

LILAC HILLS RANCH SPECIFIC PLAN



GPA 12-001, SP12-001

Public Review June 20, 2013

The Specific Plan proposes the development of Lilac Hills Ranch community, a mixed use pedestrian oriented sustainable community within an unincorporated area of San Diego County. The Specific Plan includes guidelines for subdivision and improvement plans, determines permitted land uses, densities, maximum residential units, and delineates required public facilities. This Community is designed to meet the standards of the Community Development Model as further defined by the San Diego County General Plan, policies and regulations.

Lilac Hills
Ranch

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Public Review
June 20, 2013

APPLICANT / PREPARER:

ACCRETIVE INVESTMENTS, INC.
12275 El Camino Real, Suite 110
San Diego, CA 92130
PHONE: 858-546-0700
R. Randy Goodson
Simon G. Malk
Jon D. Rilling

SUBMITTED TO:

County of San Diego
Planning & Development Services
5510 Overland Avenue
San Diego, CA 92123
CONTACT: *Mark Slovick*
PHONE: 858-495-5172
EMAIL: Mark.Slovick@sdcounty.ca.gov

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List of Acronyms

<i>AD</i>	<i>Assessment District</i>
<i>AF</i>	<i>acre feet</i>
<i>AFY</i>	<i>acre feet per year</i>
<i>APN</i>	<i>Assessor's Parcel Number</i>
<i>Bio OS</i>	<i>Biological Open Space</i>
<i>BMP</i>	<i>Best Management Practice</i>
<i>BCPA</i>	<i>Bonsall Community Planning Area</i>
<i>CALFIRE</i>	<i>California Department of Forestry</i>
<i>CCR</i>	<i>Conditions, Covenants, And Restrictions</i>
<i>CFD</i>	<i>Community Facilities District</i>
<i>CPA</i>	<i>Community Planning Area</i>
<i>CRV</i>	<i>California Redemption Value</i>
<i>DG</i>	<i>Decomposed Granite</i>
<i>PDS</i>	<i>Planning and Development Services</i>
<i>DSFPD</i>	<i>Deer Springs Fire Protection District</i>
<i>EIR</i>	<i>Environmental Impact Report</i>
<i>FMZ</i>	<i>Fuel Management Zone</i>
<i>FPP</i>	<i>Fire Protection Plan</i>
<i>GBCI</i>	<i>Green Building Certification Institute</i>
<i>GPA</i>	<i>General Plan Amendment</i>
<i>HCD</i>	<i>Housing and Community Development</i>
<i>HMD</i>	<i>Habitat Maintenance District</i>
<i>HOA</i>	<i>Homeowner's Association</i>
<i>IFD</i>	<i>Infrastructure Financing District</i>
<i>LARA</i>	<i>Local Agricultural Resources Assessment</i>
<i>LEED-ND</i>	<i>Leadership in Energy and Environmental Design for Neighborhood Development</i>
<i>LMD</i>	<i>Landscape Maintenance District</i>
<i>LU</i>	<i>Land Use</i>
<i>MSCP</i>	<i>Multiple Species Conservation Program</i>
<i>MSL</i>	<i>Mean Sea Level</i>
<i>MUP</i>	<i>Major Use Permit</i>
<i>NCMSCP</i>	<i>North County Multiple Species Conservation Plan</i>

List of Acronyms

NCN	<i>No common name (for plant species with only a botanical name)</i>
NCTD	<i>North County Transit District</i>
NCTDB	<i>North County Transit District Board</i>
NPDES	<i>National Pollution Discharge Elimination System</i>
PAA	<i>Plan Amendment Authorization</i>
PAMA	<i>Pre-approved Mitigation Area</i>
PPFP	<i>Public Facilities Finance Plan</i>
PLDO	<i>Park Land Dedication Ordinance</i>
PR	<i>Private Recreation</i>
R.O.W.	<i>Right-Of-Way</i>
RF	<i>Recycling Facility</i>
RL	<i>Rural Lands</i>
RMP	<i>Resource Management Plan</i>
RPO	<i>Resource Protection Ordinance</i>
RU	<i>Urban Residential</i>
SANDAG	<i>San Diego Association of Governments</i>
SCIC	<i>South Coastal Information Center</i>
SF	<i>Single Family</i>
SLL	<i>Smart Location And Linkage</i>
SMA	<i>Subdivision Map Act</i>
SP	<i>Specific Plan</i>
SWMP	<i>Storm Water Management Plan</i>
USGS	<i>United States Geographical Service</i>
VCCPA	<i>Valley Center Community Plan Area</i>
VCMWD	<i>Valley Center Municipal Water District</i>
VR	<i>Village Residential</i>
WRF	<i>Water Reclamation Facility</i>

Lilac Hills Ranch SPECIFIC PLAN

Lilac Hills Ranch Country Inn



Village Green



I. INTRODUCTION

- A. Purpose of the Specific Plan*
- B. Project Description*
- C. Location and Regional Setting*
- D. Environmental Resources*
- E. County Land Use Regulations*
- F. Residential Yield Analysis*
- G. Parcel Size Distribution in the Vicinity*
- H. Planning History*
- I. Relationship to General Plan*
- J. Development Approvals Needed*

Lilac Hills
Ranch

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I. INTRODUCTION

A. Purpose of the Specific Plan

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. This Specific Plan provides the guidelines for preparation of the subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities, and compliance with applicable County policies. It is anticipated that refinements such as final road and trail alignments, minor changes in Planning Area configuration will occur during the development of the implementing subdivisions. Such refinements, with approval of the Director of Planning and Development Services (PDS), will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of the Community is maintained (for further detail see Section IV-C Amending the Specific Plan).

B. Project Description

The Lilac Hills Ranch community (also referred herein as “Community”) proposes the development of a 608 acre mixed-use pedestrian oriented sustainable community within the unincorporated area of San Diego County designed in accordance with the Community Development Model and expected to meet the standards of the LEED-ND or an equivalent program, discussed in further detail in Section II-G. A portion of the land is within the Bonsall Community Planning Area and a portion is within the Valley Center Community Planning Area as shown in **Figure 1 - Regional Location Map**. The proposed Specific Plan includes a residential component consisting of 1,746 dwelling units which equates to an overall density of not more than 2.9 dwelling units per acre (du/ac) over the entire 608 acres. The planning areas with higher densities are located in the Town Center and in the two Neighborhood Centers. The Town Center and two smaller Neighborhood Centers also permit 90,000 square feet of specialty retail commercial-mixed-uses, and Phases 4 and 5 include a 175.5-acre Senior Citizen Neighborhood component which includes: market rate, age restricted residential housing (a total of 468 dwelling units included in the 1,746 dwelling units above), and a 200 room Group Residential and Group Care living facility. The Community will retain and promote some existing agricultural uses in specific areas within the project’s open space system. Existing agricultural uses in the biological open space will be allowed to continue, and some existing and new agricultural uses will also be permitted in certain other development areas. The Community also includes an active park system with 15 public and private parks, public trails, and a school site. Also, proposed within the Community are a 50-room Country inn, Civic Center, Private Recreation Center, Senior Center, Recycling Facility; a Water Reclamation Facility; and other supporting infrastructure.

Discretionary approvals submitted concurrently with the Specific Plan include a General Plan Amendment (GPA), Rezone, two Tentative Maps (which include the Vacation of two Open Space easements), two Site Plans for the Implementing Tentative Map, and a Major Use Permit for the Water Reclamation Facility.

Residential Component: This Specific Plan proposes a residential community with a maximum of 1,746 homes. All of the areas designated VR 2.9 and Zoned RU (Urban Residential) on the two Community Plan Maps are included on 582.2 acres as shown in **Figure 10 - Proposed Community Plan Land Use Designations**. Of the 1,746 homes, 468 are included in the Senior Citizen neighborhood.

The actual density permitted by the Specific Plan is obtained by dividing the 1,371 single family lots by 582.2 acres which equals a density of 2.36 dwelling units per acre. There are single family detached residential areas in each of the five project phases. The single family residential areas in Phases 4 and 5 are age restricted.

An additional 375 residential units are located within the Town Center and two smaller Neighborhood Centers (25.8 acres total) that comprise the Commercial and mixed-use areas zoned with the C34 (General Commercial-Residential) as shown on **Figure 12 - Proposed Zoning**. The Town Center and Neighborhood Centers include three Single Family Attached planning areas (SFA 1-3) that provide 164 dwelling units with an overall density of 20+ dwelling units per acre. Mixed-use residential (211 units) comprises the remainder of the residential dwelling units in the C34 Zone.

1. Commercial and Mixed-Use: The Community contains three distinct areas that provide 90,000 square feet of specialty commercial and office usable area in addition to the residential and other civic uses. This combined 25.8-acre area will have a Community Plan Land Use Designation of C-5 (Village Core/Mixed-Use) and C34 zoning (General Commercial-Residential). These activity nodes are distributed in the northern, central, and southern portions of the Community. They have been specifically located to meet the standard for “walkable communities” by locating essential neighborhood commercial services within one-half-mile of all of the residential uses. As can be seen on **Figure 13 - Multi-Modal Concept Plan**, all of the residential areas are within one-half mile of at least one of three areas with commercial services.
2. School Site: A 12-acre school site is proposed within the Specific Plan project area.
3. Recycling Facility (RF): A Recycling Facility will be provided on-site per Section 6970-b of the Zoning Ordinance. The purpose of this facility is to provide waste recycling for project residents. Per the county Zoning Ordinance (2341), a Site Plan is required for this use.
4. On-site Water Reclamation Facility (WRF): A Major Use Permit has been processed concurrently with the Specific Plan to provide treatment of effluent generated within

the Community area. Implementation of the Major Use Permit or alternative treatment options will be determined by the Valley Center Municipal Water District.

5. Other Facilities and Uses: Additional elements of the proposed Community include a 12-acre public community park; private neighborhood and pocket parks many of which are available for use by the general public; multi-use trails; bike paths and bike lanes; active orchards and other agricultural uses; associated community facilities such as a private recreation facility, community/civic center, information center, Country inn, and supporting infrastructure; as well as permanent preservation of biological open space. These other facilities will be located in the RU or C34 zone. Also included is a complete age restricted neighborhood for seniors with an Assisted Living component including a Group Residential – Group Care facility, and a Senior Center constructed on one of the private parks.

The Community is located in an area of agricultural uses together with existing residential and commercial uses. The Community will be designed in accordance with the guidelines, set forth in this Specific Plan. Community design features include landscaping throughout the Community, screening of the WRF and RF, and lighting restrictions.

The proposed Community includes utilization of existing water wells pursuant to guidelines set forth by the Valley Center Municipal Water District (VCMWD). The Community will construct on-site drainage facilities, including water quality treatment and hydro-modification basins, to protect against sedimentation resulting from storm water runoff. The system includes Site Design, Source Control and Treatment, Best Management Practices, as well as the possibility for other Low Impact Development measures such as rain water harvesting and grey water utilization for each single family home. The Community will be developed to meet all applicable County Code requirements in regard to the provision of solar facilities.

Grading is expected to take place in a number of phases over a period of years. The Specific Plan text includes a phasing plan for the development of the Community's component parts which would be coordinated with the level of available services, including roads, water, wastewater, parks, and fire.

Primary access to the Community will be provided via West Lilac Road, which connects to Old Highway 395 to the west of the Community. The proposed circulation plan for the Community includes both on-site and off-site road improvements. Additional access will be provided via Covey Lane, Rodriguez Road (fire apparatus access road), and Mountain Ridge Road (gated) as described in Section III.

The Community is completely within the VCMWD. Groundwater may be used as an additional source of irrigation for orchards, common areas, and landscaping within the Community pursuant to guidelines set forth by the VCMWD.

C. Distribution of Land Uses

The following table shows the distribution of the land uses throughout the Community.

Table 1 - Land Use Summary

Land Use	Planning Areas	Net Acreage	Dwelling Units/Square Feet (SF)	Zoning
Single-Family Detached	SFD 1-8	158.8	903	RU
Single-Family Detached - Senior Citizen Community (Age-Restricted Units)	SFS 1-6	75.9	468	RU
Single-Family Attached	SFA 1-3	7.9	164	C34
Group Residential/Care (200 beds)	GR	6.5	N/A	RU
Commercial and Mixed-Use	C1-5	15.3	211/ (90,000 square feet)	C34
Senior Center	P11	3.3	N/A	RU
K-8 School Site	S	12.0	N/A	RU
Institutional Use	I	10.7	N/A	RU
Public Park	P10	12.0	N/A	RU
Private Parks	P 1-9 and within the Senior Citizen Neighborhood P-12 – 15	8.5	N/A	RU
Private Recreation	PR	2.0	N/A	C34
Biological Open Space	OS	103.6	N/A	RU
Common Areas and Agricultural Open Space	--	20.2	N/A	RU
Manufactured Slopes	--	67.5	N/A	RU
Roads	--	83.3	N/A	RU
Water Reclamation Facility	WR	2.4	N/A	RU
Recycling Facility/Trail Head/Staging Area	RF	0.6	N/A	C34
Detention Basins	DB	9.4	N/A	RU
Wet weather storage	WWS	8.1	N/A	RU
TOTALS		608	1,746	

D. Location and Regional Setting

The Lilac Hills Ranch community is approximately 608 acres, and is located a quarter mile from the Interstate 15 corridor in the unincorporated area of San Diego County with freeway access off the Interstate 15 at the Old Highway 395 Interchange as shown in **Figure 6 – Aerial Photograph and 1-Mile Vicinity**. The Community is located to the south and west of West Lilac Road with State Route 76 to the north, downtown Valley Center to the east, downtown Escondido to the south, and Interstate 15, Old Highway 395 and Bonsall to the west.

The Lilac Hills Ranch Community is located within the westernmost portion of the Valley Center Community Plan Area (VCCPA) although a small portion is within the Bonsall Community Plan Area (see **Figure 2 – Valley Center Context Map**). From the northwest Community corner, West Lilac Road serves as the northern Community boundary, while Circle R Drive is less than 1/2 mile south of the southern Community boundary. From the southwest Community corner, the western boundary of the Community runs along Shirey Road and extends to Standel Lane, which serves as the northwestern Community boundary. The Community is within Township 10 South, Range 3 West, Section 24, and Township 10 South, Range 2 West, Sections 19 and 30, on the USGS 7.5' Pala and Bonsall quadrangles.

The topography of the area consists of a series of rolling hills dissected by drainage courses and a valley bottom that drain primarily to the south and southwest. Elevations across the Community range from 960 feet MSL at the highest to 590 feet MSL at the lowest. The drainage courses on the Community convey storm water and urban/agricultural runoff. Both intermittent and ephemeral drainages occur in the Community. Wells occur across the site and are used to provide water to the orchards, vineyards, and other agricultural areas. Several man-made agricultural ponds that store water for irrigation purposes occur within the Community area.

The surrounding area is characterized by its historical agricultural activities, and residential development on parcels of varying sizes, as shown on **Figure 3 - Vicinity Map and Surrounding Land Uses**. The residential developments near the site are located off West Lilac Road, Covey Lane, Rocking Horse Road, Old Highway 395, Mountain Ridge Road, Circle R Drive, and State Route 76 (SR-76). Typical architectural styles are Mission or Ranch style homes of one and two stories. Also close to the Community are small commercial and office buildings, an industrial rock manufacturing and concrete batch plant, and several RV Parks (All Seasons RV Park and Champagne Lakes).

E. Environmental Resources

1. Cultural Records

According to the records on file at the SCIC, there have been 18 sites and three isolates recorded within a one-mile radius of the Community. Five extant sites and 2 isolates have been found since 2007 during onsite surveys.

Of the 18 archaeological sites recorded off-site within a one-mile radius of the Community, 2 are historic and 16 are pre-contact Native American sites. Three-fourths of the pre-contact sites (12) included bedrock milling features, five of which had only bedrock milling features with no other cultural characteristics noted. Three of the sites included milling features and lithic artifacts. At one site, bedrock milling features were found with a stacked stone feature which was apparently a rock room. Stacked stone granaries were recorded at another site with milling features, lithic artifacts, and ceramics. One site record noted bedrock milling features and habitation debris and another site recorded milling features, lithics, ceramics, faunal material, a rock overhang, and a subsurface deposit. Of the pre-contact sites that lacked milling features, two were scatters of lithic artifacts, one included lithics and ceramics, and one was a rock shelter with no artifacts observed. There were two historic sites recorded. One consisted of a historic trash scatter and another consisted of a historic foundation with a trash scatter and non-native trees.

In general, the sites are recorded along drainages. Seven of the sites are recorded in Keys Canyon and several others are along an unnamed drainage that runs through the Community and eventually into Moosa Creek.

