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## Attachment C – General Plan Consistency

General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-8.4 Transit Amenities.</b> Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users' convenience.</p>	<p>An area for a transit stop will be provided by the project. The transit stop will be located within the Town Center, and will be easily accessible by pedestrians and bicyclists. The project also includes a TDM that includes such measures as an on-demand shuttle service to connect the Community with the planned NCTD transit stop located at the intersection of I-15 and SR 76.</p>
<p><b>Policy M-8.5 Improved Transit Facilities.</b> Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.</p>	<p>An area for a transit stop will be provided in the Town Center. The project also includes a TDM that includes such measures as an on-demand shuttle service to connect the Community with the planned NCTD transit stop located at the intersection of I-15 and SR 76.</p>
<p><b>Policy M-8.6 Park and Ride Facilities.</b> Coordinate with SANDAG, Caltrans, and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads.</p>	<p>This policy is not subject to project-specific application, but rather memorializes the County's intent to coordinate with other jurisdictions.</p>
<p><b>Goal M-9 Effective Use of Existing Transportation Network.</b> Reduce the need to widen or build roads through effective use of the existing transportation network and maximizing the use of alternative modes of travel throughout the County.</p>	<p>The project utilizes existing roadways and includes improvements to comply with the current road classification. The project also locates services within close proximity to the residential uses, which will reduce vehicle miles and encourage walking and bicycling.</p>

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General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-9.1 Transportation Systems Management.</b> Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.</p>	<p>The project would make a number of operational improvements to roads. Stop signs, signals and roundabouts are used, when warranted by specific traffic levels, to ensure that traffic movements are improved. Turn lanes are recommended in appropriate locations instead of full road widening. For instance, the impact on both E. Vista Way and Gopher Canyon Rd are mitigated with the addition of dedicated right turn lanes instead of widening these roads to 4 lanes. In addition, the impact to Lilac Rd between Old Castle Rd and Anthony Road is being mitigated with turn lanes as opposed to full widening.</p>
<p><b>Policy M-9.2 Transportation Demand Management.</b> Require large commercial and office development to use TDM programs to reduce single-occupant vehicle traffic generation, particularly during peak periods to maximize the capacity of existing or improved road facilities.</p>	<p>Although the project does not include a large commercial or office development, it does include a TDM that includes such measures as an on-demand shuttle service to connect the community with the planned NCTD transit stop located at the intersection of I-15 and SR 76.</p>
<p><b>Policy M-9.3 Preferred Parking.</b> Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles and flex cars. [Refer also to Policy COS-16.3 (Low-Emission Vehicles) in the Conservation and Open Space Element.] Encourage parking cash out programs to reimburse employees for the cost of “free” on-site parking to provide incentives to use alternate modes of travel and to reduce parking requirements (see also Policy M-10.5).</p>	<p>This policy is not subject to project-specific application, but rather memorializes the County’s intent in adopting policies set forth throughout the General Plan. However, as described in the Specific Plan, the project would provide adequate, shared parking within the Town Center, and the TDM will incentivize fewer drivers within the community through the provision of a walkable/bikable network, and the provision of interim transit service.</p> <p>In addition a Private Ride Sharing facility will be allowed on the designated HOA lot in Phase 1, shown on Figure 130 – Interim Mail Pickup Station/HOA Ride Share Facility. This facility will provide convenient parking for residents and the public who can car pool for trips outside the community including trips to the public Park and Ride facility at the intersection of SR76 and I-15. The facility will also include secured parking for bicycles.</p>
<p><b>Goal M-10 Parking for Community Needs.</b> Parking regulations that serve community needs and enhance community character.</p>	<p>The project complies with County adopted parking regulations and will provide sufficient residential parking through garages and residential driveways, through a combination of on-site parking areas for the single-family attached residential units, and shared parking agreements from the mixed use and commercial areas.</p>

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General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-10.1 Parking Capacity.</b> Require new development to:</p> <ul style="list-style-type: none"> <li>■ Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity</li> <li>■ Provide parking facilities for motorcycles and bicycles</li> <li>■ Provide staging areas for regional and community trails</li> </ul>	<p>Lilac Hills Ranch will provide sufficient residential parking through garages and residential driveways, through a combination of on-site parking areas for the single-family attached residential units, and shared parking agreements for the mixed use and commercial areas. As required by County standards, the commercial and public park areas will have parking facilities for motorcycles and bicycles. Trails will connect with the public parks where parking areas will be provided. A trailhead is provided adjacent to the Recycling Facility to provide additional access from the Town Center to the trail system that runs throughout the new Village. The Specific Plan provides detail guidelines related to parking</p>
<p><b>Policy M-10.2 Parking for Pedestrian Activity.</b> Require the design and placement of on-site automobile, motorcycle, and bicycle parking in Villages and Rural Villages that encourages pedestrian activity by providing a clear separation between vehicle and pedestrian areas and prohibit parking areas from restricting pedestrian circulation patterns.</p>	<p>The Project's Specific Plan provides guidelines that require views of parking areas, carports, and garages to be minimized to create the pedestrian-oriented Villages. In addition, the Specific Plan integrates parking into the overall design of the Town Center in a manner that does not detract from the pedestrian orientation of the area, and in a manner that does not detract from the overall focus of the community. The Specific Plan includes the following design guidelines for the Town Center: 1) Balance parking and vehicle access needs of commercial uses with the pedestrian focus within the village; 2) Parking (except for on street parking), service, and utilitarian uses should be located internally to the sites or where they can be screened from public view; and 3) Parking lots should be located behind buildings or building facades which front onto pedestrian-oriented streets.</p>
<p><b>Policy M-10.3 Maximize On-street Parking.</b> Encourage the use of on-street parking in commercial and/or high-density residential town center areas to calm traffic and improve pedestrian interaction. Traffic operations and pedestrian safety must not be compromised.</p>	<p>The Project's circulation plan utilizes on-street parking in areas where traffic calming and pedestrian safety should be enhanced and/or where demand is anticipated for additional parking.</p>

