Element Roads outside the Village Boundaries and require development to provide adequate on-site parking.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	35 General Plan Conformance - Bonsall Community Plan	Goal GM-5.1 Scenic routes where community character and natural resources are preserved by minimizing the impacts of public or private development along roadways in Bonsall.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	38 General Plan Conformance - Bonsall Community Plan	Policy GM-5.1.1 Design, maintain and/or improve scenic areas, road alignments, and realignments to minimize the alteration of the natural landform by following the contours of the existing natural topography without sacrificing safety or sight distance criteria.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PDS (Department of Planning & Development Services) Planning and CEQA Comments  
 PROJECT NAME: Litas Hills Ranch Master Planned Community  
 Project Number(s): 3800 12-001 (GPA), 3810 12-001 (SP), 3800 12-003 (REZ), 3100 3571 (TM), 3100 3572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Trade Identified	Date Resolved
13	General Plan Conformance - Bentsall Community Plan	Goal COS-1.1 The preservation of the unique natural and cultural resources of Bentsall and the San Luis Rey River and riparian areas requires continued support for its traditional rural and agricultural life-style.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bentsall Community Plan	Policy COS-1.1.4 Require development to be compatible with landscape and rural life-style, sensitive to agriculture, agricultural lands, and recreation areas, to provide transition of urban areas throughout the Bentsall Community.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bentsall Community Plan	Goal COS-1.2 The continuation of agriculture as a prominent use for agricultural areas from scattered and incompatible urban lands with its associated greenbelts/buffers between agricultural zoning and urban zoning.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bentsall Community Plan	Policy COS-1.2.1 Encourage the protection of areas designated for agricultural uses from scattered and incompatible urban lands with its associated greenbelts/buffers between agricultural zoning and urban zoning.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bentsall Community Plan	Policy COS-1.2.2 Encourage the use of agriculture easements in Bentsall, as part of the Conservation Sustainment Program, while maintaining community character with rural and semi-rural homes.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Bentsall Community Plan	Policy COS-1.2.3 Require development to minimize potential impacts of agriculture through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture and support local and state right-to-farm regulations.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PDS (Department of Planning & Development Services) Planning and CEQA Comments  
 PROJECT NAME: Llac Hills Ranch Master Planned Community  
 PROJECT NUMBER(S): 3800 12-001 (GPA), 3810 12-001 (SP), 3800 12-003 (REZ), 3100 337.1 (IM), 3100 337.2 (IM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Identification Summary (Include Conditions)	Date Identified	Date Resolved
13	General Plan Conformances - Bonsall Community Plan	Policy COS-1.3.3 Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations, through open space easements, public acquisition, or other appropriate means. The width of the easement will depend on the type of wildlife using the corridor and the habitat type. Buffer areas shall be established and delineated by a certified wildlife biologist on either side of the corridor, where feasible.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformances - Bonsall Community Plan	Goal COS-1.4.Ah "astronomical dark sky" that retains the rural landscape and the continued operation of the Mt. Palomar observatory.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformances - Bonsall Community Plan	Policy COS-1.4.1 Diminish glare lighting, unless necessary for safety. Restrict outdoor lighting to shielded fixtures and the County Light Pollution Code, Ordinance #7155.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformances - Bonsall Community Plan	Policy COS-1.5.1 - requires adequate setbacks from all existing and proposed structures to ensure that they will not enhance aesthetic quality of the riparian environment.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformances - Bonsall Community Plan	Goal COS-1.6 Important historic and prehistoric archaeological resources shall be preserved through adequate protection for new sites, as they are discovered.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformances - Bonsall Community Plan	Policy COS-1.6.1 Prevent development, trenching, grading, clearing and grubbing and other related activities that can be damaging to significant prehistoric or historic sites.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformances - Bonsall Community Plan	Goal COS-2.1.A balanced system of local parks, open space, riding and hiking trails, with outdoor recreation facilities and services, which incorporate the outstanding natural features of the CPA and meet the needs of the residents of the Bonsall community.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PROJECT NAME: Llac Hills Ranch Master Planned Community PDS (Department of Planning & Development Services) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13	General Plan Conformance - Bonsall Community Plan	Policy COS-2.1.1 Encourage the acquisition and development of parklands that will protect outstanding, scenic, and riparian areas, and cultural, historical, and biological resources.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy COS-2.1.4 Require appropriate wetland preservation buffers in recreational facilities located adjacent to wetlands to use parkland to provide a transition to the wetland buffer area and buffers for additional passive recreational uses, as permitted.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy COS-2.1.5 Coordinate with the Bonsall Community Sponsor Group on the future siting, naming, and planning of community parks in Bonsall.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy COS-3.1.1 Encourage agricultural and equestrian open space and only encourage linking of open space if it is biological and supports a wildlife corridor system.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13
13	General Plan Conformance - Bonsall Community Plan	GOAL S-1 Adequate law enforcement, fire protection, and emergency services that contribute to a safe living and working environment for the residents of Bonsall.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy S-1.1 Support the provision of adequate law enforcement, fire protection, and emergency services for the residents of Bonsall.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13
13	General Plan Conformance - Bonsall Community Plan	GOAL M-1 Protect and enhance Bonsall's acoustical environment by supporting the control of noise at its source, along its transmission path and at the site of sensitive receivers. Maintain an environment free of excessive noise by providing control of noise at its source.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13
13	General Plan Conformance - Bonsall Community Plan	Policy M-1.1 Require site design and building design controls to minimize noise emissions from noise sources.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	8/14/12 12/10/12 3/20/13	8/13/13