An additional 15 sites have been recorded within one-half mile of the areas where offsite improvements could be constructed. These sites consisted of several bedrock milling stations, a rock enclosure that was determined to be historic or recent, scatters of lithic materials and shell, and a complex of habitation sites. Of these, only one was recorded within the Area of Potential Effects from offsite roadway improvements (none within offsite sewer improvements). That site is an important habitation area in Moosa Canyon.

2. Water Resources

The Community is within the County Water Authority and is served by the Valley Center Municipal Water District. There is significant existing water infrastructure on and to the site. There are transmission lines to the site, numerous meters, and two water tanks on the 608-acre site. In addition, the existing property contains 10 working groundwater wells that are used to irrigate orchards and landscaping throughout the year. The Water Supply Assessment approved by the VCMWD confirmed that the Community's imported water use will use be equal to or less

than the imported water use after project implementation than was used by the 608 acres of property at the time of this application.

3. Climate

San Diego County is divided into a series of "plant climates" which are defined as areas "in which specific plants, groups or associations are evident and will grow satisfactorily, assuming water and soil are favorable." (Gilbert 1970). Plant climates in San Diego County occur as a series of five trending linear zones, including the Maritime, Coastal, Transitional, Interior and Desert zones. These areas are influenced by factors including topography and proximity to the ocean and are generally gradational inland, with the Community located in the Transitional Zone (County 2004).

The Community is located within Sunset Zone 23, which has a rating of "high" and is one of the most favorable for growing subtropical plants and most favorable for growing avocados (County of San Diego, 2010). Climate conditions for the Community area are typical of a Mediterranean climate regime, with a wet winter rainy season followed by a hot, dry summer. Spring and fall months tend to be mild in temperature and variable in rainfall amounts. The average January low temperature for the area is approximately 40 F, and the average July high temperature is between 85 and 90. Average annual rainfall is 15 inches (Griner and Pryde; 1976).

4. Biological Resources

The Community is located within the draft proposed North County Multiple Species Conservation Plan (NCMSCP). The entire Community is outside of the proposed Pre-approved Mitigation Area (PAMA) that is used to guide the processing and design of the NCMSCP. The proposed PAMA is located to the north, northeast and to the west of the Community but does not encumber the Community boundary at any point.

The Community was surveyed by Recon. All surveys were negative. There are no Threatened or Endangered species located on the property. Most native habitat occurs primarily along the drainage courses and on some of the steeper terrain on the western and southwestern portions of the Community. Vegetation communities and habitat types that are found in the Community area occur as a mosaic of native habitat patches and agricultural uses. A small amount of coastal sage scrub vegetation also occurs on site, in various sized disconnected patches. The largest patches of relatively undisturbed coastal sage scrub occur in the north and central part of the Community area with more disturbed patches located in the west-central and western parcel of the Community. A total of sixteen primary habitat types and vegetation communities were identified by the Community biological resources technical report. The largest areas of native habitat is southern mixed chaparral,

with southern coast live oak riparian woodland, southern willow riparian woodland, and southern willow scrub occurring within the drainages. The developed areas consist primarily of scattered rural residences with ornamental landscaping. Roughly 75% of the property is mapped as agriculture, developed, or disturbed.

5. Geology

Lilac Hills Ranch is located in the lower Peninsular Range Region of San Diego County, a subset of the greater Peninsular Ranges Geomorphic Province of California. This portion of the Peninsular Ranges is underlain by the intrusive southern California Batholith. This portion of San Diego County is made up of foothills that span elevations from 600 to 2000 feet above mean sea level (MSL).

Steep slopes are limited within the Community as shown on **Figure 64 - Existing Topography and RPO Steep Slopes**. Specifically, 99.7 percent of all proposed grading will not impact RPO Steep Slope land. The rolling hills are predominately composed of Tonalite of the Couser Canyon geologic formation with a minor amount of the Granodiorite of Indian Mountain exposed at the northern boundary of the project. The geologic units underlying the project are characterized by weathered and decomposed granitic rocks with a very minor amount of exposed outcrops of hard granitic boulder core stones. A relatively thin veneer of surficial units including artificial fill, topsoil, alluvium, and older alluvium cap the granitic rocks. Topsoil on the property is generally medium brown to reddish brown clayey to silty sands that are dry to slightly moist and loose to moderately dense. The site is suitable for development as proposed. No geologic hazards or other adverse conditions have been located on the site to date.

F. County Land Use Regulations

1. **Existing Land Use Element Regional Category:** The Community lies within the Bonsall and Valley Center Community Plan Areas as designated in the San Diego County General Plan and as shown on **Figure 6 - Existing Regional Land Use Categories**. The General Plan Land Use Element Regional Category for the Community in both plan areas is Semi-Rural. The Community includes 530 acres in the Valley Center Community Plan Area and 78 acres in the Bonsall Community Plan Area.
2. **Proposed Land Use Element Regional Category:** The General Plan Amendment proposes to amend the Regional Land Use Element Map to change the Regional Category Designation from Semi-Rural to Village (see **Figure 8 - Proposed Regional Land Use Categories**).
3. **Existing Community Plan Land Use Designations:** The 530 acres within the Valley Center Community Plan currently include two land use designations; Semi-Rural 10 (131 acres) and Semi-Rural 4 (399 acres). The 78 acres within the Bonsall Community Plan are entirely designated with the Semi-Rural 10 land use

designation as shown on Figure 9 - **Existing Community Plan Land Use Designations**.

4. **Proposed Community Plan Land Use Designations:** The Lilac Hills Ranch General Plan Amendment proposes to amend the Valley Center Community Plan map to change approximately 530 acres in the Semi-Rural SR-10 (1 unit per 10, or 20 gross acres, depending on slope) and Semi-Rural SR-4 (1 unit per 4, 8, or 16 gross acres, depending on slope) to Village Residential (2.9) and Village Core (C-5) (**Figure 10 - Proposed Community Plan Land Use Designations**) and add appropriate language into the Valley Center Community Plan text describing the project.

The General Plan Amendment will also amend the Bonsall Community Plan map by changing approximately 78 acres from Semi-Rural SR-10 to Village Residential (2.9) (**Figure 10 - Proposed Community Plan Land Use Designations**) and add appropriate language into the Bonsall Community Plan text describing the project.

The majority of the Community (582.2 acres) will be designated with the VR 2.9 designation which allows a theoretical maximum of 2.9 dwelling units per acre over the 582.2 acres with this designation. The proposed Specific Plan includes a Town Center in the north central portion of the project that will be designated with the Village Core/Mixed-Use designation which, as the name suggests, allows a mix of commercial, residential, and mixed-use development within the Town Center. Two smaller Neighborhood Centers south of the Town Center will be designated with the C-5 designation. The Specific Plan will allow a maximum of 1,746 total dwelling units.

5. **Existing Zoning:** The 530 acres within the Valley Center Community Plan are zoned with the A70 "Limited Agriculture" Use Regulation. The 78 acres within the Bonsall Community Plan are zoned with the "Rural Residential" Use Regulation as shown on **Figure 11 - Existing Zoning**.
6. **Proposed Zoning:** To implement the proposed changes resulting from the proposed General Plan Amendments, the zoning replaces both the existing A70 Use Regulation and the RR Use Regulation with two new Use Regulations. Outside of the Town Center and two Neighborhood Centers all of the land is zoned with the Urban Residential Use Regulation (RU). The Town Center is proposed for the General Commercial-Residential Use Regulation (C34) as are the two Neighborhood Centers south of the Town Center (**Figure 12 - Proposed Zoning**).

G. Residential Yield Analysis (Existing Land Use Regulations)

1. **Land Use Designations:** The General Plan Update adopted by the Board of Supervisors in August 2011 includes a Land Use element in which there are standards for calculating the gross density allowed on all property with Slope

I. INTRODUCTION

Dependent land use designations. Yield on Semi-Rural land is calculated per Table LU-2 in the Land Use element. In this case, approximately 208.6 acres of the property is designated as Semi-Rural 10, which allows 1 du/10 gross acres on land with slopes under 25%, and 1 du/20 gross acres on land with slopes over 25%. Approximately 398.3 acres of the property is designated as Semi-Rural 4, which allows 1 du/4 gross acres on land with slopes of 0-25%, 1 du/8 gross acres on land with slopes of 25-50%, and 1 du/16 acres on land with slopes over 50%. The existing Land Use designations are shown on Figure 9 - **Existing Community Plan Land Use Designations**. Estimated yield of the existing General Plan is shown in Table 2.

2. **Existing Zoning:** The 530 acres within the Valley Center Community Plan is zoned with the A 70 “Limited Agriculture” Use Regulation with a minimum lot size of two acres. The 78 acres within the Bonsall Community Plan is zoned with the “Rural Residential” Use Regulation also with a minimum lot size of two acres as shown on **Figure 11 - Existing Zoning**. Maximum yield under zoning based on the minimum lots size is 266 two-acre lots in Valley Center and 38 two acre lots in Bonsall (a maximum of 304 two-acre lots total).

Table 2 - Residential Yield Analysis

Land Use	Acres	# of Units
SR-4		
0-25% slope	357.7	89
25-50%	37.0	4
50%+	3.6	0
SR-10		
0-25%	151.2	15
25%+	58.4	2
Total	607.9 acres	110 units

3. **Resource Protection Ordinance:** The Resource Protection Ordinance protects sensitive resources such as sensitive biological resource, sensitive cultural resources, flood plains, and steep slopes. Last amended in 2011 it now requires yield to be calculated as provided for in the Land Use Element. In this instance, yield would be as allowed in the table above.

H. Parcel Size Distribution in the Vicinity of Lilac Hills Ranch

Lilac Hills Ranch is located on the northwest margins of the Valley Center planning area (**Figure 2 – Community Plan Area Map**), and the northeastern margin of the Bonsall planning area. The Valley Center planning area has a number of existing specific plans,

as shown in **Figure 4 - Valley Center Generalized Specific Plans**, containing large scale urban development. However, Lilac Hills Ranch is unlike most of the other specific plans in Valley Center and Bonsall in that the Community is located a quarter-mile from the I-15 freeway in an area with existing parcels ranging from half acre to 20-acre parcels. Lilac Hills Ranch has more in common with the land development trends along the I-15 corridor, such as Circle R, than with the land patterns of central Valley Center.

One Mile Radius: An analysis by Chicago Title, using Metro Scan software, shows the following distribution of lot sizes for the areas immediately adjacent to the 608-acre site as shown in **Figure 6 – Aerial Photograph & 1-Mile Vicinity**.

1. Nine percent (9%) of all lots within a 1-mile radius are less than 1-acre;
2. Eighteen percent (18%) of all lots within a 1-mile radius are less than 2-acres;
3. Fifty-four percent (54%) of all the lots within a 1-mile radius are less than 4-acres.
4. The area in Bonsall on the west side of I-15 was planned for 4 and 8 acre development under the former General Plan, and the areas east of I-15 were planned for 2 and 4-acre development for most of the past 33 years. With the General Plan Update the areas in Bonsall are now planned for 10 and 20-acre development and the areas east of I-15 in Valley Center are planned for 4, 8, and 16-acre development. Parcel size is a factor in describing existing 'community or neighborhood character'. The above documents that 81 percent of the existing lots within the one mile radius are well over the intensity of development anticipated by the plan designations.

Five Mile Radius: An analysis by Chicago Title and Corelogic, using Metro Scan software, shows the following distribution of lot sizes as shown in **Figure 5 – Aerial Photograph & 5-Mile Vicinity**.

1. Thirty-two percent (32%) of all residential development within a 5-mile radius of the Community are classified as Multi-family, timeshares or mobile home developments which can all classified as small scaled, urban, sewer served developments, and;
2. Fifty-nine percent (59%) of all single family development in this area is on lots smaller than the current minimum two-acre lot size identified in the General Plan, which means that only;
3. Forty-one percent (41%) of all residential lots in this 5 mile area are 2 acres or greater.
4. Parcel size is a factor in describing existing 'community character'. The above documents a robust diversity of parcel sizes for an area that has, for the most part, had a 2 and 4-acre minimum parcel size for the past 33 years.

I. INTRODUCTION

I. Planning History

Accretive Investments, Inc. submitted an application for a Plan Amendment Authorization (PAA) request on November 2, 2009 under the Board Policy I-63 in existence at that time. The San Diego County Planning Commission initiated the PAA to proceed on December 17, 2010 and authorized the processing of the General Plan Amendment by a vote of 4-2-1.

J. Relationship to General Plan

The San Diego County General Plan, the Valley Center Community Plan, and the Bonsall Community Plan provide the overall planning policy framework for the Lilac Hills Ranch Specific Plan. Section V of this Specific Plan text and Chapter 4 of the General Plan Amendment Report and Appendix A provides detailed analysis regarding how and why this Specific Plan is consistent with the goals and policies of the County General Plan. The Lilac Hills Ranch Specific Plan is intended to further implement the policies of these documents as set forth in the standards and guidelines provided herein.

K. Development Approvals Needed

The development application consists of the following land use applications;

1. General Plan Amendment to the Land Use Element for changes to: Regional Land Use Map, Valley Center and Bonsall Community Plans (texts and maps), and the Mobility Element road classification of West Lilac Road which forms the Community's northern boundary;
2. Specific Plan;
3. Rezone;
4. Two Tentative Maps;
5. A Major Use Permit for the Water Reclamation Facility;
6. A Site Plan for "D" and "V" Special Area Regulations;
7. A Site Plan for private parks;
8. Encroachment permit.

The GPA proposes to amend the Regional Land Use Map by replacing the Semi-Rural Category with the Village Category.

The GPA also proposes to amend the Valley Center Community Plan Map by replacing the existing Semi-Rural (SR-4) and (SR-10) designation with the Village Core/Mixed-Use (C-5) designation, and the balance with the Village Residential (VR 2.9) designation. The Plan Amendment also proposes to amend the Valley Center Community Plan text to incorporate this Project.

Approximately 78 acres in the northwest corner of the proposed specific plan is within the Bonsall Community Plan area. The GPA proposes to amend the Bonsall Community Plan Map by replacing the existing Semi-Rural (SR-10) designation with the Village Residential (VR 2.9) Designation. The Specific Plan also proposes to amend the Bonsall Community Plan text to incorporate this Project.

This Specific Plan (text and map) provides a detailed discussion regarding the proposed uses, their location, density, and intensity of uses and the infrastructure necessary to support the proposed uses. It also discusses the phasing and implementation of the Community.

The Rezone implements the uses authorized by the new General Plan designations, and also provides the additional detail necessary to implement the specific uses detailed in the Specific Plan text.

A Master Tentative Map (TM5571) would subdivide the entire Community creating 25 parcels within the 608-acre project site and identify locations of a roadway system and utility improvements to service the proposed lots. The Master Tentative Map includes a master grading plan, which identifies rough grading quantities and drainage facilities that would serve the entire Community.

The Implementing Tentative Map for Phase 1 subdivides the northwestern 121.5 acres of the Community into 352 single-family residential lots, along with common area lots for HOA open space, parks, and biological open space lots. The grading plans for the Implementing Tentative Map depict the preliminary grading for Phase 1. A Site Plan is required to be processed concurrently with this Tentative Map per the "V" setback regulator and the "D" Special Area regulator included in the zoning. The purpose of the Site Plan is to implement the design standards required by the Single Family Development Standards discussed in detail in Section III - Development Standards and Regulations.

The Major Use Permit (MUP12-005) is for the onsite Water Reclamation Facility (WRF). The total area of the proposed WRF would be approximately 2.4 acres which is located in the southwest section of the developed area of the Community. The Major Use Permit includes detailed exterior building elevations and landscape plans to demonstrate that the facility will meet the design standards of the Valley Center Design Review Guidelines. The WRF would include four separate structures: a treatment process area, effluent storage, chlorine contact facility, and a control and equipment building. The structures would be a maximum of 35 feet in height. The recycled water infrastructure would consist of a conveyance pump station, a transmission pipeline, a possible recycled water storage tank, and recycled water distribution pipelines. Screening trees and shrubs are proposed around the perimeter of both facilities.

I. INTRODUCTION

Two existing Biological Open Space Easements on the property totaling 3.64 acres are shown on the Master Tentative Map and will be vacated with the recordation of the Phase 2 and 3 Final Maps.