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General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-10.4 Shared Parking.</b> Support town center plans when desired by the community that incorporate on-street and/or shared vehicular parking facilities to reduce on-site parking requirements.</p>	<p>Lilac Hills Ranch will provide sufficient residential parking through garages and residential driveways, through a combination of on-site parking areas for the single-family attached residential units, and shared parking agreements from the mixed use and commercial areas. On-street parking will also be provided. Additionally, the TDM program is expected to reduce the number of vehicle trips due to the pedestrian emphasis within the community.</p>
<p><b>Policy M-10.6 On-Street Parking.</b> Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]</p>	<p>Lilac Hills Ranch will provide sufficient residential parking through garages and residential driveways, through a combination of on-site parking areas for the single-family attached residential units, and shared parking agreements from the mixed use and commercial areas.</p>
<p><b>Policy M-10.7 Parking Area Design for Stormwater Runoff.</b> Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.</p>	<p>The stormwater management plan has been prepared per County and State standards. Multiple designs will be explored to incorporate alternative design techniques to increase infiltration where possible. See the SWMP (Appendix U to the EIR) for additional information.</p>
<p><b>Goal M-11 Bicycle and Pedestrian Facilities.</b> See also Goals and Policies in the Conservation and Open Space Element, Biological Resources section, which address the protection of sensitive biological resources and habitat areas. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.</p>	<p>An extensive system of multi-modal trails provides multiple opportunities for residents to walk and bike throughout the project. These include bikeways along main project streets. Bicycle parking spaces shall be designated on all Site Plans in accordance with the Zoning Ordinance on all Site Plans for the civic uses allowed outside of the town and neighborhood centers (School, Private Recreation, Senior Center, etc.). All of these requirements are described in the Specific Plan performance standards and shown on the Parks and Trails Plan.</p>

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General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-11.1 Bicycle Facility Design.</b> Support regional and community-scaled planning of pedestrian and bicycle networks.</p>	<p>The project includes an extensive system of multi-modal trails and provides multiple opportunities for residents to walk and bike throughout the project. These include bikeways along main project streets. Bicycle parking spaces shall be designated on all Site Plans in accordance with the Zoning Ordinance on all Site Plans for the civic uses allowed outside of the town and neighborhood centers (School, Private Recreation, Senior Center, etc.). All of these requirements are described in the Specific Plan performance standards and shown on the Parks and Trails Plan.</p>
<p><b>Policy M-11.2 Bicycle and Pedestrian Facilities in Development.</b> Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.</p>	<p>An extensive system of multi-modal trails provides multiple opportunities for residents to walk and bike throughout the project. These include bikeways along main project streets. Bicycle parking spaces shall be designated on all Site Plans in accordance with the Zoning Ordinance on all Site Plans for the civic uses allowed outside of the town and neighborhood centers (School, Private Recreation, Senior Center, etc.). All of these requirements are described in the Specific Plan performance standards and shown on the Parks and Trails Plan.</p>
<p><b>Policy M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element.</b> Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.</p>	<p>Although the Project is requesting a General Plan Amendment to change its designation under the General Plan from Semi-Rural to Village, the project proposes to dedicate and install the designated County Trails Master Plan segment along the entire length of the south side of West Lilac Road. This public trail would be built as a Type D pathway.</p>
<p><b>Policy M-11.4 Pedestrian and Bicycle Network Connectivity.</b> Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.</p>	<p>A comprehensive network of public hard and soft surface trails is proposed throughout the project site. These trails vary in width depending upon their location near homes or within open space.</p>