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PROJECT NAME: Llac Hills Ranch Master Planned Community  
 FDS (Department of Planning & Development Services) Planning and CEQA Comments

Project Number(s): 3800 12 001 (GPA), 3810 12 001 (SP), 3600 12 003 (REZ), 3100 3571 (TM), 3100 3572 (TM), 3300 12 005 (MUP), 3500 12 017 (SIP), 3500 12 018 (SIP)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution/Justifiability (Include Conditions)	Date Issued	Date Revisited
13	General Plan Conformance - Bensall Community Plan	Policy N-1.2 Encourage land use and circulation patterns, which will minimize noise in residential neighborhoods and sensitive wildlife habitat.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	08/14/12 12/01/12 3/20/13	01/13/13
13	General Plan Conformance - Bensall Community Plan	Policy N-1.3 Support limiting truck traffic in designated routes to reduce noise in residential areas.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	08/14/12 12/01/12 3/20/13	01/13/13
13	General Plan Conformance - Bensall Community Plan	Section 6. Specific Plans and Special Study Areas.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	08/14/12 12/01/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	The Background section of the Valley Center Community Plan indicates that the 2010 SANDAG estimates for population and housing in the Valley Center CPA identify a population of 17,562. The number of 6000 housing units, the project would impact the use of population and total number of housing units within the community.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	08/14/12 12/01/12 3/20/13	01/13/13

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PROJECT ISSUE CHECKLIST

**PROJECT NAME:** Libac Hink Ranch Master Planned Community  
**Project Number(s):** 3800 12-081 (GPA), 3810 12-081 (SP), 3500 12-003 (REZ), 3100 3571 (IM), 3100 3572 (IM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13	General Plan Conformance - Valley Center Community Plan	<p><b>Community Character Goal</b>                      Preserve and enhance the rural character of Valley Center by maintaining a pattern of land use consistent with the following regional categories.</p> <p>a. Village                      Enhance the rural village character of valley center's north and south villages defined by the current nodes of industrial, commercial and higher density village residential land use designations.</p> <p>b. Seasonal lands preserve and maintain the overall rural and agricultural character of the semi rural areas.</p> <p>c. Rural lands preserve and maintain the overall rural and agricultural character of the rural lands area outside the semi-rural area.</p>	<p>The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.</p>	01/4/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	<p>Figure 2, Valley Center Control Map.</p>	<p>The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.</p>	01/4/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	<p>Community Character Policy 1: Require that future projects are consistent with the rural character and design recommendations contained in the Valley Center Community Plan.</p>	<p>The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.</p>	01/4/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	<p>Policy 2: Maintain the existing rural character of Valley Center in future developments by prohibiting monotonous tract developments. Require site design that is consistent with the rural community character.</p>	<p>The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.</p>	01/4/12 12/10/12 3/20/13	01/13/13



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**PROJECT NAME:** Lilee Hills Ranch Master Planned Community  
**PROJECT NUMBER(S):** 3500 12-001 (GPA), 3810 12-004 (SPI), 3500 12-003 (REZ), 3100 5571 (TM), 3100 5572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)