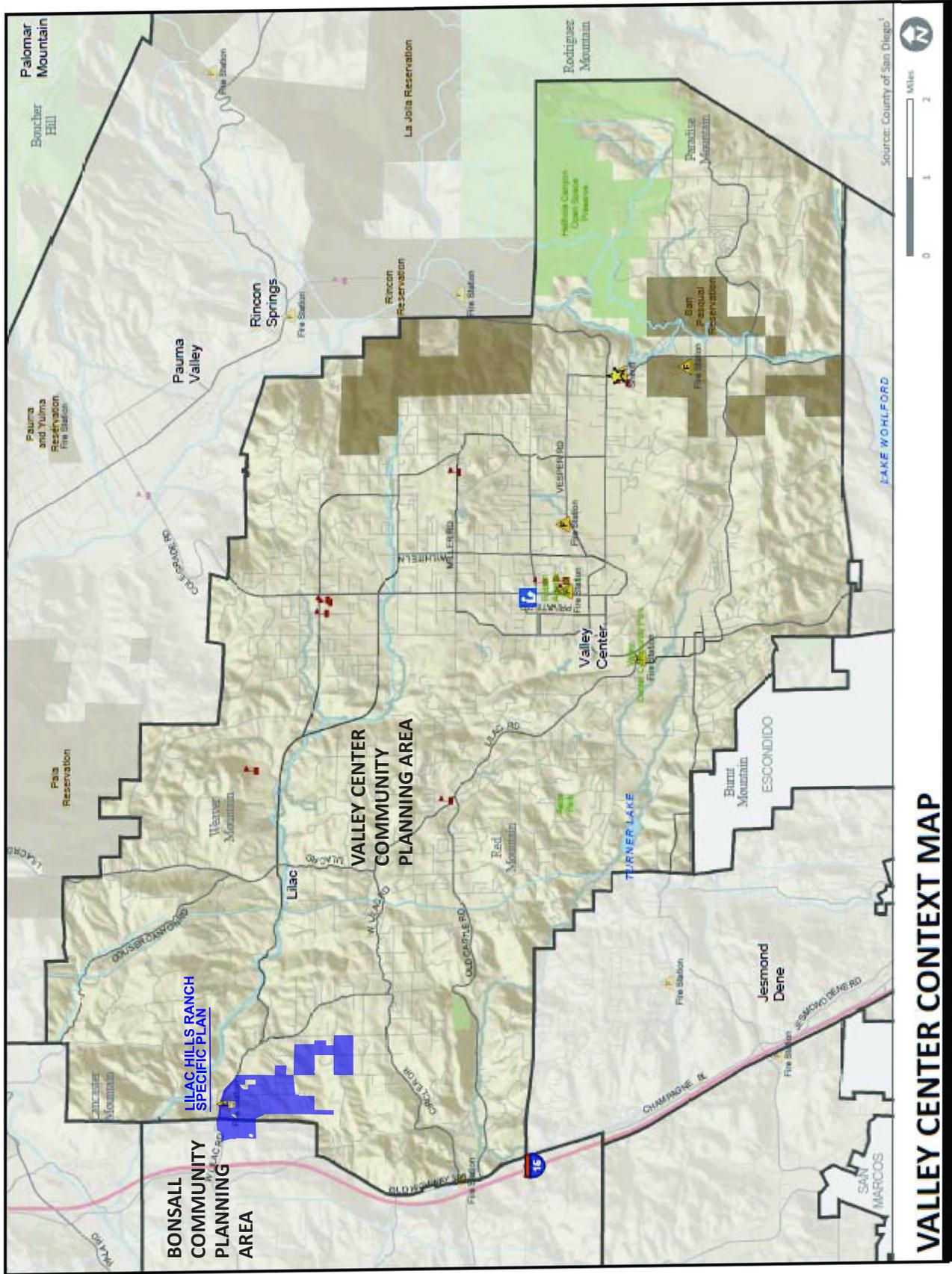
Regional Location Map

LILAC HILLS RANCH SPECIFIC PLAN

Community Plan Area Map

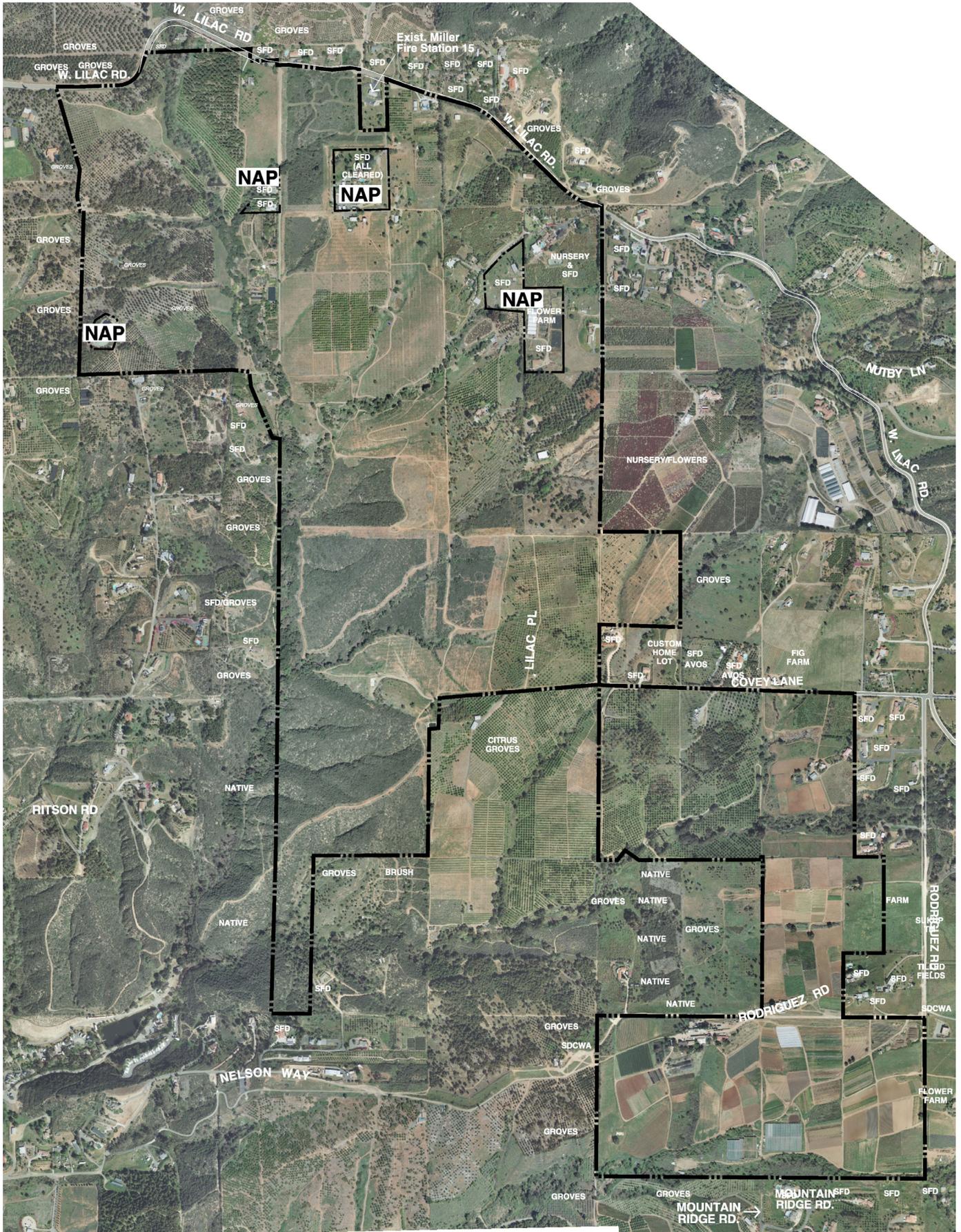
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 2



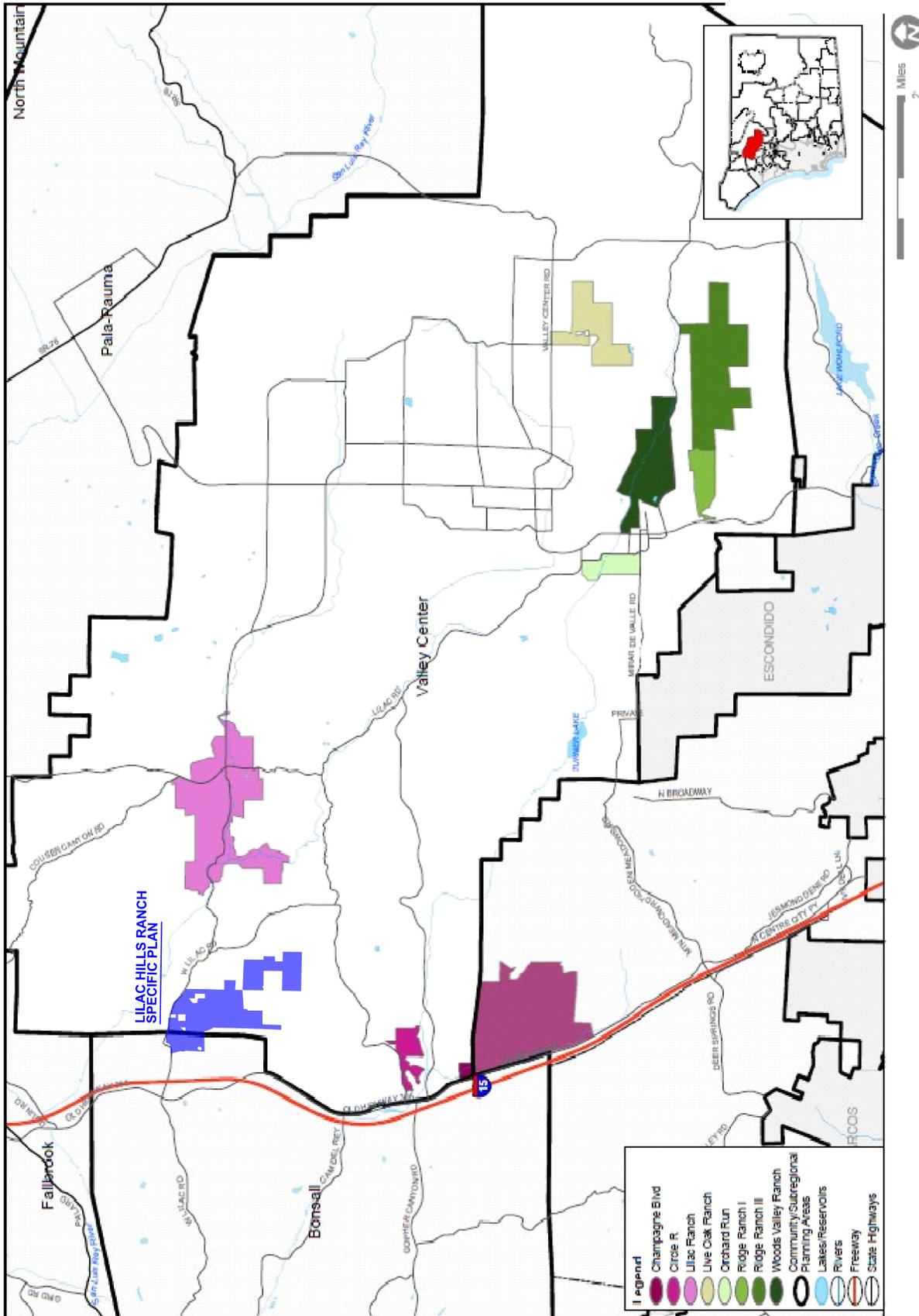
VALLEY CENTER CONTEXT MAP
San Diego County General Plan

Figure 2



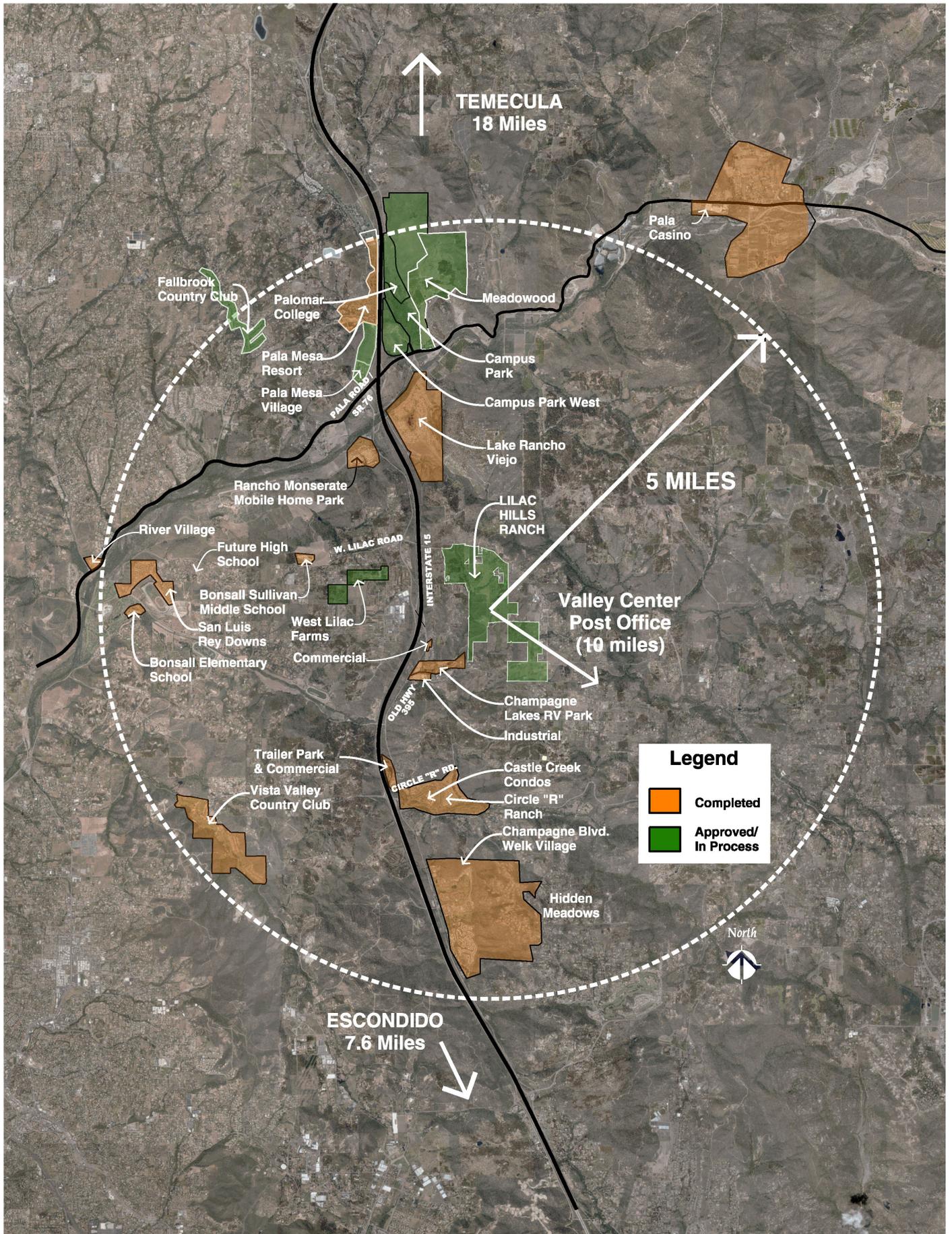
Vicinity Map and Surrounding Land Uses

LILAC HILLS RANCH SPECIFIC PLAN



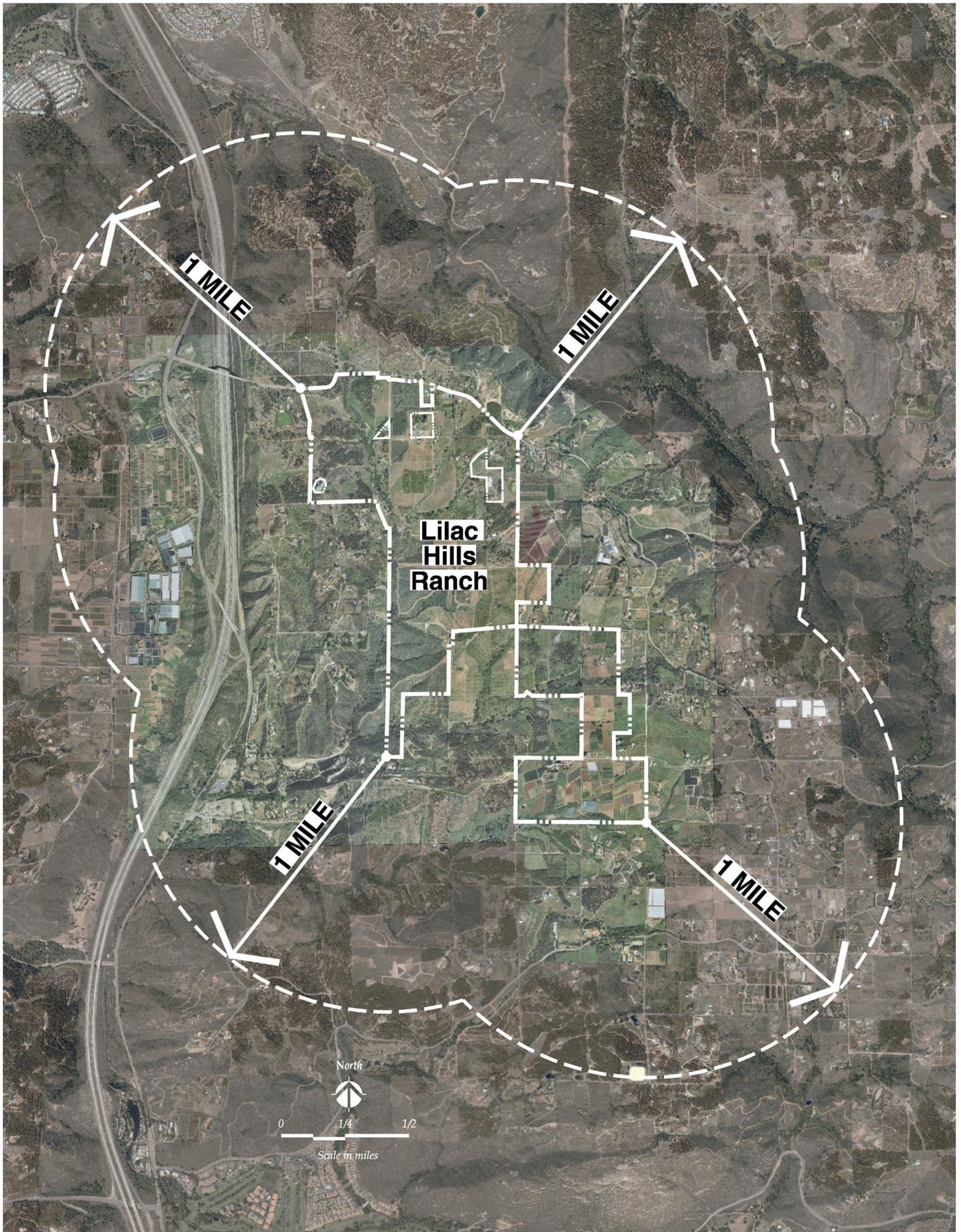
Valley Center Generalized Specific Plans