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General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-11.6 Coordination for Bicycle and Pedestrian Facility Connectivity.</b> Coordinate with Caltrans to provide alternate connections for past, existing, or planned bicycle and pedestrian routes that were or would be severed by State freeway and highway projects that intersect pathways or divide communities.</p>	<p>This policy does not apply to the project.</p>
<p><b>Policy M-11.7 Bicycle and Pedestrian Facility Design.</b> Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.</p>	<p>The proposed trails along West Lilac Road and the Valley Center Municipal Water District easement would be consistent with the County's County Trails Master Plan (CTMP) and Valley Center Community Plan Design Guidelines. The CTMP trails along the northern and southern edges of the project would allow horseback riding.</p>
<p><b>Policy M-11.8 Coordination with the County Trails Program.</b> Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.</p>	<p>There are two County Master Plan Trails crossing the property that will be built as part of the project. Additional trails within the project will connect to these Master Plan Trails. All trails except within phases 4 and 5 (which is the gated Senior Citizen Neighborhood) within the project are public. The proposed trails along West Lilac Road and the VCMWD easement would be consistent with the CTMP and Valley Center Community Plan Design Guidelines. The CTMP trails along the northern and southern edges of the project would allow horseback riding.</p>
<p><b>Goal M-12 County Trails Program.</b> A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.</p>	<p>The proposed trails along West Lilac Road and the VCMWD easement would be consistent with the County's CTMP and Valley Center Community Plan Design Guidelines. The CTMP trails along the northern and southern edges of the project would allow horseback riding.</p>
<p><b>Policy M-12.2 Trail Variety.</b> Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.</p>	<p>A comprehensive network of public hard and soft surface trails is proposed throughout the project site. These trails vary in width depending upon their location near homes or within open space. There are two CTMP trails that cross the property.</p>

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General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-12.3 Trail Planning.</b> Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.</p>	<p>This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other jurisdictions.</p>
<p><b>Policy M-12.4 Land Dedication for Trails.</b> Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.</p>	<p>The project would dedicate and install the designated Community Trails segment along the entire length of the south side of West Lilac Road and along the southern part of the project.</p>
<p><b>Policy M-12.5 Future Trails.</b> Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.</p>	<p>This policy is not subject to project-specific application, but rather memorializes the County's intent in coordinating with other jurisdictions.</p>
<p><b>Policy M-12.6 Trail Easements, Dedications, and Joint-Use Agreements.</b> Promote trail opportunities by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.</p>	<p>This policy is not applicable to the proposed project.</p>
<p><b>Policy M-12.8 Trails on Private Lands.</b> Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.</p>	<p>The project would dedicate and install the designated Community Trails segment along the entire length of the south side of West Lilac Road and along the southern part of the project.</p>
<p><b>Policy M-12.9 Environmental and Agricultural Resources.</b> Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.</p>	<p>There are few sensitive resources onsite and the project is not located within the proposed North County MSCP PAMA. Trails may be located along the prominent drainages and through the oak woodlands. Existing dirt roads will be used as trails to minimize the need for clearing of natural vegetation. These will be designed to minimize impact to these habitats while still allowing residents to enjoy a natural experience.</p>

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General Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy M-12.10 Recreational and Educational Resources.</b> Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.</p>	<p>Trails will be located along the prominent drainages and through the oak woodlands. These will be designed to minimize impact to these habitats while still allowing residents to enjoy a natural experience.</p>
<p><b>Table M-4 Road Segments Where Adding Travel Lanes is Not Justified.</b> As described under Goal M-2, there are instances where the County considers it more appropriate to retain a road classification that could result in a LOS E / F rather than increase the number of travel lanes. These instances are based on criteria established under Policy M-2.1. Table M-4 (Road Segments Where Adding Travel Lanes is Not Justified) identifies the County segment where the County has determined that the adverse impacts of adding travel lanes do not justify the resulting benefit of increased traffic capacity.</p>	<p>Table M-4 is proposed to be amended to add segments to the list of roadways accepted at LOS E/F operations. The rationale for accepting these roadways at LOS E/F operations is also included.</p>

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Community Plan Goal/Policy	Explanation of Project Conformance
<p><b>Community Character: General 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 current nodes of industrial, commercial and higher density village residential land use designations.</p>	<p>The project is consistent with this goal as the project would amend new the goal to include a western Village (see proposed language below). A new Village is proposed that is consistent with the pattern of land use emphasized by the General Plan's regional categories. The project proposes to construct a new Village that is outside of the boundaries of the existing Valley Center villages, but it is consistent with the Community Development Model which is characterized as a node of high intensity residential and commercial, surrounded by residential densities that gradually become less intense toward the perimeter of the project.</p> <p><b>Proposed Amended Policy Language:</b>  <i>(A) Village: Enhance the rural village character of Valley Center's north, south and western villages defined by current nodes <u>which with</u> industrial, commercial and higher density village residential land use designations.</i></p>
<p><b>Land Use: General Goal.</b> A pattern of development that accommodates people of diverse ages, lifestyles, occupations, and interests with opportunities for village, semi-rural and rural living.</p>	<p>The project locates a mixture of uses in a Town Center and two smaller neighborhood centers. The Town Center will consist of commercial uses, office uses, a farmers' market, and single-family attached uses. The second node of development will include commercial development, a school, park, private recreation center, a fire station site and single-family attached homes. The third node of intensity is located in the Senior Community. The project will offer a diverse range of housing types, including single-family attached and detached homes, residential and commercial mixed-uses, and age-restricted Senior Citizen housing. In addition, a Group Care facility will be provided. Finally, the project includes single-family estate homes and large-lot homes that would provide opportunities for semi-rural and rural living.</p>
<p><b>Land Use: General Goal.</b> Development that maintains Valley Center's rural character through appropriate location and suitable site design.</p>	<p>The project incorporates various design features that will reduce visual effects along the project perimeter, achieve compatibility with the community and retain the rural character of the community. Sensitive site design is used, open space areas are preserved, the built environment is integrated into the natural setting when possible, the location near existing infrastructure minimizes the expansion of public services, and buffer areas are utilized throughout the plan. Although the project would differ from existing uses in the immediate surrounding area, through sensitive site design these differences have been minimized. The</p>