**PDS (Department of Planning & Development Services) Planning and CEQA Comments**

Item No.	Subject Area	Issue, Revision or Information Requested	ES&S Response/Action/Response (Include Conditions)	Date Identified	Date Resolved
13	General Plan Conformance - Valley Center Community Plan	<p><b>B. Rural Compatibility Issues:</b></p> <p>4. Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community. The following elements are particularly important that follow topography and minimize grading:</p> <ul style="list-style-type: none"> <li>- Built environment that is integrated into the natural setting and topography;</li> <li>- Grading that follows natural contours and does not disturb the natural terrain;</li> <li>- Structure design and siting that allows preservation of the riparian areas;</li> <li>- Retention of natural vegetation, agricultural areas, rock outcroppings, riparian habitats and drainage areas;</li> </ul> <p>5. Require new residential development to construct roads that blend into the natural terrain and avoid "urbanizing" improvements such as widening, straightening, filling and the use of concrete curbs and sidewalks.</p> <p><b>6. Buffer residential areas from incompatible activities which create heavy traffic, noise, odors, dust, and unattractive views through the use of landscaping and preservation of open space.</b></p>	<p>The projects conformance with the General Plan is assessed in the Specific Plan and Land Use Section of the EIR.</p>	<p>01/11/12 12/18/12 3/20/13</p>	<p>01/31/13</p>

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PDS (Department of Planning & Development Services) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Project Information (City/County/Parade, Commission)	Date Identified	Date Resolved
PROJECT NAME: Llac Hills Ranch Master Planned Community Project Number(s): 3800 12-001 (CPA), 3810 12-001 (SP), 3600 12-003 (REZ), 3100 5574 (IM), 3100 5572 (IM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)					
13	General Plan Conformance - Valley Center Community Plan	7. Clustering planned development lot area averaging, and Specific Plan projects which utilize the clustering technique shall in no instance within the Valley Center CPA be used to create a greater number of lots than the property would have been identified to without the use of the above mentioned techniques. Lot calculations shall be subject to the Resource Protection Conference.  8. Once the appropriate number of lots has been established, the developer may elect to "cluster" or "lot average" to lots of a minimum 0.5 acre in size in a Specific Plan Area Land Use Designation, no minimum lot size in the Village Area and a minimum lot size of 2 acres in SR-10 areas in SR-10 zones in SR-4 and 2.5 acres in SR-10 provided the project is sewered, and providing that: a. The property contains significant environmental resources (such as important, rare, or endangered biological and/or animal habitat, floodplains, drainages, rock outcroppings, or archaeological and cultural resources) which would best be preserved through the intended dedication of the project as an Open Space element to the County or another approved conservation agency. AND: b. Forty (40) percent of the gross acreage of the property is placed into permanent open space. Whenever possible, a link should be provided between all open space units within the property.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/31/13
13	General Plan Conformance - Valley Center Community Plan	Commercial Grade 1. Prohibit strip commercial development by containing commercial uses in the Cole Grade Road and Valley Center Road area and the Mirar de Valle Road and Valley Center Road area.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/31/13

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Project Number(s): 3001 12-001 (GPA), 3010 12-001 (SP), 3000 12-003 (REZ), 3100 3071 (TR), 3100 3572 (TR), 3300 12-005 (MUP), 3300 12-017 (BTP), 3300 12-018 (BTP)

PROJECT NAME: Ulae Hills Ranch Master Planned Community

PDS (Department of Planning & Development Services) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Addressed (Summary) (Include Conditions)	Date Identified	Date Resolved
13	General Plan Conformance - Valley Center Community Plan	2. Require new commercial development to comply with the Design Guidelines for Valley Center including, but not limited to, the following: a. New commercial development shall be consistent with the community's landscape. Existing topography, land forms, drainage courses, rock outcroppings, vegetation and viewshed shall be incorporated in the design of the future development of commercial land via the "B" Community Design Area.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	3. Ensure that all commercial areas are served by Mobility Element roads or local roads which meet the standards of the County of San Diego. Whenever possible, require new commercial development to provide secondary road access as opposed to access from major through roads.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	4. Commercial and civic uses shall be located in areas which have adequate roads for circulation and provide easy and safe multi-purpose pathways and trails.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	5. Future commercial development shall be planned so that shop commercial development will be avoided.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	6. Commercial/civic uses shall not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	7. Commercial/civic uses shall be periodically reviewed to ensure that the standards for noise, light, traffic, odors and all other conditions of approval are continuing to be met.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	8. Discourage commercial and civic uses outside of the Villages and limit all such uses to those that are clearly demonstrated as needed and which are compatible with the rural lifestyle of the Valley Center Community Plan.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PROJECT ISSUE CHECKLIST