LILAC HILLS RANCH SPECIFIC PLAN



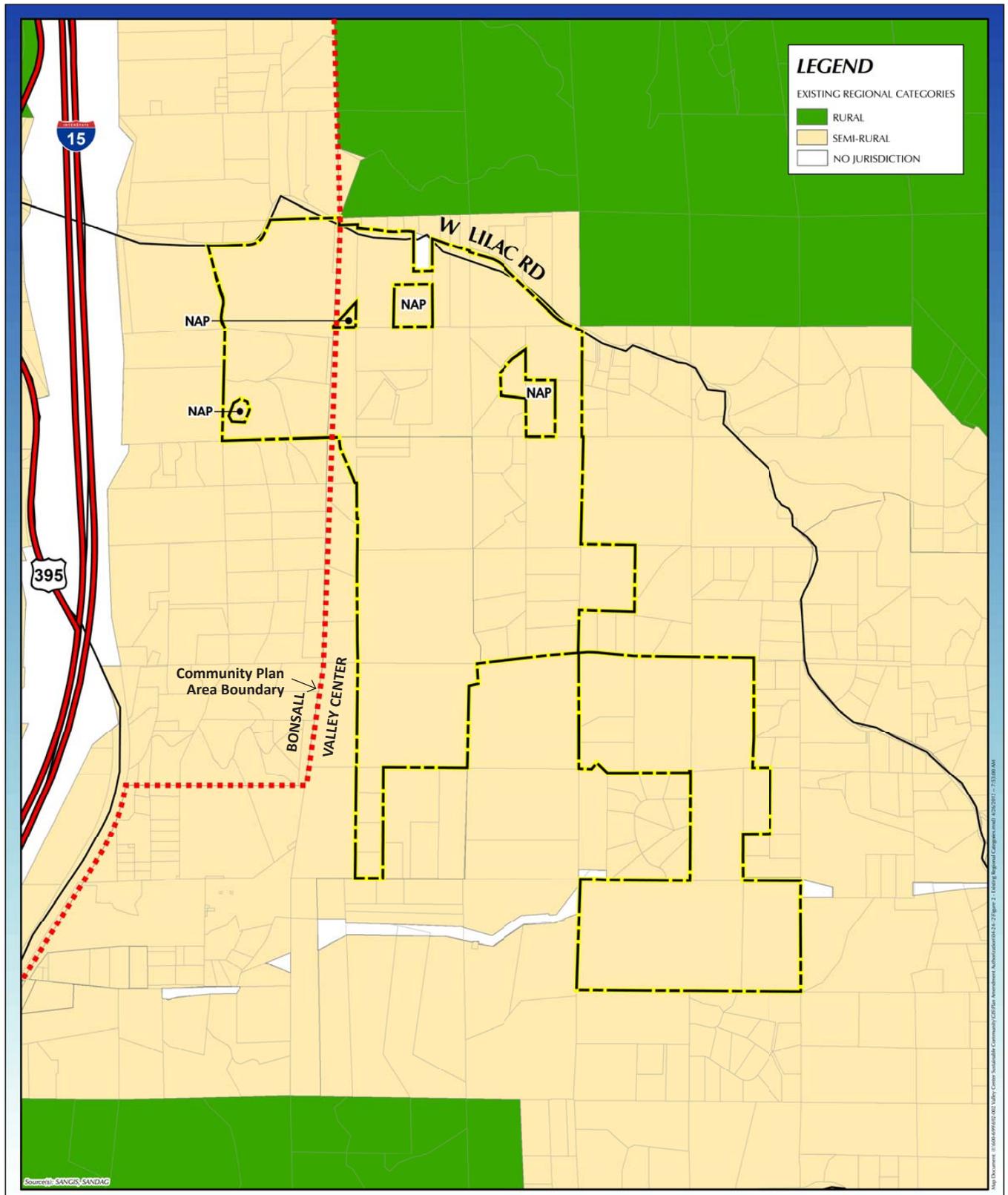
Aerial Photograph & 5-Mile Vicinity

LILAC HILLS RANCH SPECIFIC PLAN



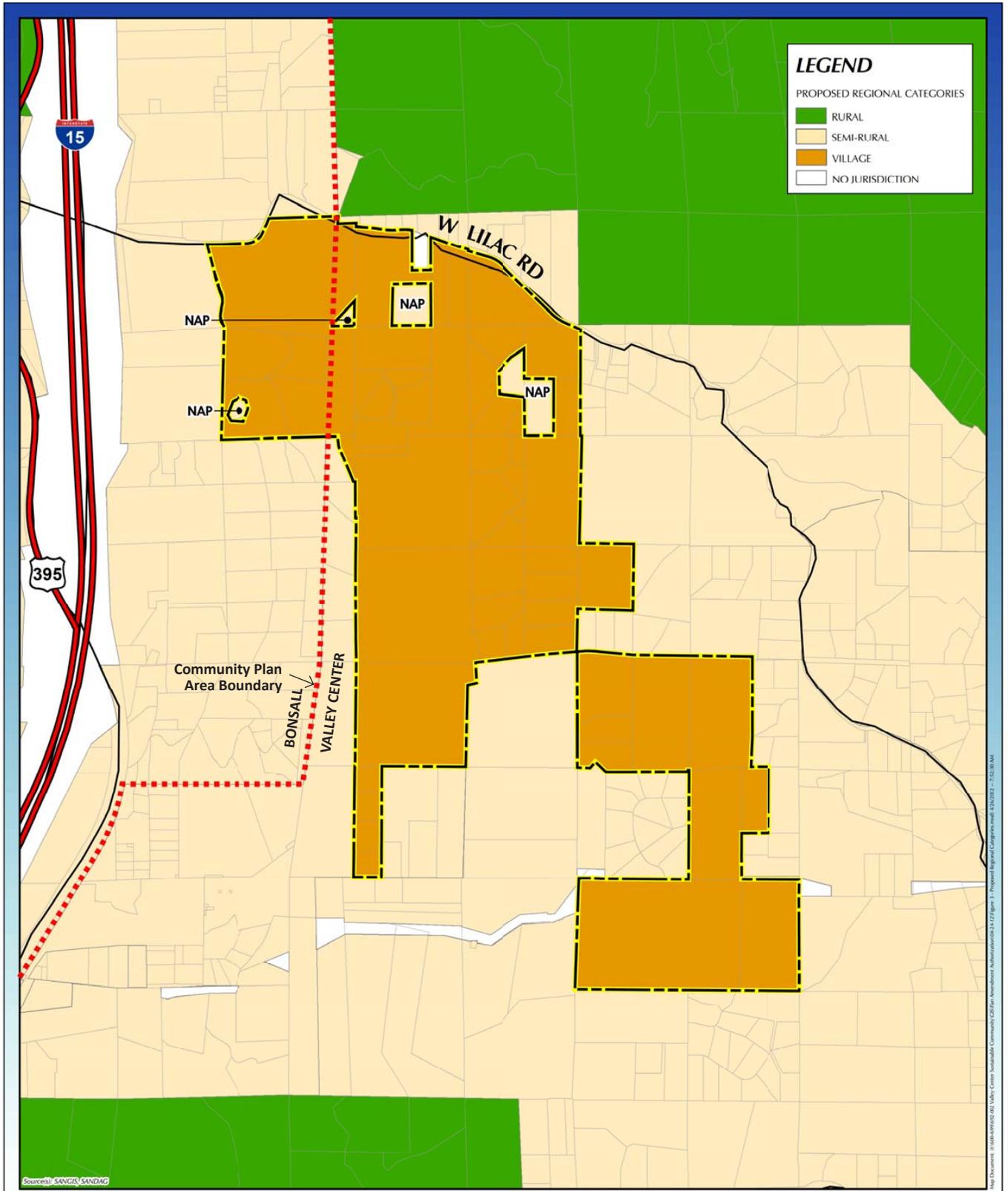
Aerial Photograph & 1-Mile Vicinity

LILAC HILLS RANCH SPECIFIC PLAN



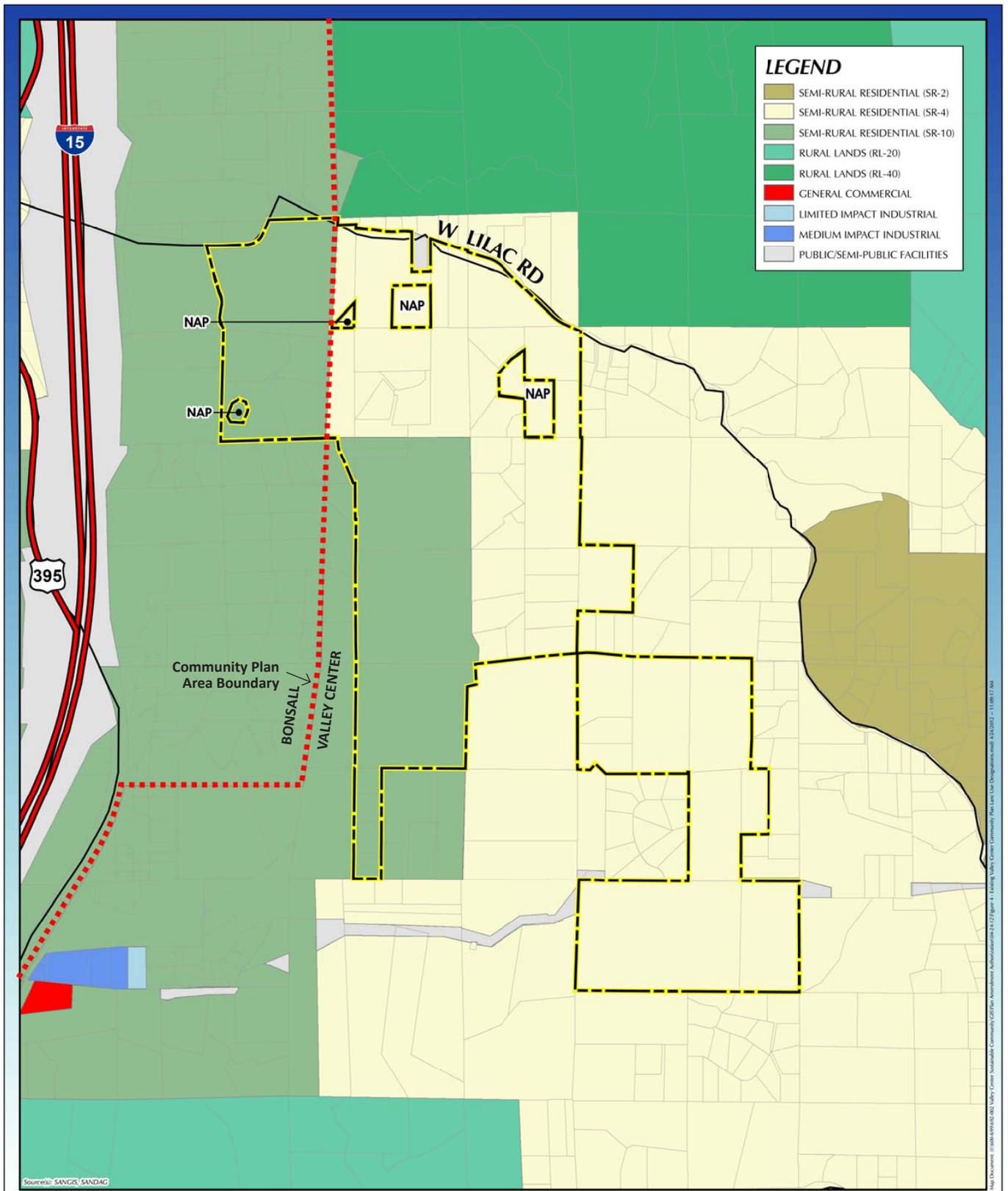
Existing Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN



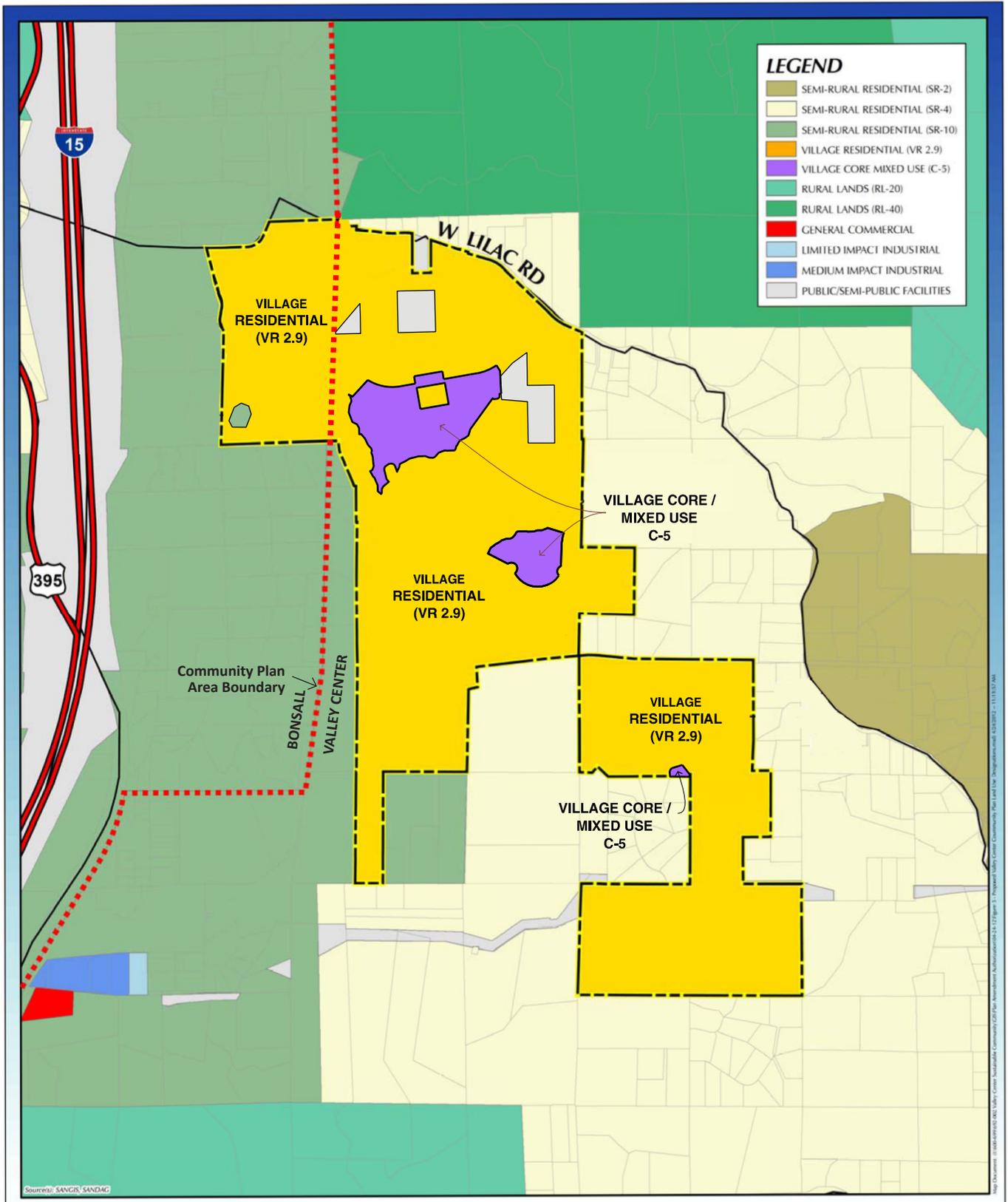
Proposed Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN