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	<p>sensitive site design includes the use of wider lots, grade separations or landscape buffers in areas where there are existing homes. Along the west side of the project, the large riparian woodland</p> <p>would be preserved, providing separation from the project and existing homes. In areas adjacent to existing agriculture, a 50-foot wide buffer planted with fruit trees will provide a transition from the project to the existing uses. The project also incorporates various design features to reduce visual effects along the project perimeter. These include the use of a 50-foot buffer along West Lilac Road in the northern portion of the project site, wider lots, and grade separations within an area where existing or planned infrastructure can serve and support the project.</p>
<p><b>Policy 2.A.1.</b> Require that discretionary permits preserve environmentally significant and/or sensitive resources such as undisturbed steep slopes, canyons, floodplains, ridge tops, and unique scenic views in order to reinforce the rural character of the area through sensitive site design and, where appropriate, with open space easements.</p>	<p>The project will protect 104.1 acres of sensitive biological resources (approximately one-sixth of the entire project site.) Approximately 35-acres of sensitive wetland areas will be preserved and maintained in perpetuity along the western boundary of the project and within the development. Over 75 percent of the property is already disturbed. Of the 146 acres that are not disturbed, 104.1 acres will be conserved in permanent open space. Additionally, 99.7 percent of all proposed grading will not affect RPO steep slope land. Mitigation for impacts to upland habitats will be located in areas that contribute significant resources to an integrated preserve system.</p>
<p><b>Policy 2.A.2.</b> Require preservation of unique features such as oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.</p>	<p>The project complies with this policy because it has created open space lots to preserve oak woodlands, riparian habitats, steep slopes, archaeological sites, and ecologically sensitive areas.</p>

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Community Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy 2.B.4.</b> Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community.</p>	<p>As described above, the project proposes a new Village with urban densities of up to 25 du/ac. Therefore, the project would not be required to meet the intent of this policy. Also, in balancing the policies, the County may give more weight to General Plan Policy LU-1.2 that provides for new Villages that are consistent with the Community Development model than to this policy. The project is designed to be consistent with the Community Development Model which clusters the most intense uses toward the interior of the project site, and transitions to the least intense uses near the perimeter. The clustered project design allows for the preservation of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community. Additionally, the project incorporates various design features that will reduce visual effects along the project perimeter, achieve compatibility with the community and retain the rural character of the community. These design features include the use of wider lots, grade separations and landscape buffers in areas where there are existing homes adjacent to the project site. Along the west side of the project, the large riparian woodland would be preserved, providing separation from the project and existing homes. In areas adjacent to existing agriculture, a 50-foot wide buffer planted with agricultural trees will provide a transition from the project to the existing uses.</p>
<p><b>Policy C.7. Clustering.</b> 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 entitled to without the use of the above mentioned techniques. Yield calculations shall be subject to the Resource Protection Ordinance.</p>	<p>The project proposes a General Plan Amendment to convert the existing Semi-Rural Regional Land Use Category, to Village Regional Land Use Category. Additionally, the project will amend the Valley Center Community Plan map from the existing Semi-Rural 10 and Semi-Rural 4 to Village Residential and Village Core. If approved, a majority of the project site would allow a maximum of 2.9 dwelling units/acre over the 580.2 acres of the project site. The project utilizes a Specific Plan to organize and regulate densities and does not employ clustered development, planned development or lot averaging techniques as described by the policy. The project meets the Resource Protection Ordinance with regard to steep slopes, and wetlands by limiting development such that 99.7 percent of all proposed grading will not impact RPO steep slope lands.</p>