PROJECT NAME: Libas Hills Ranch Master Planned Community		Project Number(s): 3000-12-001 (GPA), 3810-12-001 (SP), 3600-12-003 (RE), 3100-5571 (TM), 3100-5572 (TM), 3300-12-005 (MUP), 3300-12-017 (STP), 3000-12-018 (STP)			
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Specific Comments)	Date Identified	Date Resolved
13	79 General Plan Conformances - Valley Center Community Plan	9. The application of Land Use Designation Semi-Rural Zoned properties that are currently zoned commercial and are located outside of the Villages.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	80 General Plan Conformances - Valley Center Community Plan	Agricultural Goals 1. Support agricultural uses and activities throughout the CPA, by providing appropriately zoned areas in order to ensure the continuation of an important rural lifestyle in Valley Center.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	81 General Plan Conformances - Valley Center Community Plan	3. Prohibit residential development which would have an adverse impact on existing agricultural uses.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	82 General Plan Conformances - Valley Center Community Plan	Specific Plan Areas (SPA) section.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	83 General Plan Conformances - Valley Center Community Plan	Figure 4: Valley Center Generalized Specific Plans.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	84 General Plan Conformances - Valley Center Community Plan	Mobility Goals 1. Where appropriate, minimize private-arterial and private road access on to Mobility Element roads.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	85 General Plan Conformances - Valley Center Community Plan	2. Road design shall reflect the rural character and needs unique to the Planning Area. For example, turn radii shall be such that agricultural vehicles and equestrian rigs can be safely accommodated.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	86 General Plan Conformances - Valley Center Community Plan	3. Conflicting traffic movements such as uncontrolled access and uncontrolled interchanges shall be minimized.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PROJECT ISSUE CHECKLIST

PDS (Department of Planning & Development Services) Planning and CEQA Comments PROJECT NAME: L'Ac Hils Ranch Master Planned Community Project Number(s): 3800 12-001 (GPA), 3810 12-001 (SP), 3500 12-003 (REZ), 3100 3574 (TM), 3100 3572 (TM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Identification Summary	Date Identified	Date Resolved
13	General Plan Conformance - Valley Center Community Plan	4. Road alignment shall minimize the necessity of altering the landscape by following as closely as possible the contours of the existing natural topography without sacrificing safety or sight distance criteria.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/10/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	5. Required roadside and median landscaping shall reflect standards as outlined in the Valley Center Design Guidelines.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	6. Existing trees and vegetation located within the "Right-of-Way" shall be preserved and maintained. New plantings shall be consistent with the Valley Center Design Guidelines.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	7. To promote unimpeded traffic flow in commercial areas, projects shall be designed and constructed to be accessed by recommending new commercial development to provide indirect access through the use of existing road access points, loop or frontage roads, common driveways or similar means.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	8. Woods Valley Road from Valley Center Road, east to Paradise Mountain Road and Liko Road from Old Castle Road to Highway 70 are significant aesthetic resources. Future development shall maintain as much of the original character as possible without compromising safety.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	9. Require that the road system function at a service level no worse than "C" at peak hours at development coors.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	10. Right-of-way development standards for private roads shall be compatible with the standards as outlined in Policy 6 of this plan.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

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PROJECT ISSUE CHECKLIST

FDS (Department of Planning & Development Services) Planning and CEQA Comments PROJECT NAME: Llac-HBs Ranch Master Planned Community Project Number(s): 3800 12-001 (GPA), 3810 12-001 (SP), 3500 12-003 (REZ), 3100 5574 (IM), 3100 5572 (IM), 3300 12-005 (MUP), 3500 12-017 (STP), 3500 12-018 (STP)					
Item No.	Subject Area	Issue, Revision or Information Required	Response/Action/Status	Date Identified	Date Resolved
13	General Plan Conformance - Valley Center Community Plan	11. Implement community right-of-way development standards for the Valley Center Planning Area to achieve a rural character and alternative features within the shoulder portion of dedicated right-of-way. Such improvements will identify the community's needs and preferences and be approved by the Board of Supervisors Policy L36. These standards shall include: a. Provide decomposed granite walking/jogging paths in lieu of sidewalks; b. Where edge of pavement barrier is necessary, use mountable asphalt dikes (smile dikes); and c. Provide a bike lane within the "travel way".	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	12. Access to new subdivisions shall be carefully examined. Where a clear circulation need which benefits the overall community can be demonstrated, public roads consistent with Department of Public Works policy shall be dedicated and constructed. Where appropriate, future subdivisions shall be required to access public roads via at least two separate access points.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	13. Safely separate pedestrian, equestrian and bicycle traffic from vehicular traffic when these modes share rights-of-way.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	Fire Protection Goals 1. All new development utilizing imported water shall provide infrastructure for fire suppression (such as pipes and hydrants) in accordance with the prevailing standards.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/13/13
13	General Plan Conformance - Valley Center Community Plan	3. New site locations for fire stations within the plan area should be centrally and strategically located.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/13/13