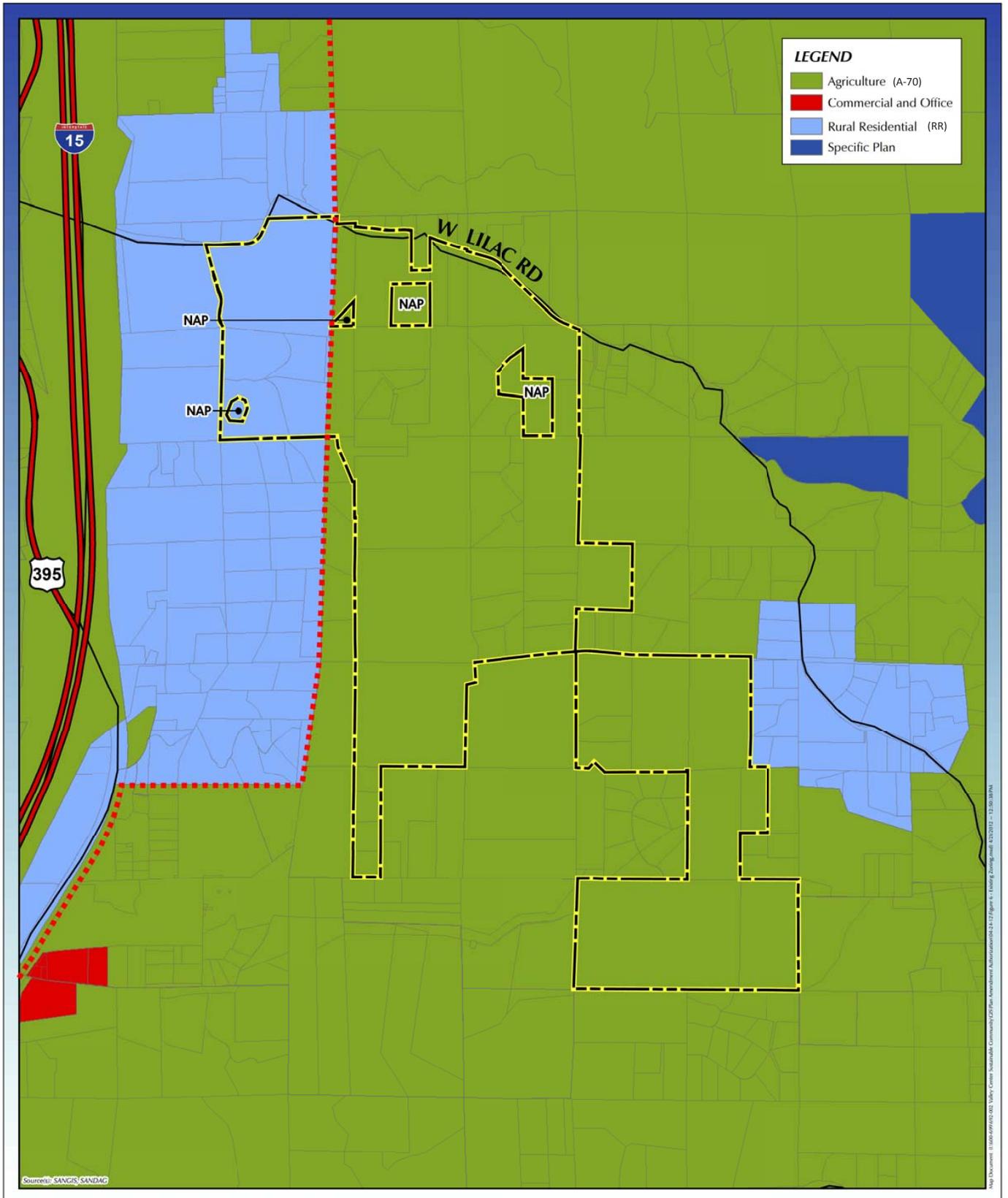
Existing Community Plan Land Use Designations

LILAC HILLS RANCH SPECIFIC PLAN



Proposed Community Plan Land Use Designations

LILAC HILLS RANCH SPECIFIC PLAN



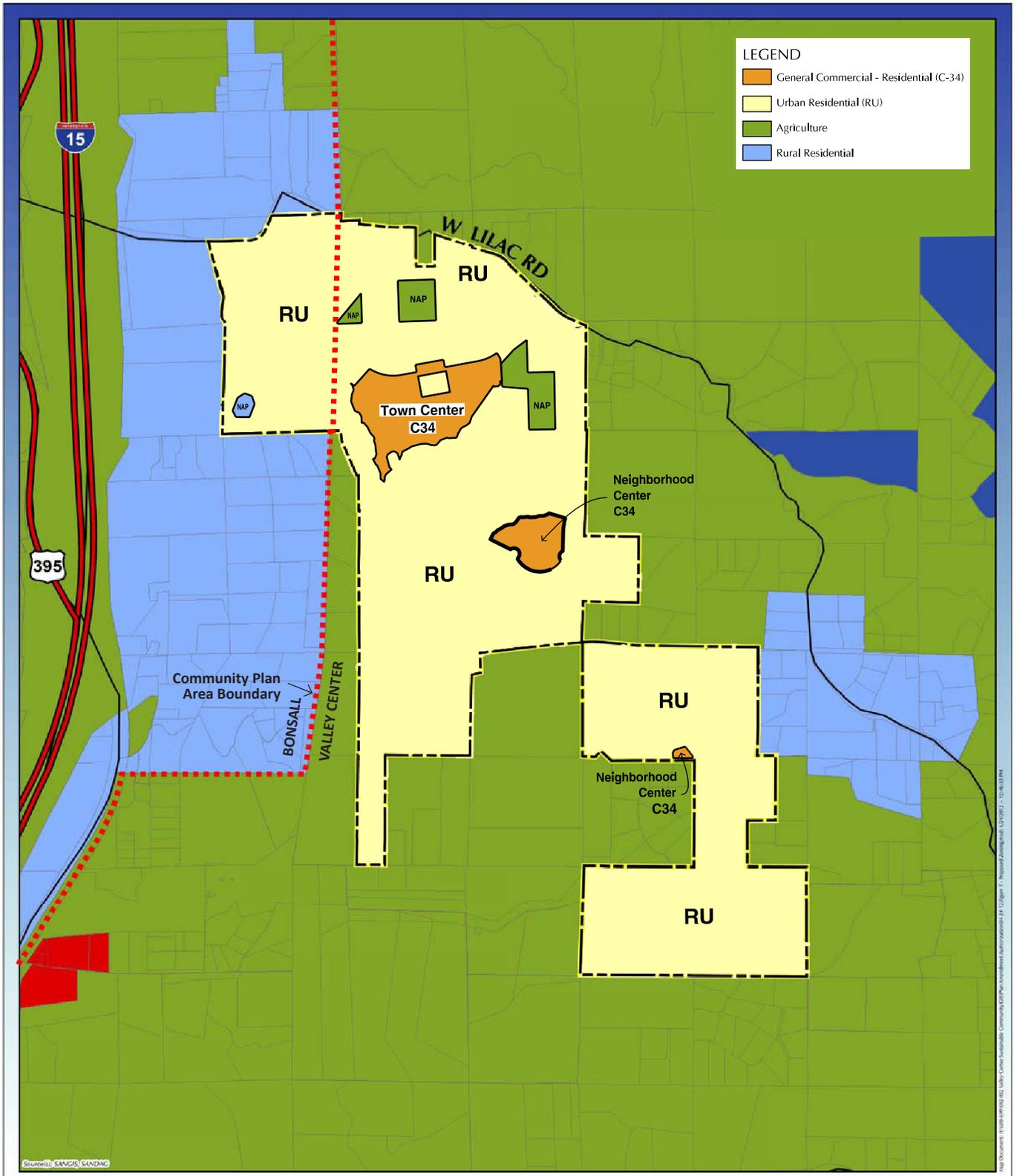
LEGEND

- Agriculture (A-70)
- Commercial and Office
- Rural Residential (RR)
- Specific Plan



Existing Zoning

LILAC HILLS RANCH SPECIFIC PLAN



Proposed Zoning

LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 12

Lilac Hills Ranch SPECIFIC PLAN

Lilac Hills Ranch Market



Lilac Hills Ranch Community Center



II. SPECIFIC PLAN SUMMARY

- A. Specific Plan Goals and Policies*
- B. Land Use Plan*
- C. Open Space and Recreation Plan*
- D. Circulation Plan*
- E. Fire Protection Plan (FPP)*
- F. Infrastructure / Public Facilities & Services Plan*
- G. Sustainable Community Design*

II. SPECIFIC PLAN SUMMARY

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II. SPECIFIC PLAN SUMMARY

Lilac Hills Ranch is a mixed-use pedestrian oriented sustainable Community which includes extensive areas for parks, trails, agriculture, and open space and is designed to meet the County Community Development Model which is discussed later in this chapter in Section G. Sustainable Community Design. The overall objective is to provide an environmentally sensitive, new village compatible with the character of the surrounding area while preserving significant portions of the existing on-site biological resources, including 95% percent of the RPO wetlands in open space easements.

The Specific Plan provides for community-serving land uses in both the RU and C-34 zones that include a K-8 school site, several neighborhood parks available for use by the general public and some private parks in the senior gated neighborhood, a private recreational center, and other recreational amenities, a 50-Room Country inn, an Information Center, a Community/Civic Center and 90,000 square feet of commercial, office and retail space.

The Community's residential component includes 1,371 traditional single-family detached homes of which 468 are located within the age-restricted Senior Citizen Neighborhood with the necessary facilities and amenities to serve the senior population (including a senior Community center, a Group Residential and Group Care facility expected to include a dementia care unit). To provide a range of housing types the Community will also include 164 Single Family Attached as well as the 211 residential units included with the commercial mixed-use area.

All of the residential lots are within one-half mile of either the Town Center or one of the two smaller Neighborhood Centers as illustrated on the Village Concept Plan provided as **Figure 13 - Multi-Modal Concept Plan**. This compact form of development will locate housing close to retail, services, schools, and jobs, allowing for the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community.

The circulation system provides a variety of routes through the Community including meandering sidewalks often separated from roadways by landscaped parkways containing trees, pedestrian-scaled lighting, and other pedestrian amenities. Borrowing from the recent *Complete Streets Report* by SANDAG, the circulation system has been specifically designed to maximize the use of pedestrian and bicycle transportation within the Community. The pedestrian circulation system includes both standard sidewalks and an extensive soft surface trail system for public use that connects to the County's Public Regional Trail System at the north and south ends of the property and provides links throughout the Community. All neighborhoods are interconnected through a Community trail system which will provide residents with a walkable alternative within a convenient distance from every home.

Also planned within the Community are: a recycling facility, a Water Reclamation Facility, and other supporting infrastructure. There will be 103.6 acres of sensitive biological/wetland habitat preserved onsite. An additional amount of agriculture, outside of the biological open space, will also be conserved throughout the community. Additional off-site open space will be

II. SPECIFIC PLAN SUMMARY

required to mitigate impacts on site. There are 1,746 dwelling units authorized by the specific plan which averages to an overall gross density of 2.9 dwelling units per acre (du/ac) over the Community.

A. Specific Plan Goals and Policies

1. Community Design and Operation Goal

Ensure the orderly and sensitive development of land uses within Lilac Hills Ranch Specific Plan to safeguard and enhance the appearance, quality, and value of development in the Valley Center and Bonsall Community Planning Areas.

2. Community Design and Operation Policies

Limit development to those uses permitted by and in accordance with development standards contained in the County of San Diego Zoning Ordinance, the County General Plan, the Lilac Hills Ranch Specific Plan and future detailed approvals and permits for the property. The Lilac Hills Ranch Specific Plan is intended to further implement the policies and development standards set forth in the County General Plan, and the Valley Center and Bonsall Community Plans provided however, in cases where there are discrepancies or conflicts between the Lilac Hills Ranch Specific Plan and the County's development regulations or zoning standards, the provisions of the Lilac Hills Ranch Specific Plan shall prevail.

Require Site Plan approval for mixed-use and commercial structures in the Town Center and Neighborhood Centers (pursuant to the "B" and "D" Special Area Designator) as required to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Require Site Plan approval for single family attached residential structures in the Town Center and Neighborhood Centers (pursuant to the "V" setback regulator and the "D" Special Area Designator) as required to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Require Site Plan approval for single family detached development within the Specific Plan (pursuant to the "D", Special Area Designator) to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Design and develop parks and common areas to establish a Community theme providing consistency among various residential and non-residential neighborhoods or planning areas.

Design and develop an architectural palate to establish a Community theme and character reminiscent of the diverse architecture present in many early California villages and towns.

Maintain Community elements such as Community entries, parks, and parkway landscaping as set forth in this Specific Plan.

3. Specific Plan Goals

Create a mixed-use pedestrian oriented sustainable Community for an area on the outer boundaries of the Bonsall and Valley Center community planning areas. This new Village will augment the several other large scale projects adjacent to this section of I-15 between Escondido and Fallbrook by introducing new mixed-use pedestrian oriented land uses with a variety of housing types and create employment, retail and service opportunities that are not currently present. This will result in reducing vehicle miles traveled by existing as well as future residents and their service providers. Overall, the specific plan seeks to balance population and housing needs with open space, agricultural land use, and the development of infrastructure for the Community.

4. Specific Plan Policies

- a) Provide an appropriately scaled rural village where one does not currently exist to provide social, public service and commercial opportunities to both new and existing residents.

Provide a range of housing and lifestyle opportunities in a compact, efficient manner that encourages non-automotive mobility, and that provides public services and facilities in close proximity to such housing.

- b) Provide a variety of recreational opportunities including active and passive parks with trails that connect the residential neighborhoods to the Town Center and regional trails.
- c) Integrate, maintain, and preserve the major physical features into the Community design, including major drainages, woodlands as described in this Specific Plan.
- d) Preserve sensitive natural resources on-site and enhance connectivity to designated preserve areas.
- e) Provide for a compact pattern of development that meets the demand for housing in the region, consistent with the general character of the adjacent I-15 corridor.

II. SPECIFIC PLAN SUMMARY

- f) Provide life-cycle housing within the Community through the inclusion of a variety of housing types for all age groups.
- g) Provide an expanded opportunity for home ownership by increasing the housing supply across a range of household budgets and incomes.
- h) Incorporate and encourage low-impact development and sustainable practices throughout the entire Specific Plan area, including future commercial development, residential common areas, and individual homes.
- i) Provide a location for recycling and green waste collection in order to facilitate and encourage recycling and the possible use of compost materials within common and agricultural areas.
- j) Provide educational, recreational and neighborhood retail opportunities in close proximity to residential uses, accessible by roads, bike lanes, and trails.
- k) Coordinate the provision of utilities, facilities, and infrastructure and ensure availability concurrent with need.
- l) Create neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, bicycle lanes or paths, and walkways linking these neighborhoods with parks, schools, and public areas.
- m) All discretionary permits implementing this Specific Plan are required to comply the applicable sections of the Resource Protection Ordinance, including the standards relating to steep slopes.

5. Sustainable Community Goals

*".. sustainability is a key theme of this General Plan and is inextricably related to a number of General Plan elements, as well as land use topics."
Per County of San Diego Land Use Element page 3-24*

Ensure the development of the Community based on sustainable development principles, including the sustainability Goals and Policies of the County General Plan resulting in a compact, vibrant, walkable, mixed-use community where residents are encouraged to walk to amenities and services. The sustainable building design concepts which are a featured component of this Specific Plan ensures less energy and imported water is consumed within the Community, further reduces impacts on the environment and provides better indoor air quality when compared to traditional development. When integrated, these objectives create a neighborhood with a high quality of life and healthy inhabitants.

6. Sustainable Community Policies

- a) Promote the best management practices for water conservation as approved by the Valley Center Municipal Water District, to minimize the use of imported water. Low flow water fixtures, dual flush toilets and other efficient plumbing systems will be encouraged.