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Community Plan Goal/Policy	Explanation of Project Conformance
<p><b>Policy D.9. Infrastructure Issues:</b> Prohibit residential development which would prematurely subdivide land and require expansion of public utilities and services to such developments.</p>	<p>The project does not prematurely subdivide land. The project is composed of 59 separate parcels and is currently served by existing water infrastructure on and to the site and General Plan Mobility Element roadways, and is within the boundaries of the Valley Center Municipal Water District and the Deer Springs Fire Protection District. Additionally, Lilac Hills Ranch is located within an area where existing or planned infrastructure can service and support the project. A Capabilities Assessment prepared by Dudek and Hunt (2014) shows that the agencies providing fire services have capacity to serve the project at build out. The Water Supply Assessment approved by the VCMWD confirmed that the community's imported water use will be equal to or less than the imported water use after project implementation.</p>
<p><b>Commercial. General Goal.</b> Commercial uses are concentrated within the boundaries of two compact scale, "rural villages" that are consistent in scale and design with a low density rural residential and agricultural community</p>	<p>The proposed project will amend this policy to establish a new Village outside of the boundaries of the two established commercial centers within Valley Center (refer to amended policy language below). The project is designed to be consistent with the Community Development Model which seeks to preserve the existing rural community character of the surrounding area. The Town Center and Neighborhood Centers of the project will be located at the center of the community, and land uses will gradually decrease in intensity toward the perimeter of the project. The project will be consistent with the rural character of the area by promoting a rural theme as applied through native and regionally appropriate landscaping and rural themed architecture. The project is consistent in scale and design with a low density rural residential and agricultural community through the use of the Community Development Model which will provide the most intense uses in the center of the project, with the outer rings of less intense development "feathering" out to integrate with the existing community character. In addition, the perimeter provides a 50-foot vegetation buffer along the perimeter of the project, enhancing the transition from Village to surrounding rural land uses. The project would provide open space, parks, trails and other common areas that will reinforce its rural village identity.</p> <p><b>Proposed Amended Policy Language:</b></p> <p><i>Commercial. General Goal. Commercial uses are concentrated within the boundaries of <del>two</del> <u>three</u> compact scale, "rural villages" that are consistent in scale and design with a low density rural</i></p>

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	<i>residential and agricultural community.</i>
<p><b>Agriculture. General Goal.</b> Preserve and enhance existing and future agricultural uses in the Valley Center Community Plan.</p>	<p>The General Plan designated the project site as Semi-Rural Lands pursuant to General Plan Land Use Policy LU-7.1. The project proposes to amend the General Plan Semi Rural Lands land use designation to create a new Village. As explained in General Plan Policy LU-2.2, Community Plans are part of the General Plan.</p> <p>The General Plan is intended to reflect an “environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space.” As explained above in the introduction to the General Plan Consistency Table, individual policies should not be viewed independent of other policies, and any one policy is not intended to prohibit the establishment of new villages on agricultural land that support continued agricultural uses.</p> <p>The General Plan states that “the policies contained within this General Plan were written to be a clear statement of policy but also to allow flexibility when it comes to implementation. Policies cannot be applied independently; rather, implementation of the policies must be balanced with one another and will address details such as how and when the policy is applied and any relevant exceptions.” Furthermore, a policy to preserve open space does not require preservation of all existing open space. Likewise, this Community Plan policy does not mandate preservation of all existing agricultural uses in the Valley Center and Bonsall Community Plan areas.</p> <p>Therefore, this Community Plan policy on preserving agriculture should not be applied independently and should be balanced with other policies in the General Plan that allow for new growth and the establishment of new villages. In balancing this Community Plan policy with other policies in the General Plan, the County may give more weight to the policies that allow well-designed new growth, such as policies LU-3.1 Diversity of Residential Designations and Building Types, LU-3.2 Mix of Housing Units in Large Projects and LU-3.3 Complete Neighborhoods, than to this Community Plan policy. Nonetheless, Lilac Hills Ranch would provide new growth and development while preserving some agriculture on-site within the biological open space, preserving agriculture off-site through the</p>

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Community Plan Goal/Policy	Explanation of Project Conformance
	<p>preservation of 43.8 acres of significant agricultural resources and protecting existing agriculture adjacent to the project site through on-site buffers and other measures and would support continued agricultural uses by allowing farmers' markets and community gardens.</p>
<p><b>Goal LU-1.1</b> A unique balance of Bonsall's rural agriculture, estate lots, ridgelines, equestrian uses, and open space land uses within the community, including open space and low density buffers that separate the community from adjacent cities and unincorporated community and new development that conserves natural resources and topography.</p>	<p>The project complies with this goal because it is consistent with the Community Development Model which places the most intense land uses near the internal portion of the project site. The density and intensity of the project development are "feathered" outward toward the edges, characterized by decreasing densities and large lot uses closest to the existing off-site land uses. The project also contains a 50-foot vegetative buffer along the perimeter which will provide a transition between the project and surrounding land uses. The project preserves the natural topography of the site, including 99.7 percent of the steep slopes onsite.</p> <p>Additionally, the project preserves some of the existing agricultural uses onsite and creates agricultural buffers around the perimeter of the site to protect existing adjacent agricultural operations. The project includes rural themes throughout the architectural and landscape design guidelines (i.e. emphasizing early 1920's Southern California villages, showcasing native materials, and landscaping that reflects historic California Foothills design) and includes a 16-mile trail network, a portion of which is open for equestrian uses.</p>
<p><b>Policy LU 1.1.1</b> Require development in the community to preserve the rural qualities of the area, minimize traffic congestion, and to not adversely affect the natural environment.</p>	<p>The project is consistent with the Community Development Model which clusters retail, commercial services, and civic uses near the interior of the project site, allowing for the preservation of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community. The project also incorporates various design features that will reduce visual effects along the project perimeter, achieve compatibility with the community and retain the rural character of the community. These design features include the use of wider lots, grade separations or landscape buffers in areas where there are existing homes. Along the west side of the project, the large riparian woodland would be preserved, providing separation between the project and existing homes. In areas adjacent to existing agriculture, a 50-foot wide buffer planted with agricultural trees will provide a transition from the project to the existing uses. Under the Community Development Model, the project will</p>