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PROJECT ISSUE CHECKLIST

PROJECT NAME: Libac Hill-Ranch Master Planned Community  
 PDS (Department of Planning & Development Services) Planning and CEQA Comments

Project Number(s): 3800 12-001 (CPA), 3810 12-001 (SP), 3600 12-003 (REZ), 3100 5571 (TM), 3100 5572 (TM), 3300 12-005 (IMP), 3500 12-017 (STP), 3500 12-018 (STP)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary	Date Identified	Date Resolved
13 99	General Plan Conformance - Valley Center Community Plan	School Facilities 1. Coordinate school facility planning with residential development to ensure that school facilities will be available to accommodate the increase in enrollment without overcrowding.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/3/13
13 100	General Plan Conformance - Valley Center Community Plan	2. Develop schools in conjunction with neighborhood and community recreation facilities.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/3/13
13 101	General Plan Conformance - Valley Center Community Plan	Water Service Goal 2. The delivery of imported water service to the CPA shall be coordinated and the infrastructure adequacy sized so that service can be provided to all land within the Valley Center Municipal Water District Territory in a cost effective manner.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/3/13
13 102	General Plan Conformance - Valley Center Community Plan	Open Space Goals 3. The CPA shall be designed to provide a functional recreation/open space system whenever feasible.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/3/13
13 103	General Plan Conformance - Valley Center Community Plan	5. Design new residential development in a way that preserves an atmosphere of openness and access to surrounding open space.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/3/13
13 104	General Plan Conformance - Valley Center Community Plan	Parks and Recreation Goals 5. Development of local and neighborhood park and recreation facilities shall be coordinated with the CPA and, where possible by establishing Joint Powers Agreements to promote joint development, operation and maintenance.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/3/13
13 105	General Plan Conformance - Valley Center Community Plan	7. All park lands dedicated in conjunction with the development of a Specific Plan Area (SPA) land use designation will consist of a reasonable amount of flat land suitable for play fields and other similar local park activities.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/4/12 12/10/12 3/20/13	01/3/13

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PROJECT ISSUE CHECKLIST**

PDS (Department of Planning & Development Services) Planning and CEQA Comments PROJECT NAME: L'Ac 186s Ranch Member Planned Community Project Number(s): 3800 12-001 (GPA), 3810 12-001 (SPT), 3800 12-003 (REZ), 3100 5574 (DM), 3100 5572 (DM), 3300 12-005 (MUP), 3300 12-017 (SIP), 3300 12-018 (SIP)					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13	106 General Plan Conformance - Valley Center Community Plan	8. Development of park facilities shall comply with the County's Ordinance No. 7150 relating to the reduction of Light Pollution.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	107 General Plan Conformance - Valley Center Community Plan	9. Provide riding and hiking trails, staging areas and other facilities within existing or proposed parks when appropriate to complement the Valley Center Trail System.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	108 General Plan Conformance - Valley Center Community Plan	Noise Goals 1. Develop and implement land use plans and circulation patterns that will minimize noise in residential neighborhoods.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	109 General Plan Conformance - Valley Center Community Plan	2. Permit residential development in areas with projected collector roads that will not exceed the maximum noise level (CNEL) exceeding 60 decibels near main roads only when traffic noise impacts can be mitigated.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	110 General Plan Conformance - Valley Center Community Plan	3. Design subdivisions to retain natural and landscaped sound barriers in preference to earth berms or walls, where they are needed.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	111 General Plan Conformance - Valley Center Community Plan	4. Encourage the use of buffering devices on off-road vehicles and provide strict enforcement of noise regulations for off-road vehicles.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	112 General Plan Conformance - Valley Center Community Plan	5. Minimize traffic noise impacts by means of roadway alignment and design and the management of traffic flows.	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13
13	113 General Plan Conformance - Valley Center Community Plan	8. Encourage activities to increase public awareness of and participation in the program pursuant to the Agricultural Enterprises and Consumer Incentive Ordinance. (This Ordinance was designed to protect established farm operations from being declared a nuisance when following accepted agricultural practices.)	The projects conformance with the General Plan is addressed in the Specific Plan and Land Use section of the EIR.	01/14/12 12/10/12 3/20/13	01/13/13

LETTER

RESPONSE