- b) The best management practices for waste management strategies shall be applied. An on-site Recycling Facility (RF) will be included if feasible. The RF will allow the collection and recycling of trash with the potential of green waste to be reused throughout proposed common areas and by homeowners as well as the purchase of recyclables back from residents. This will reduce materials that would otherwise be deposited into area landfills. It will provide mulch for gardens and landscaping that will help conserve water and improve water quality by limiting the need for fertilizers.
- c) Develop an extensive trail system available for use by the general public connecting all of the neighborhoods and ensuring a walkable Community to help minimize vehicular use and encourage interaction with the natural environment. More compact development reduces the energy needed for transportation and building use. The project will implement the use of existing Green Building standards adopted by the County. Builders will be required to offer Homeowners the option to use energy efficiency lighting fixtures that consume fewer natural resources, and Energy Star and water efficient appliances.
- d) Encourage the use of feasible best management practices to maintain the current level of water runoff (discharge) leaving the site close to pre-development levels. This may include the use of inlet filters, rain barrels for single family homes, and appropriately sized detention basins such that there is no effect on downstream drainage facilities, both natural and made.

7. Open Space/Conservation Goal

Conserve significant biological, cultural, paleontological, flood plain, and visual resources as shown in this Specific Plan.

8. Open Space/Conservation Policies

- a) Conserve environmentally sensitive areas within the Lilac Hills Ranch planning area requiring protection and/or management as shown in this Specific Plan. The Community Home Owners Association will be responsible for the necessary maintenance of open space areas.
- b) Conserve the identified environmentally sensitive areas in on-site open space lots and with easements to ensure their permanent conservation. Construction and grading shall not be allowed to occur in dedicated open space areas. Fuel modification and drainage for pads, slopes, and roads (as shown on an approved tentative map) shall be restricted as provided in the easement dedication or conservation agreement.

Limit disturbance and development to only those areas shown on this Specific Plan or areas off-site needed for grading, roads, utilities or infrastructure.

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- c) Precisely mark open space and other sensitive areas using GIS coordinates with at least 6 inches of accuracy to assure that grading does not result in any un-permitted impacts to the dedicated open space and open space buffer areas.
- d) Limit adverse edge effects to dedicated biological open space by providing buffers, as shown in this Specific Plan.
- e) Establish connections for on-site resources to integrate into a larger regional system as provided in this Specific Plan.
- f) Maintain and/or convey urban runoff to avoid adverse impacts to open space areas.

9. Circulation Goals

Provide a safe and efficient circulation system that supports the planned development, links to regional transportation elements when appropriate, and minimizes impacts to residential neighborhoods and environmentally sensitive areas.

10. Circulation Policies

- a) Organize land uses to provide convenient and safe vehicular and pedestrian circulation throughout the Specific Plan area.
- b) Create an integrated circulation system that serves the Community residents and provides access between Community features and facilities while adhering to the overall pedestrian oriented Community character.
- c) Construct private on-site roads that adhere to the Community character while improving the existing roadway network by providing access points (that may be controlled limited access points) that will increase alternative routes to the existing roadway network during emergencies.
- d) Design, finance, and construct circulation improvements to support planned development of the Community concurrent with need.
- e) Complete traffic signal warrants and contribute a fair share of the cost for off-site intersection improvements, or construct street improvements, based on the Community's contribution of traffic.
- f) Include alternative modes of circulation, such as transit, bikeways and pedestrian paths and trails, in the Lilac Hills Ranch Specific Plan.
- g) Connect a trail network to existing and proposed regionally designated trails in the surrounding area.
- h) Align trails on existing paths, trails, roads, utility easements and other disturbed habitat areas to the extent feasible to minimize environmental impacts.

11. Services and Facilities Goal

Provide services and facilities in the Lilac Hills Ranch in a timely and efficient manner, concurrent with need.

12. Services and Facilities Policies

- a) Permit patterns of development that will allow growth to proceed in rational increments.
- b) Phase construction with the provision of necessary water and sewer improvements.
- c) Equitably finance necessary services and facilities.

B. Land Use Plan

The Lilac Hills Ranch Specific Plan is guided by respect for natural landforms and preservation of natural resources. Lilac Hills Ranch is designed so that 99.7% of all grading will occur outside of the RPO steep slope areas, which allows most of the development to be concentrated around the Town Center and two Neighborhood Centers, in areas substantially free of sensitive biological resources. Less than 1.6 acres of RPO defined steep slopes are disturbed. This contributes to a walkable pattern of development and preserves sensitive biological resources. The major drainage (wetlands) features of the site will be placed into open space easements with each phase of development and every effort has been made to avoid, or minimize impacts to them. The land use plan has been designed so that in all but one case the major drainages have no more than one crossing.

This land use plan focuses development on gently sloping areas that were mostly disturbed by prior agricultural activities or development. Significant landforms and the most sensitive biological resources are preserved. This land use plan is discussed in the following sections.

1. Land Use Distribution

a. Phasing

The Lilac Hills Ranch Specific Plan Map (**Figure 14 -Specific Plan Map**) shows the Community divided into 46 Planning Areas (excluding areas designated for open space, roads, common areas, slopes, etc.) with 18 types of land uses ranging from Single Family Detached to Manufactured Slopes. The Phasing Map (**Figure 15 - Phasing Plan**) shows how the Community has been divided into five phases with Phase 1 at the north and Phase 5 in the southeast corner of the Community. **Table 3 - Land Use Summary by Phase** provides a detailed breakdown by Phase, for each of the land use types, including acreage numbers and, where appropriate, number of dwelling units. (Non-sequential phasing is permitted as described in Section IV.)

II. SPECIFIC PLAN SUMMARY

Table 3 - Land Use Summary by Phase

PHASE 1			
AREA	LAND USE	ACRES	DU'S
SFD1	SINGLE FAMILY DETACHED	31.8	176
SFD2	SINGLE FAMILY DETACHED	15.8	86
SFD3	SINGLE FAMILY DETACHED	15.0	90
P1	PARK - HOA	1.6	N/A
P2	PARK - HOA	0.5	N/A
P3	PARK - HOA	0.3	N/A
P4	PARK - HOA	0.3	N/A
P5	PARK - HOA	0.2	N/A
P6	PARK - HOA	0.1	N/A
P7	PARK - HOA	0.2	N/A
OS1	BIOLOGICAL OPEN SPACE	1.4	N/A
OS2	BIOLOGICAL OPEN SPACE	3.2	N/A
OS3	BIOLOGICAL OPEN SPACE	1.3	N/A
OS4	BIOLOGICAL OPEN SPACE	0.7	N/A
OS5	BIOLOGICAL OPEN SPACE	0.1	N/A
OS6	BIOLOGICAL OPEN SPACE	8.4	N/A
	NON-CIRCULATING ROAD	13.7	N/A
	CIRCULATING ROAD	7.7	N/A
	COMMON AREAS/AG	6.1	N/A
	MANUFACTURED SLOPES	13.1	N/A
SUBTOTAL		121.5	352

PHASE 2			
AREA	LAND USE	ACRES	DU'S
SFD4	SINGLE FAMILY DETACHED	18.3	196
SFA1	SINGLE FAMILY ATTACHED	3.0	47
SFA2	SINGLE FAMILY ATTACHED	0.6	12
C1	COMMERCIAL/MIXED USE	10.1	121
C2	COMMERCIAL/MIXED USE	2.3	46
C3	COMMERCIAL/MIXED USE	2.0	44
RF	RF/TRAILHEAD	0.6	N/A
P8	PARK - HOA	2.0	N/A
P9	PARK - HOA	0.8	N/A
OS7	BIOLOGICAL OPEN SPACE	9.0	N/A
OS9	BIOLOGICAL OPEN SPACE	3.6	N/A
	NON-CIRCULATING ROAD	8.0	N/A
	CIRCULATING ROAD	13.6	N/A
	COMMON AREAS/AG	0.8	N/A
	MANUFACTURED SLOPES	14.9	N/A
SUBTOTAL		89.6	466

PHASE 3			
AREA	LAND USE	ACRES	DU'S
SFD5	SINGLE FAMILY DETACHED	16.1	95
SFD6	SINGLE FAMILY DETACHED	51.0	242
SFD7	SINGLE FAMILY DETACHED	5.0	10
SFD8	SINGLE FAMILY DETACHED	5.8	8
SFA3	SINGLE FAMILY ATTACHED	4.3	105
C4	COMMERCIAL/MIXED USE	0.5	0
WR	WATER RECLAMATION	2.4	N/A
DB	DETENTION BASIN	6.6	N/A
WWS	WET WEATHER STORAGE	8.1	N/A
S	SCHOOL	12.0	N/A
PR	PRIVATE RECREATION	2.0	N/A
P10	PARK - DEDICATED TO COUNTY	12.0	N/A
OS8	BIOLOGICAL OPEN SPACE	44.2	N/A
OS10	BIOLOGICAL OPEN SPACE	4.8	N/A
	NON-CIRCULATING ROAD	8.2	N/A
	CIRCULATING ROAD	8.7	N/A
	COMMON AREAS/AG	3.3	N/A
	MANUFACTURED SLOPES	28.0	N/A
SUBTOTAL		223.0	460

PHASE 2	SPECIALTY COMMERCIAL	55,000	sq. ft.
	OFFICE	25,000	sq. ft.
	COUNTRY INN	50	units

PHASE 3	PRIVATE RECREATION CENTER	40,000	sq. ft.
	SPECIALTY COMMERCIAL	4,000	sq. ft.
	OFFICE	3,500	sq. ft.

PHASE 4	GROUP RESIDENTIAL/CARE	200	units
PHASE 5	SPECIALTY COMMERCIAL	2,500	sq. ft.

PHASE 4			
AREA	LAND USE	ACRES	DU'S
SFS1	SINGLE FAMILY - SENIOR	12.1	81
SFS2	SINGLE FAMILY - SENIOR	17.8	90
GR	GROUP RESIDENTIAL/CARE	6.5	N/A
DB	DETENTION BASIN	1.0	N/A
P11	Park - HOA SENIOR CENTER	3.3	N/A
P12	PARK - HOA	0.4	N/A
OS11	BIOLOGICAL OPEN SPACE	5.3	N/A
OS12	BIOLOGICAL OPEN SPACE	4.3	N/A
	NON-CIRCULATING ROAD	2.8	N/A
	CIRCULATING ROAD	3.0	N/A
	COMMON AREAS/AG	1.3	N/A
	MANUFACTURED SLOPES	3.7	N/A
SUBTOTAL		61.5	171

PHASE 5			
AREA	LAND USE	ACRES	DU'S
SFS3	SINGLE FAMILY - SENIOR	10.6	72
SFS4	SINGLE FAMILY - SENIOR	6.9	38
SFS5	SINGLE FAMILY - SENIOR	16.0	128
SFS6	SINGLE FAMILY - SENIOR	12.5	59
C5	COMMERCIAL/MIXED USE	0.4	0
I	INSTITUTIONAL	10.7	N/A
DB	DETENTION BASIN	1.8	N/A
P13	PARK - HOA	0.1	N/A
P14	PARK - HOA	1.0	N/A
P15	PARK - HOA	1.0	N/A
OS13	BIOLOGICAL OPEN SPACE	10.8	N/A
OS14	BIOLOGICAL OPEN SPACE	6.5	N/A
	NON-CIRCULATING ROAD	13.0	N/A
	CIRCULATING ROAD	4.6	N/A
	COMMON AREAS/AG	8.7	N/A
	MANUFACTURED SLOPES	7.8	N/A
SUBTOTAL		112.4	297

OVERALL			
AREA	LAND USE	ACRES	DU'S
SFD	SINGLE FAMILY DETACHED	158.8	903
SFS	SINGLE FAMILY - SENIOR	75.9	468
SFA	SINGLE FAMILY ATTACHED	7.9	164
C	COMMERCIAL/MIXED USE	15.3	211
WRF	WATER RECLAMATION	2.4	N/A
RF	RECYCLE FACIL/TRAIL HEAD	0.6	N/A
DB	DETENTION BASIN	9.4	N/A
WWS	WET WEATHER STORAGE	8.1	N/A
S	SCHOOL	12.0	N/A
PR	PRIVATE RECREATION	2.0	N/A
GR	GROUP RESIDENTIAL/CARE	6.5	N/A
I	INSTITUTIONAL	10.7	N/A
P	PARK - HOA	11.8	N/A
P	PARK - DEDICATED TO COUNTY	12.0	N/A
OS	BIOLOGICAL OPEN SPACE	103.6	N/A
	NON-CIRCULATING ROAD	45.70	N/A
	CIRCULATING ROAD	37.6	N/A
	COMMON AREAS/AG	20.2	N/A
	MANUFACTURED SLOPES	67.5	N/A
TOTAL		608	1746

EXISTING DWELLING UNITS TO REMAIN

128-280-27 9151 W. Lilac Rd.

128-290-07 9153 W. Lilac Rd.

128-440-02 32444 Birdsong Dr

128-290-74 32236 Shirey Rd.

128-280-42 9007 West Lilac Road

128-290-69 9419 West Lilac Road

128-440-14 9553 Lilac Walk

128-440-06 9383 West Lilac Road

128-280-37 9307 West Lilac Road

128-440-05 9381 West Lilac Road

128-440-22 9435 West Lilac Road

128-280-10 9167 West Lilac Road

127-072-38 8709 West Lilac Road

128-290-09 9431 West Lilac Road

129-010-68 9883 West Lilac Road

129-300-09 00000 Rodriguez Road

Phase 1 is a residential phase consisting of 121.5 acres located immediately south of West Lilac Road. This Phase provides a maximum of 352 single family detached homes, six parks (1.29 net acres) and will include frontage improvements to West Lilac Road, a Mobility Element public road (**Figure 16 – Proposed Mobility Element Plan**). Phase 2 includes both a single family detached residential area and the Town Center area of the Community and is a total of 89.6 acres. The single family detached area consists of 21.1 acres and includes 196 single family detached homes. The Town Center area is approximately 18.6 acres in size and includes mixed-use residential development (270 units), along with a maximum of 80,000 square feet of usable Commercial/Mixed-Use building areas. Additional uses include: the Community Recycling Facility which is co-located with the Community Trailhead site, two parks, three areas of biological open space, and the middle segment of Main Street.

Phase 3 includes the central single family detached residential areas located on 223.0 acres and includes 460 single family detached homes and a Neighborhood Center that includes a single family attached area located on 0.5 acres with 105 units. The Commercial/Mixed-Use area is located on approximately one-half acre and will provide 7,500 square feet of usable commercial building area. In both cases, the residential structures will be allowed to be developed as either Mixed-Use or as Single Family Attached per the standards included in Section III-Development Standards. These types of residential development are typically two stories with densities of approximately 20 du/acre or more. This Phase also includes a number of Community Facilities including: the Community's main public park (12 net acres) located adjacent to the K-8 School site (12 acres). Immediately to the west of the school and park is a large detention basin (6.6 acres) that will also be used for recreational uses in conjunction with sports events held at the Public Community Park when appropriate. Finally, this phase includes the site for the on-site Water Reclamation Facility (2.4 acres), biological open space (49.0 acres), and a private road system designed to meet the traffic needs of the project. Together Phases 4 and 5 comprise the Community's Senior Citizen Neighborhood which will include 468 age restricted single family detached homes.

Phase 4 includes a primary gated entry on the south side of the intersection of Lilac Hills Ranch Road and Covey Lane. This phase includes 171 single family detached homes on 29.9 acres, a Park that includes a Senior Center on a 3.3-acre lot, and a Group Residential/Group Care Facility on 6.5 acres. In addition, this phase includes a 0.4-acre park, a small detention basin (1.0 acres) and biological open space areas (9.6 acres).

Phase 5 also includes a gated entry at the southern end of Lilac Hills Ranch Road as it exits the Community and merges with Mountain Ridge Road. This phase includes 297 single family detached homes on 46.0 acres, an Institutional area (10.7 acres) that could be used for a religious or other similar type of facility, three small parks (2.1 acres), a small detention basin (1.8 acres) and two

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biological open space areas (17.3 acres). The Institutional Site provides an opportunity for a facility of the size and scale shown in **Figure 121 – Institutional Concept Plan & Elevation**, located in Section III.

2. Town Center

The 18.6 acre Town Center (see **Figure 72 – Town Center Concept Plan**) is located in the southern portion of Phase 2, is designated as Village Core/Mixed-Use C-5 on the Valley Center Community Plan and zoned with the C34 General Commercial/Residential Use Regulation. It is served by Main Street that has the potential to be split into a couplet (two parallel one way, one-lane streets that will be named Main Street North and Main Street South) that allow through traffic to pass through the site on the way to and from the I-15 freeway; and also encourages local residents to drive at slower speeds and take advantage of the services available in the Town Center.

