

### THE NEW LILAC HILLS RANCH

**POSITION:** The Chamber's Public Policy Committee voted to SUPPORT the project on September 11, 2018.

**RATIONALE:** Additional housing is needed in the San Diego region and particularly near jobs in the North County. The price-points that are envisioned are incredibly important for addressing the deficit of middle-income workforce housing. In addition, the project has addressed many of the concerns of critics from its earlier iterations including fire evacuation concerns.

**STATUS:** The project was supported by the County of San Diego's Planning Commission on June 8, 2018 and is anticipated to be heard by the County Board of Supervisors in December of 2018.

#### SUMMARY

The new Lilac Hills Ranch is a proposed new community in North County along the I-15 corridor requiring a General Plan Amendment (GPA). It is proposed to include:

- 903 single-family detached homes
- 164 single-family attached homes
- 468 active adult homes
- 200-room group care facility
- 211 mixed-use units
- 90,000 sf of commercial mixed-use
- 50-room "Country Inn"
- K-8 school
- Fire station
- 25 acres of parks
- 16 miles of trails
- 104 acres of natural open space
- 43 acres of farm land
- Recycling Center
- Water Reclamation Plant

#### INDUSTRIES IMPACTED

The project will create temporary construction jobs and support all industries indirectly, particularly in North County by providing more housing options within a reasonable commute to work, putting downward pressure on housing prices.

#### SUPPORTERS

None known

#### OPPONENTS

Endangered Habitats League  
Cleveland National Forest Foundation

#### ARGUMENTS IN FAVOR

- We are in a housing crisis and in desperate need of additional homes.
- Employers are having difficulty with attracting and retaining talent due to the high cost and limited options for housing.
- The project is located along the I-15 corridor where many are commuting past every day.

#### ARGUMENTS IN OPPOSITION

- Developments like this one represent auto-dependent sprawl, not smart growth.
- "Market forces" will determine prices rather than the there being a condition of development to provide a particular number of homes at a particular price.
- This development requires a GPA because it is inconsistent with the vision for our region agreed upon in the General Plan.

#### MORE INFORMATION

The previous iteration of Lilac Hills was turned down by the voters. Fire safety was among the most resonating concerns. The issue of fire safety is no longer a leading concern of opponents. According to the proponent:

*"The new Lilac Hills Ranch is designed to meet the highest fire protection standards in San Diego County. The project will provide a new or expanded fire station that will ensure emergency responders can reach every home in the community in less than 5 minutes. The Deer Springs Fire Protection District has approved the community's fire protection plan."*