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	<p>minimize traffic congestion because the project is pedestrian-oriented and reduces vehicle trip length by encouraging the use of civic, park, and commercial uses within the community.</p>
<p><b>Policy LU 1.1.2</b> Maintain the existing rural lifestyle by continuing the existing pattern of residential, equestrian, and agricultural uses within the Bonsall CPA.</p>	<p>A portion of the northwest quadrant of the project is within the Bonsall Community Plan area. This area is characterized by rolling hills and lands used for agricultural purposes. Communities adjacent to the project site include Fallbrook and Hidden Meadows to the west and the Pala-Pauma Community Plan area to both the north and east. The surrounding area consists of varying types of homes ranging from small lot townhomes (5,000 square feet) to farm homes on large parcels (40 acres) with mostly citrus and avocado groves.</p> <p>While the project proposes smaller residential lots, the project would provide open space, parks, trails and other common areas that will reinforce its rural village identity. The project also incorporates various design features to reduce visual effects along the project perimeter which would serve to provide a transition between the existing agricultural uses and proposed residential uses. These include the use of wider lots, and grade separations or landscape buffers in areas where there are existing homes. The project is designed in accordance with the Community Development Model which will provide the most intense uses in the center of the project, with the outer rings of development “feathering” out to integrate with the existing community character. In addition, a 50-foot vegetation buffer is provided along the perimeter of the project. Additional project features would serve to integrate the project into the surrounding community, including the preservation of 104.1 acres of biological open space, and approximately 20.3 acres of common area that would be available for agriculture activities within the project site.</p> <p>The General Plan is intended to reflect an “environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space.” As explained above in the introduction to the General Plan Consistency Table, specific policies within the General Plan and Community Plans are not intended to prohibit the establishment of new development on agricultural lands, but are instead intended to be viewed within the overall context of the goals and policies of the General Plan. The General Plan states that “the</p>

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	<p>policies contained within this General Plan were written to be a clear statement of policy but also to allow flexibility when it comes to implementation. Policies cannot be applied independently; rather, implementation of the policies must be balanced with one another and will address details such as how and when the policy is applied and any relevant exceptions.”</p> <p>Therefore, this policy should not be interpreted independently and should be balanced with other policies in the General Plan and Community Plan that allow for new growth and the establishment of new villages. In balancing the policy with other policies in the General Plan and Community Plan, the County may give more weight to the policies that allow new growth that is well designed, such as policies LU-3.1 Diversity of Residential Designations and Building Types, LU-3.2 Mix of Housing Units in Large Projects and LU-3.3 Complete Neighborhoods, than to this Community Plan policy.</p> <p>Lilac Hills Ranch would provide new growth and development while preserving agriculture on-site within the biological open space, off-site through the preservation of 43.8 acres of significant agricultural resources and would support continued agricultural uses, such as farmers’ markets and community gardens.</p>
<p><b>Policy LU 1.1.3</b> Require development to be sensitive to the topography, physical context, and community character of Bonsall.</p>	<p>The northwest portion of the project is located within the Bonsall Community Planning area, which is characterized by rolling hills and lands used for agricultural purposes. Communities adjacent to the project site include Fallbrook and Hidden Meadows to the west, the Pala-Pauma Community Plan area to both the north and east. The surrounding area consists of varying types of homes ranging from small lot townhomes (5,000 square feet) to farm homes on large parcels (40 acres) with mostly citrus and avocado groves.</p> <p>The proposed project is a mixed-use community with extensive areas for parks, trails, agriculture, and open space. It is sensitive to the existing rolling hills and wetlands by preserving 95 percent of the RPO wetlands in open space easements and disturbing less than 1.6 acres of RPO steep slopes. Major riparian woodlands located on the site will be placed into open space easements and roadway crossings of these sensitive habitats have been minimized to one location. The grading guidelines in the Specific Plan include landform grading techniques that require blending and rounding of slopes, roadways, and pads to reflect the existing surrounding contours by undulating slopes</p>