The Town Center will include 270 mixed-use residential dwelling units above retail and office space, live/work unit row homes, and single family attached units that are both horizontally and vertically mixed and/or distinct. The Town Center may also include free standing retail buildings, a 50-room Country inn, traditional single-family attached structures, information center, civic center, office buildings and mixed-use of not more than of 80,000 square feet of net usable space. The Town Center may include a clock tower, pedestrian arcades, and walking paths incorporated with the architecture located on private parcels and open to the public to enhance the pedestrian experience. The Communities extensive trail system will provide connections to the residential villages, parks, and other Community amenities. All of these uses would be regulated by the appropriate development guidelines in Section III of the Specific Plan.

3. Neighborhood Center (North)

The Neighborhood Center in Phase 3 consists of a 6.8 acre area and is the middle of the three areas designated as Village Core/Mixed-Use. Like the other areas permitting commercial and mixed uses it is zoned with the C34 Use Regulation and is located in the southeastern portion of the phase. This Neighborhood Center includes: office, retail, mixed-use residential, a Single Family Attached (SFA) and a Private Recreational Facility, which is expected to include both indoor (gym, etc.) and outdoor recreational uses (pool, etc.) (see **Figure 78**). The Commercial/Mixed-Use is planned for 7,500 square feet of net usable space to ensure that all residential areas within the Community are within one-half mile of any one of the three- commercial centers. Other details regarding the configuration, design, landscaping and other features of the Phase 3 Neighborhood Center may be found in Section III of the Specific Plan.

4. Neighborhood Center (South)

The Neighborhood Center in Phase 5 consists of an approximately 0.4-acre area designated Village Core/Mixed-Use and zoned with the C34 Use Regulation in the northern portion of this phase which is the middle portion of the Senior Citizen

Neighborhood. This Neighborhood Center is planned for 2,500 square feet of usable space for commercial retail uses which serves to ensure that all residential areas within the Community are within one-half mile of any one of the three commercial centers. Other details regarding the configuration, design, landscaping and other features of the Phase 5 Neighborhood Center may be found in Section III of the Specific Plan.

5. Residential Development

a. RU Use Regulation

Single Family detached residential neighborhoods are located throughout the Community, except for the Town Center and Neighborhood Centers. All single-family residential development would be regulated by the application of the “D” Special Area Designator in the RU Use Regulation, which requires that a detailed Site Plan be submitted and approved with each Tentative Map proposing single family lots. This Specific Plan text includes **Single Family Residential Development Standards** tables in **Figures 98 and 99**), which specifies the development standards for each lot. The ‘D’ designator will ensure that each lot is identified with a Lot Configuration number from the table, which establishes the minimum requirements in regards to lot size, width, and depth, and that each lot shown on the Site Plan has the setbacks required for that lot. **Figures 100 through 119 “Single Family Conceptual Elevations”** show which architectural style has been selected for each lot and demonstrate that it conforms to the palette of architectural styles included in the Specific Plan. The selected Lot Configuration and Architectural style will be shown on each lot on the Site Plan with a number followed by a letter (for example,1A) indicating the Lot Configuration and the Architectural style for that specific lot.

b. C34 Use Regulation

All residential development in the C34 Use Regulation will require approval of a Site Plan and will be subject to the development standards of the **Town Center Development Standards Table** shown in **Figure 82**. “Mixed-Use” development is defined as follows: (a) stand-alone commercial development, (b) commercial-retail uses on the ground floor with residential units on the second floor, and (c) mixed-use residential defined as three or more residential units per building combined with commercial or office structures all on a single lot. This form of development is subject to both the D and the B Special Area regulators and will require review pursuant to both the Town Center Guidelines in Section III and the Valley Center Design Guidelines. Single Family Attached development, defined as between three to eight residential dwelling units which are each attached to each other, and each dwelling unit located on its own legal lot are not subject to the Valley Center Design Guidelines because these Guidelines only require design review for “multi-family development.” All single-family attached development will also require a Site Plan pursuant to the D Special Area Regulator.

6. Senior Citizen Neighborhood

The southern portion of the Community consisting of Phases 4 and 5 (approximately 175 acres) is planned for development as an age restricted Senior Citizen Neighborhood. This phase of the development will largely consist of detached single family residential uses. This Senior Citizen Neighborhood includes 468 single family homes, 2,500 square feet of usable commercial space on one-half acre zoned C34, a Park with an HOA maintained Senior Center (3.3 acres), a Group Residential and Group Care Facility (6.5 acres), a site for an Institutional use, four smaller parks maintained by the HOA (2.5 acres), and Biological Open Space areas (26.9 acres). The Single Family lots in Phases 4 and 5 are zoned RU and will be processed as described above.

a. Group Residential/Group Care Facility

- i. Additionally, the Specific Plan provides for, and the RU Zone Regulations allow, both Group Residential and Group Care facilities to be located within the Senior Citizen Neighborhood. Joint facilities like this are sometimes colloquially referred to as 'Assisted Living' facilities. Phase 4 within the Senior Citizen Neighborhood includes a 6.5-acre site identified for Group Residential/Group Care. This facility, at its maximum is anticipated to include the following uses:
- ii. A gross building area of approximately 300,000 square feet;
- iii. Parking as required by the zoning ordinance;
- iv. A maximum of 200 Group Residential and/or Group Care units complete with the required group kitchen facilities. Because of the central kitchen this use is classified as a "Civic" use and not a "residential" use, so these units do not count against the project density.

b. Senior Center in the HOA Park

The Senior Center is a central feature of the Senior Citizen Neighborhood and is located on a 3.3 acre park site that will be owned and managed by the HOA. The facility at the park, at its maximum is anticipated to include the following uses:

- i. A gross building area of 15,000 to 25,000 square feet;
- ii. 30-40 parking spaces;
- iii. A swimming pool, tennis/pickle ball courts, shuffle board, lawn bowling, and other outdoor activities;

The development of Senior Center will require the submittal and approval of a Major Use Permit. The Specific Plan design standards are described further in Section III of the Specific Plan.

7. Public and Semi-Public Development

Lilac Hills Ranch provides public and semi-public land uses that include a K-8 school site, a public park dedicated to the County, private parks maintained by the HOA and available for use by the public (except when permitted special events are held), private parks maintained by the HOA and NOT available for use by the public (located in Phase 4 and 5 including the Senior Center), and other recreational amenities. Also planned within the project site are an on-site recycling collection facility, a Water Reclamation Facility (WRF), and other supporting infrastructure.

a. School Site

The Specific Plan includes a proposed 12-acre K-8 school site within Phase 3. The Specific Plan project area will be located within two public school districts: the Valley Center-Pauma Unified School District and Bonsall Union School District (the Bonsall District is in the final stages of being unified and will be unified prior to accepting students from the Project). Because the Specific Plan includes a Senior Citizen Neighborhood within the Valley Center–Pauma Unified School District, only 1,278 of the 1,746 residential units will be categorized as generating students. As discussed below, the school site is both centrally located and co-located with the major public park (P10) and Private Recreation Facility (PR) in the Community.

b. Parks

The Community includes a minimum of 15 parks. The community's public park (P10) is located in Phase 3 and discussed below. The other parks within the Community are private as discussed below. These park locations as shown on the Specific Plan Map included herein (**Figure 14 – Specific Plan Map**) are preliminary and are expected to be relocated or revised and additional parks (public or private) may be added to the Community. The final park locations will be as shown and included on each Implementing Tentative Map as long as the total combined acreage of parks comprises at least 15.09 net acres and the public park (P-10) contains at least 12.0 net acres of developed area for active recreational uses. "Net acres" shall be calculated as recreation facilities occurring on level or gently sloping land (maximum 10%) restricted for park and recreation purposes in a development which are designed to provide individual or group activities of an active nature common to local parks in San Diego County, including, but not limited to, open lawn, sports fields, court games, swimming pools, children's play areas, picnic areas, recreation buildings, dance slabs, and recreational community gardening. Active Recreational Uses do not include natural open space, nature study areas, open space for buffer areas, steep slopes, golf courses, riding and hiking trails, scenic overlooks, water courses, drainage areas, water bodies (lakes, ponds, reservoirs), marinas and boating areas, parking areas, and archaeology areas. The parks required by this Specific Plan together will exceed both the Community's park needs and the PLDO requirements of 15.09 net acres.

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These parks will be owned, operated, and maintained by the community HOA as discussed below.

- i. **Private Parks:** Most of these parks will be available for use by the general public. Only the parks located within the gated Senior Citizen Neighborhood (see **Figure 17 - Park Plan**) will not be available for use by the general public.

One of the private parks is the Village Green (P-8) located adjacent to the Town Center within Phase 2. This Village Green contributes to a main town square or 'commons' that is intended to be a focal point or "heart" of the Community. This park is expected to host many "Special Events" for the Community residents. Any permit that will be processed for this park will specify that "Special Events" will be allowed and the County's normal special events permitting process will be followed for events held on private property. The "Special Events" may include the typical public holidays, events coordinated by the Home Owners Association or developer, and other events with the granting of required permit(s), if any.

- ii. **Public Park:** The project proposes two neighborhood centers (north and south). Typically, based on service radius standards, the project would require two neighborhood parks with a minimum of 5 acres per park. Since Lilac Hills Ranch will be served by a single 12-acre public park located in the middle of the Community (P-10), (see **Figure 130**) developer will enter into an agreement to construct the public park concurrent with the construction of the third phase of development. Building the public park concurrent with the third phase will ensure an adequate level of public park access for the residents of the community as development progresses. This public park will include ball fields and will provide a focus for the Community and neighboring residents. Upon completion of construction of the public park (P-10), the land upon which this public park is constructed will be dedicated to the County in fee and will be maintained by the Community's HOA. Additionally, the public park will allow for joint use with the adjoining school site subject to a Joint Use Agreement between the school governing board and the Department of Parks and Recreation. Park Concept Plans are provided in **Figures 123** through **132** in Section III of this document. Table 4 below identifies all of the proposed parks (1 public and 14 private) and provides the park acreage and Park Lands dedication Ordinance (PLDO) credits associated with each park.

c. Recycling Facility

The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of green waste. **Figure 59 – Water Reclamation Facility Details** provides an example of the size, scale, and architectural style of the structure that the Specific Plan anticipates for this use.

Table 4 - Park Summary

PARK	Table 3	NET ACRES (per PLDO)	PLDO Credit
P-1	1.6	1.60	0.80
P-2	0.5	0.40	0.20
P-3	0.3	0.00	0.00
P-4	0.3	0.14	0.07
P-5	0.2	0.13	0.07
P-6	0.1	0.10	0.05
P-7	0.2	0.20	0.10
P-8	2.0	1.70	0.85
P-9	0.8	0.60	0.30
P-10 (public)	12.0	12.0	12.0
Private Rec	2.0	1.6	0.80
P-11 (Senior Center)	3.3	1.0	0.50
P-12	0.4	0.4	0.20
P-13	0.1	0.1	0.05
P-14	1.0	1.00	0.50
P-15	1.0	1.00	0.50
TOTAL AREA	25.8	22.0	16.9

The structure will include the office functions for the site as well as storage for any equipment or materials that need to be secured. The facility will include temporary roll-off bins or storage containers where recyclables and/ or green waste generated from project residents may be consolidated for efficient off-site processing. If economically viable, a buy-back center may be opened at this location for residents to redeem CRV containers. Additionally, use of this facility will significantly reduce off-site trash truck trips to regional waste system facilities. This facility may be operated by an entity licensed as necessary and the facility will also have the necessary operating permits. This facility will be available for use by properties in the surrounding area east of Interstate 15 and will significantly reduce off-site trips generated by residences and businesses within the Community and adjoining properties.

d. Water Reclamation Facility

Disposal of wastewater is provided by the Valley Center Municipal Water District which will determine the manner in which such services are provided and will ultimately be responsible for the approval of the Water Recycling Plan. As described in more detail in the Water and Sewer Plan portion of this chapter, a Major Use Permit is being processed concurrently with the Specific Plan for construction of a Water Reclamation Facility (WRF) located on a 2.4-acre site in the southwestern portion of the site. Wastewater generated by the Community (as well as the 16 existing home sites and six not-a-part parcels) may be treated at the proposed on-site WRF, which would accommodate up to 353,474 gallons per day of wastewater from the development (see **Figures 57, 58 and 59**). Recycled water may be used pursuant to VCMWD policy on reclaimed water use (Article 190.7 Conservation and Local Supply Use Requirements section (c)). Recycled water distribution pipelines may be installed within the Community roadways to deliver the recycled water to the targeted on-site areas.

The WRF requires the processing and approval of a Major Use Permit and issuance of permits from other Regulatory Agencies. As detailed more completely in the Major Use Permit, the WRF facility is designed to be consistent with the design standards of the Valley Center Design Review Guidelines. The Lilac Hills Ranch EIR and supporting technical documents contain details of the construction and operation of the WRF.

e. Institutional

Phase 5 includes an Institutional Use site located near the southern boundary of the Community. It is anticipated that the ultimate use will, under the County Zoning Ordinance, require the approval of a Major Use permit.

C. Open Space and Recreation Plan

1. Biological Open Space

The Biological Open Space Preserve consists of 103.6 acres and includes environmentally sensitive habitats and buffer areas (including existing agriculture) that preserve wildlife corridors and linkages (see **Figure 18 - Biological Open Space**).

- a) Trails as may be refined or relocated on each implementing tentative and final maps shown on the Specific Plan map will be allowed within the dedicated Biological Open Space easements. These trails will avoid sensitive plant populations. Best Management Practice's (BMP's) will be implemented to avoid water run-off that would cause the adjacent wetlands to degrade. In addition, agricultural uses within the areas identified as existing on-going agriculture or disturbed land and maintenance of existing wells and water lines will be allowed.

- b) Only passive recreation activities such as hiking, biking, horseback riding, and bird watching will be allowed on the trail easements within biological open space. Horseback riding is allowed and provided for on the two Multi-Use trails which cross the property as shown on the County Master Trails Plan and the Ranch Multi-Use Trail that connects all the trails in the Community. Horseback riding is not allowed on any of the Community trails, bike paths, and bikeways within Lilac Hills Ranch unless specifically designed and designated.
- c) Prior to recordation of the first final map, the Resource Management Plan (RMP) shall be approved for the biological open space areas within Lilac Hills Ranch to the satisfaction of the Director of PDS. The main goal of the RMP shall be to maintain the biological functions and values of the natural open space. The RMP shall minimize intrusion due to management and monitoring activities. Monitoring by a public agency may be allowed if the biological open space is part of an overall regional integrated preserve system or required by a governmental permit. Provisions shall be made for the repair and maintenance of public trails and project-related infrastructure, with requirements for re-vegetation if disturbance of existing natural vegetation is necessary.
- d) Prior to recordation of each final map, a re-vegetation plan shall be approved to the satisfaction of the Director of PDS for areas where re-vegetation is proposed as mitigation for project impacts shown on such map.
- e) Biological open space as shown on the Master Tentative Map may be dedicated in phases as shown on the Master Tentative Map. Biological open space shall be protected through recordation of a conservation easement to the County.
- f) As a condition of approval, project subdivision maps will be conditioned to dedicate into Open Space easements as shown on the Tentative Map upon completion of construction of each Tentative Map.
- g) Access to existing agricultural roads and trails shall be allowed for the following activities: (a) access and maintenance of the Community trail system; and (b) maintenance and service to wells within the Biological Open Space easements.

2. Manufactured Open Space

The Lilac Hills Ranch Home Owners Association (“HOA”) will own, manage and maintain additional open space, within the Community boundaries as follows: manufactured and landscaped slopes, recreational open space (parks, trails, etc.), on-site agriculture (including that in the buffers), and detention basins (see **Figure 19 – Open Space and Parks**).

The Community will retain and promote agriculture uses in the project’s common areas and open space system. The identified agriculture areas will not be permitted to expand into non-disturbed land within the Biological open space easements. As noted, a portion of the agricultural uses are located within the RPO buffers. These are existing groves and they will be allowed to remain. The

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adjacent RPO wetlands are generally dependent upon the water runoff from the groves as they have mostly developed over the past several decades subsequent to creation of the groves. Within the manufactured open space system the project will, where feasible, retain existing agricultural operations and allow new agricultural crops. In addition, agriculture restoration within biological open space including maintenance of irrigation systems, fencing, or crop rotation is allowed.