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	and replicating the natural terrain to preserve the natural topography. In addition, a 50-foot vegetation buffer is provided along the perimeter of the project which enhances the transition between existing land uses and the project.
<p><b>Goal LU-2.1</b> Development that centers inside the core Village in Bonsall and discourages spot development outside that area.</p>	<p>The project proposes a new Village that will be incorporated into the Valley Center Community Plan. Only a small portion of the project is located within the Bonsall Planning area, and that portion will be in the new Village. Consequently, while the project would be outside the Village in Bonsall, the project would not be “spot development” because it would occur in a new Village. The establishment of a new Village is consistent with the General Plan goals and objectives to accommodate future growth in an orderly fashion.</p>
<p><b>Policy LU 2.1.1</b> Encourage development inside the Village boundaries (see Figure 3 as amended) which are centered around the Mission Road/Olive Hill Road, and State Route 76 intersections.</p>	<p>The project proposes to amend the policy to include a new Village along West Lilac Road. The project would be consistent with the policy as amended (refer to proposed amended language below).</p> <p><b>Proposed Amended Policy Language:</b></p> <p><i>Encourage development inside the Village boundaries (see Figure 3 as <del>amended</del>) which are centered around the Mission Road/Olive Hill Road, <del>and</del> State Route 76 intersections <u>and West Lilac Road (east of I-15).</u></i></p>
<p><b>Policy LU 3.1.2</b> Require subdivision design to minimize adverse impacts to community character, or to the environment, and to mitigate any impacts from other constraints on the land that could not be avoided. Require mitigation actions to remain within the CPA.</p>	<p>The project incorporates various design features to reduce visual effects along the project perimeter. These include the use of wider lots, and grade separations or landscape buffers in areas where there are existing homes. Additionally, the project includes a 50-foot buffer along the perimeter, which creates a visual buffer and provides a transition between Village densities and the existing adjacent land uses. The project’s Master Landscape Concept Plan reinforces the rural theme through the use of regionally appropriate plant materials and themed signage at key entry points. Similarly, the project provides a large amount of biological open space, parks, trails and other common areas that will reinforce its rural village identity. Impacts to farmland are adequately mitigated through the preservation of agricultural lands, or by the purchase of approved conservation lands, as per Mitigation Measure AG-1. As described in the FEIR, 43.8 acres</p>

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	<p>of Prime and Statewide Important soils will be impacted across the total project site. County Guidelines require that mitigation for agricultural impacts occur within the cumulative project area, or within another approved mitigation site as approved by the Director of Planning &amp; Development Services. These soils are required to be mitigated, and mitigation credits may occur within Bonsall or Valley Center Community Plan areas, however the County prefers to receive contiguous acreage as mitigation.</p>
<p><b>Policy LU 3.1.3</b> Buffer residential areas from incompatible activities which create heavy traffic, noise, dust, unsightly views, or from incompatibility with the surrounding environment.</p>	<p>The project incorporates various design features to reduce visual effects along the project perimeter including agricultural buffers, and a 50-foot vegetation buffer along the perimeter. Additionally, the project provides buffers of up to 100-feet to protect the higher quality wetlands along the southwest boundary, and 100-foot limited building zones around open space areas to reduce edge effects. Collectively, the buffers are designed to reduce the visual impacts related to the construction and operation of the project. Additionally, while views of the project will be available at certain points from the perimeter of the project, the Specific Plan architectural design guidelines and conceptual landscape plan reinforce a rural theme, which provides consistency with the existing rural character of the community planning area.</p>
<p><b>Policy LU 3.1.5</b> Preserve ridgelines by siting buildings below ridges or set back with sufficient distance to minimize visual impacts. Encourage screening to visually shield all structures, including the use of vegetation, as well as appropriate and varied building materials.</p>	<p>The project site contains RPO-classified steep slopes, ridgelines, and undisturbed native vegetation in the west, southwest and eastern middle of the project site. The project would preserve the ridgelines, and disturbance would be limited to the 10 percent allowed by the RPO. The project is consistent with Policy LU 3.1.5 as it has been designed such that development encroachment into the steep slopes remains below the allowable threshold. The project also incorporates various design features to reduce visual effects along the project perimeter including fencing and trees. Additional design features include the use of wider lots, and grade separations or landscape buffers in areas where there are existing homes. The Specific Plan design guidelines are intended to promote a rural theme, which is consistent with the existing community and design guidelines. Project facilities, such as major streetscapes, civic and common areas, and project entrances will be adequately landscaped, and the architectural guidelines encourage the use of indigenous materials, such as native plants, wood, and stone, which will contribute to greater consistency with the existing landscape at buildout.</p>

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<p><b>Policy LU 4.1.1</b> Require the design of commercial development to enhance the character of a rural village and not take on an urban type design</p>	<p>Project architectural guidelines contain rural-themed concepts, such as architectural standards that replicate 1920's California towns, and complementary landscape standards that rely on the use of native plants, and local wood and stone. The commercial components of the project are not located within the Bonsall Community Planning area, but, nevertheless, are intended to express a rural village theme. The Specific Plan does not contain any urban themed design guidelines.</p>
<p><b>Policy LU 4.1.3</b> Prohibit commercial development in Bonsall that principally serves regional needs, rather than the needs of the local community.</p>	<p>The project's commercial areas are not located within the Bonsall Planning area, but will include specialty retail, farmers' markets, and rural scaled commercial services. The project will not include regional scale, big box commercial. Therefore the project is consistent with this policy.</p>
<p><b>Policy LU 4.1.7</b> Discourage incompatible land uses on areas of agricultural use and land suitable for agricultural usage.</p>	<p>The General Plan designated the project site as Semi-Rural Lands pursuant to General Plan Land Use Policy LU-7.1. The project proposes to amend the General Plan Semi Rural Lands land use designation to create a new Village. As explained in General Plan Policy LU-2.2, Community Plans are part of the General Plan.</p> <p>The General Plan is intended to reflect an “environmentally sustainable approach to planning that balances the need for adequate infrastructure, housing, and economic vitality, while maintaining and preserving each unique community within the County, agricultural areas, and extensive open space.” As explained above in the introduction to the General Plan Consistency Table, individual policies should not be viewed independently of other policies, and an independent policy is not intended to prohibit the establishment of new villages on agricultural land that support continued agricultural uses.</p> <p>The General Plan states that “the policies contained within this General Plan were written to be a clear statement of policy but also to allow flexibility when it comes to implementation. Implementation of the policies must be balanced with one another and will address details such as how and when the policy is applied and any relevant exceptions.” Furthermore, as</p>

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	<p>explained in the introduction to the General Plan consistency table, a policy to preserve open space does not require preservation of all existing open space. Likewise, this Community Plan policy does not prohibit incompatible land uses on all areas of agriculture and, in fact, the policy uses the term “discourage” and not “prohibit.”</p> <p>Therefore, this Community Plan policy on discouraging incompatible uses should not be applied independently and should be balanced with other policies in the General Plan that allow for new growth and the establishment of new villages. In balancing this Community Plan policy with other policies in the General Plan, the County may give more weight to the policies that allow well-designed new growth, such as policies LU-3.1 Diversity of Residential Designations and Building Types, LU-3.2 Mix of Housing Units in Large Projects and LU-3.3 Complete Neighborhoods, than to this Community Plan policy. Nonetheless, Lilac Hills Ranch would provide new growth and development while preserving some agriculture on-site within the biological open space and preserving some agriculture off-site through the preservation of 43.8 acres of significant agricultural resources and would support continued agricultural uses by allowing farmers’ markets and community gardens.</p>
<p><b>Policy LU 5.1.6</b> Minimize cut and fill grading for roads and access ways to the absolute minimum necessary.</p>	<p>A number of Specific Plan Policies design guidelines require roadways to be designed in a manner that will minimize impacts to significant biological, environmental and visual resources. Policy 8 limits disturbance and development to only those areas shown on the Specific Plan. Policy 9 requires a safe and efficient circulation system that supports the project, links to regional transportation elements when appropriate and minimizes impacts to residential neighborhoods and environmentally sensitive areas. Policy 10 requires the project to provide multi-modal roads that are narrower, with slower speeds to increase pedestrian safety. The grading guidelines in the Specific Plan also ensure, and cross sections confirm that the natural topography of the site remains generally the same. This is achieved by applying refined landform grading techniques, including curvilinear and undulating shapes, and minimizing grading for roads to the minimum necessary without compromising safety, by designing for slower speeds.</p>

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<p><b>Policy CM 1.1.3</b> Coordinate with Caltrans to design and construct State Route 76, 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 Lilac, Gopher Canyon, and Olive Hill to carry primarily local traffic and remain rural to the degree consistent with safety requirements.</p>	<p>West Lilac Road is designed to comply with County Mobility Element standards (as submitted with noted exceptions) for public streets and with the Valley Center Community Right of Way Development Standards, which provides standards for public road improvements. In addition, Section II of the Specific Plan's Goals and Policies, provides that the project's local road network will be interconnected, appropriately scaled, and adhere to the character of the community. The project would also make improvements to the intersection of Gopher Canyon Road and East Vista Way within the Bonsall Community. The project will make improvements to off-site roadways as described in the project's FEIR. However, the roads as improved will be designed to carry only local traffic, and to remain rural to the degree consistent with safety requirements. Therefore the project is consistent with this policy.</p>
<p><b>Policy COS 3.1.1</b> Encourage agricultural and equestrian open spaces and only encourage linking of open space if it is biological and supports a wildlife corridor system.</p>	<p>The project will protect 104.1 acres of biological open space that includes environmentally sensitive habitats and buffer areas including existing agriculture that preserve wildlife corridors and linkages. An additional 20.8 acres would be available for agriculture, outside of the biological open space.</p>
<p><b>Policy COS 3.1.2</b> Encourage incorporation of publicly-owned land into a functional recreation/open space system, wherever feasible.</p>	<p>The project includes 26.5 acres of park lands, including one 13.5 acre public park which is centrally located within the community. The proposed parks fulfill the County's Park Lands Dedication Ordinance. The park will be dedicated to the County and will be part of the County park system. Therefore, the project is consistent with this policy.</p>