3. Community Recreational Elements

a. Parks

As described above, Lilac Hills Ranch includes many private parks and one large public park (12 acre) site in the middle of the Community, serving the Lilac Hills Ranch residents and the surrounding communities. Section III describes the parks in more detail and includes conceptual graphics for both private and public parks.

b. Trails

The County's Regional Trail System is established in this area by the Community to provide for jogging, hiking, mountain bike riding and horseback riding (which is also allowed on the Ranch Multi-Use Trail) and enjoyment of the rural areas surrounding the Community by the general public. Two east-west County Regional Trails traverse the Community: One Type D – Pathway (Typical) Existing Conditions Multi-Use trail traverses Lilac Hills Ranch along the right-of-way for West Lilac Road which forms the northern boundary of the Community and continues westerly on West Lilac Road to Old Highway 395; and the other is included as part of the Ranch Multi-Use Trail in the southern portion of Lilac Hills Ranch. The Ranch Multi-Use Trail provides links between the Regional Trails within the vicinity of the Community and the Community trail system. Both of these on-site public trail segments assist the County to achieve the County Master Trails Plan.

c. Community Trail Network

The Community Trail Plan (see **Figure 20 – Trails Plan**) creates a trail network with over 16 miles of trails open to the public designed to serve the Community and surrounding area residents. The trails will be constructed to meet the appropriate trail grade requirements shown on Table DCG-1 “Community Trails Master Plan Design Guidelines Matrix.” These trails generally do not include traditional sidewalks and are detailed below:

- i. 1.4-miles of multi-use trails as shown on the County Trail Master Plan;
- ii. Approximately 8-miles of Ranch Multi-Use Trails located in undeveloped and open space areas and/or landscaped easements along the Property boundary. These trail easements will be between 10- to 12-feet wide with a minimum tread width of 3-feet;

- iii. Approximately 2 miles of Community Trails primarily used to connect the Town Center with the Northern Neighborhood Center, school site, and major public park. These trail easements will be between 5- to 10-feet wide with a minimum tread width of 3-feet; and,
- iv. Approximately 5 miles of Feeder Trails located within the proposed neighborhoods, on residential streets and areas graded for the Community. These trail easements will be between 3- to 10-feet in width with a minimum tread width of 2 feet.

The Community's trail system, other than the Feeder Trails within the Senior Citizen Neighborhood, is a public trail system providing access to all on-site neighborhoods and provides opportunities to traverse the entire Community from north to south and access to the County Regional multi-use trail system at either end of Lilac Hills Ranch. Trail segments connect the school site, park site, with the residential portions of the Community and provide connectivity with the County Regional Trail System. Trail marker signs and barriers are provided.

The Senior Citizen Neighborhood includes Phases 4 and 5 which is a gated Community. The Ranch Multi-Use trail provides a link that enables trail users the ability to enter the periphery of the Senior Citizen Neighborhood and access both the County's Regional Multi-Use trail (east-west) and the connection south to Mountain Ridge Road to the project boundary. Other Feeder Trail segments developed within the Senior Citizen Neighborhood would be private and for the exclusive use of the residents.

This extensive network of trails is an important lifestyle and recreational component of the Community, providing opportunities for jogging, hiking, mountain bike riding, and equestrian use (limited as discussed herein).

The Community also includes a Private Recreation facility located across the street from the school and public park in Phase 3. This facility is described in more detail in Section III and conceptual uses are shown on **Figure 79 – Private Recreation Facility Site Plan**. The facility includes both outdoor and indoor recreational facilities, including a pool.

D. Circulation Plan

A comprehensive circulation plan provides access to the Lilac Hills Ranch Community and improves vehicular circulation in the vicinity of the project area (**Figure 16 – Proposed Mobility Element Plan**) in accordance with County standards and guidelines. Within Lilac Hills Ranch, local residential streets will provide multiple access routes (**Figure 24 – Project Internal Circulation**) to all lots within the Community. West Lilac Road, a public road is designed to comply with County Mobility Element standards for public streets and with the Valley Center Community Right of Way Development Standards which provides standards for public road improvements

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with certain exceptions. All other streets within the Community are private, and will be designed and developed per the special standards established by this specific plan to reflect the traditional character and rural theme of the Community. Street sections include landscaped parkways, meandering sidewalks, and/or rural trails. In addition, on-street parking will be provided in areas where traffic calming and pedestrian safety should be enhanced and/or where demand is anticipated for additional parking. The Community street system in Phases 1 through 3 will be available to the public traveling from the adjacent public road system, except during special events (i.e., festivals, parades, marathons, walkathons, or bike races) when access will be restricted. The Community street system in Phases 4 and 5 is gated and not open to the public except during emergencies in accordance with the County Consolidated Fire Code. A description of each street type is included in Section III, along with illustrative street sections shown on “**Typical Street Sections**” (Figures 25 through 52).

1. Streets

- a) **Public Roads: West Lilac Road (SC-270.1):** West Lilac Road is included as ‘public road’ in the County maintained road system but currently exists largely without benefit of a dedicated public right of way along the Community frontage. West Lilac Road along the project frontage will be re-designated from a 2.2C Light Collector to a 2.2F Light Collector per the project’s Mobility Element General Plan Amendment, and will be improved and the road right-of-way dedicated based upon the improvement standards for a 2.2F Light Collector road. The road improvements will also include a fully improved 12-foot pathway within the road right-of-way.
- b) **Private Roads:** All of the roads within the Community will be private roads designed and built to include road sections which will accommodate the traffic needs as identified by the project Traffic Impact Study and to meet the County standards in regards to the design specifications for road construction. Main Street is the primary entry into the Lilac Hills Ranch from West Lilac Road, and serves as the formal, private, road gateway, introducing the Community identity and character. Main Street consists of a western segment, a middle segment, and an eastern segment. The western and eastern segments are nearly identical in their typical section consisting of a 51- to 73-foot wide private street lot, with two travel lanes 12 to 15 feet wide, a 5-foot bike lane separated by a landscaped median 5 to 10 feet wide, diagonal and parallel on-street parking in select locations, and intermittent landscaped parkways (see Typical Street Sections in Section II). The middle segment within the Town Center splits the road into two one-way roads often referred to as a couplet. The street section for the majority of the couplet consists of a 50-foot private street lot consisting of a 13-foot travel lane, 5-foot bike lane, and on-street parallel parking on both sides. The street section along the town square consists of a 45-foot R.O.W., allowing for a 13-foot travel lane, 5-foot bike lane, on-street parallel parking on the town square side and angled parking on the opposing side.

The private roads will all be designed and built to accommodate accessibility for fire vehicles and services, all within private road easements. This street system will be owned, operated, and maintained by the Community HOA. The Community road system, with the exception of the Senior Citizen Neighborhood in Phases 4 and 5 will be available to the public traveling from the County's public maintained road system. There are three categories of private roads; major, minor and cul-de-sacs, each with specific design standards.

There are five restricted gated access points in the southern portion of the Community (see **Figure 24**) which includes the Senior Citizen neighborhood. The gates are located both on the exterior boundary of the Community, and within Phases 4 and 5. The restricted access is an important amenity for the senior community. The gates on ingress and egress roads for use by certain residents will have automatic openers (for exiting) that are triggered by either a buried sensor or an optical sensor. These gates will include the most up to date technology, meeting the County Consolidated Fire Code standards which will allow emergency services to automatically access the Community with minimal delays. The following is list of available Gate design features that are available to incorporate, at the discretion of the local fire authority having jurisdiction:

- i. KNOX Gate: Key operated dual switch device on the date, which overrides all other controls so the gate can be opened by the Fire Department or other law enforcement using a KNOX key. Each fire engine and law enforcement vehicle would be provided with a KNOX key.
- ii. KNOX Box: Installation of a box which contains a KNOX padlock for manual access.
- iii. SOS Siren: This device would active a gate within 2.5 seconds when the "yelp feature" on siren is used, or 4.5 seconds from when a standard siren is deployed. A sign will be placed on gates stating "Emergency vehicles; operate siren to open gate."
- iv. Click 2 Enter Device: This device opens the gate upon the clicking of a mobile radio in an emergency vehicle or portable radio. The device is activated by the FCC assigned radio frequencies which are assigned to public safety agencies for restricted use only.

Other optional features may include:

- a. Backup or solar power;
- b. Access control motors that accept and interface with various third party accessories;

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- c. Design provisions to open if bumped by a fire engine, and a hidden “break glass” manual release;

Table 5 below describes each of the six gates, how they are accessed, and how they are to be accessed by responders during an emergency. The table also shows which phases in the Community will have access through specific gates.

Table 5 - Gate Access Points

Gated Access Point No.	Description	Gate Access by Planning Area
1	Fire Apparatus Access Gate: Manned gate house, allowing permanent residents and guests to travel through.	SFS-1, SFS-2, SFS-3, SFS-4, SFS-5, SFS-6, and Institutional
2	Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center.	SFS-3 and SFS-4
3	Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center, and automatic access gate for residents along Rodriguez road with a key fob or access code.	SFS-3, SFS-4, SFS-5 and SFS-6
4	Fire Apparatus Access Gate and Automatic Access Gate for residents with a key FOB or access code.	SFS-5 and SFS-6
5	Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center.	SFS-5 and SFS-6
6	Fire Apparatus Access Gate and Automatic Access Gate for residents with a key FOB or access code.	SFS-5, SFS-6, and Institutional Use

2. Transit

Public transportation is an important planning consideration for reducing traffic congestion and improving air quality. Lilac Hills Ranch provides a mix of residential, commercial, professional office and mixed-use land uses that will encourage the extension of public transportation to the area. The San Diego Metropolitan Transit System identifies North County Transit District (NCTD) Routes 388 and 389 along I-15 in the vicinity of the Community. As the Lilac Hills Ranch is populated, NCTD may adjust routes and services to meet the needs of the growing Community. The Community will allocate a site for either public transportation, van pools or rideshare programs within the Town Center.

3. Non-Vehicular Circulation System

County policy encourages the incorporation of Regional Trail System linkages within or alongside major roads. The regional trail system is incorporated into the West Lilac Road parkway, and southern east-west linkage as depicted in the street cross sections. Community trails are incorporated into the Community open space and include links to the local parks, Private Recreation Site, and school site. This system is described above and in considerable detail in Section III.

E. Fire Protection Plan (FPP)

Structural and wildland fire protection is provided by the Deer Springs Fire Protection District (DSFPD) in association with the California Department of Forestry and CALFIRE. A Fire Protection Plan has been prepared to assess the fire risk and to meet the requirements of the DSFPD regarding fire safety in the Wildland/Urban Interface area in which it is located. The goal of the FPP is to minimize any potential loss of life, residential and commercial structures due to a wildland fire. See Chapter III-Fire Protection Standards for plan details.

F. Infrastructure / Public Facilities and Services Plan

1. Water and Wastewater Plans

The water supply for the Community will be comprised of both potable and non-potable water. The potable water will be provided by the VCMWD and the non-potable water will be provided by a combination of sources, including: (a) ground water, (b) rain water harvesting, (c) grey water, and (d) reclaimed water (wastewater) from the VCMWD. This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of Regulations.

a. Potable Water Supply

Current Water Service for the Lilac Hills Ranch Community is located within the boundaries of the Valley Center Municipal Water District. Potable water service to the Community will be provided by the Valley Center Municipal Water District and is depicted on **Figure 54 – On-Site Water System**. The estimated daily water demand for the Lilac Hills Ranch Community is 821,111 gallons per day or 920 acre-feet per year.

The Implementing Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the Community. Standard conditions of approval will ensure that adequate potable water service will be extended to all of the lots within the map boundaries.

The Master Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the

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Community, if necessary. The project is served primarily from the VCMWD's Country Club Zone. As part of the initial development phase, the project includes construction of improvements needed to provide sufficient redundant reservoir capacity within the zone to serve the project. To provide the redundancy, improvements would be made within the existing Country Club Reservoir site, subject to the discretion of VCMWD. To provide the redundancy, three options could be implemented within the existing site of either the 10 million gallon (MG) Country Club Reservoir or the 0.1 MG Old Country Club Reservoir. These options include: (1) construction of a dividing wall within the existing Country Club Reservoir to effectively create two, 5 MG reservoirs; (2) replacement of the Country Club Reservoir with two, 5 MG reservoirs; and (3) replacement of the Old Country Club Reservoir with a 3 MG reservoir. Implementation of any of these alternatives would provide adequate redundancy and will be pursued at the discretion of VCMWD. Additional discussions related to redundancy are included in subchapter 3.1.4 7.2 of the EIR.

Standard conditions of approval will ensure that adequate potable service will be extended to all of the lots created by the Master Tentative Map.

Each succeeding Implementing Tentative Map proposed on the lots created by the recordation of the Master Tentative Map will in turn be required by County standard conditions to extend water lines into the respective subdivisions to serve all proposed lots.

All water infrastructure (e.g., water lines, reservoirs, etc.) would be designed in accordance with VCMWD requirements and installation would comply with the specifications and requirements of the VCMWD, County Department of Health, and State regulations.

b. Non-Potable/Exterior Water Supply

The water supply assessment for the Lilac Hills Ranch Community split the water needs for the project into three categories: 1) Interior demand for potable water, 2) Exterior demand for potable water, and 3) Non-potable water exterior demand. The Lilac Hills Ranch Community is looking at four sources of water to meet the exterior demands for the project water. These sources include ground water, rain water harvesting, grey water, and reclaimed water. Each of these sources and their possible uses will be described below. The water supply assessment for the Lilac Hills Ranch community estimated the total water need for the project to be 967 AFY. 289 AFY of this use was interior/potable demand, 169 AFY was exterior potable demand, and 510 AFY was exterior non-potable demand.

- i. **Ground Water:** Nine (9) private existing ground water production wells are operating within the Lilac Hills Ranch Community area at the present time. Six (6) of these wells have been in production for more than 5 years. Based on analysis by the projects hydro geologist a minimum available ground water

supply of 191 AFY will be available. This water could be used to meet both exterior potable and non-potable demand.

- ii. **Rain Water Harvesting:** Cisterns and roof collection systems are allowed on single family dwellings to allow for the storing and irrigation use of rain water on single family homes. This supply could be used to offset potable exterior demands. It is estimated that up to 35 AFY of rain water could be harvested by single family homes in this project.
- iii. **Grey Water:** A grey water system is an allowed use that could offset the potable exterior demand for residential units. Approximately 91 AFY of grey water could be utilized to offset the potable exterior demand.
- iv. Reclaimed Water Reclamation Services for the Lilac Hills Ranch Community will be provided by the VCMWD. Approximately 286 AFY of recycled water is estimated to be generated by the project. This amount would be reduced by 91 AFY if a grey water system was installed. Up to an additional 400 AFY of recycled water could be made available to the project from the Moosa Treatment Plant. The Moosa Treatment Plant currently does not have tertiary facilities and does not produce recycled water. All water from this plant is disposed of through a percolation pond. Thus a total of up to 686 AF of reclaimed water could be made available for non-potable water supply for the project if needed. The reclaimed water could only be used for non-potable exterior uses as defined in the water supply assessment.

The proposed Water Reclamation Facility for the Lilac Hills Ranch Community is expected to treat a daily average of 353,474 gallons per day (396 AFY) of wastewater based on an ultimate build-out of 1,746 homes plus some commercial and retail development (as well as the 16 existing home sites and six not-a-part parcels). This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of Regulations. With this level of treatment the recycled water can by State law be used for landscape irrigation and non-contact water features such as fountains and ponds. Currently the VCMWD staff has indicated that the District will not support the use of recycled water on front or rear yards of private residential homes, nor will it support the introduction of recycled water into the potable water distribution system for fire protection. The Community goal is to beneficially reuse as much of the treated water as possible to minimize the use of imported water for the Lilac Hills Ranch Community and surrounding areas.

c. On-site Water Reclamation Facility (WRF)

The Lilac Hills Ranch Community is planning to phase the implementation of the water reclamation facility. The VCMWD is considering a number of alternative methodologies for the initial treatment of effluent in the first phase of development and has not yet selected the preferred treatment option. On a temporary basis the initial phase of either the interim or permanent WRF may require some wastewater

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to be trucked to an off-site treatment facility maintained by VCMWD in order to allow for sufficient flows to accumulate to start the treatment equipment. Once the wastewater flows generated by the development reach approximately 20,000 gpd (the equivalent wastewater generated by 100 homes) the interim or permanent facility can begin normal operation.

Lilac Hills Ranch Community includes a Major Use Permit for a Water Reclamation Facility to treat effluent generated by the development (**Figures 57 through 59**). Beneficial reuse of treated wastewater is proposed in the Lilac Hills Ranch Community, but will be determined by VCMWD. Wastewater generated by the Community will be treated to a tertiary level and may be recycled as determined by VCMWD. The estimated recycled water production is 357 AFY. There are approximately 173 acres of irrigated area associated with the Lilac Hills Ranch Community and the non-residential irrigation demand is estimated to be 300 AFY. Thus, there would be a greater supply of recycled water than could be reused throughout the Community. However, the use of recycled water will be determined by the VCMWD. A wet weather storage area is included as part of the WRF Major Use Permit.

2. Recycling Facility (RF)

The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of green waste. The facility is a Recycling Collection Facility, Large as defined in the Zoning Ordinance (S. 1512-b) and allows for the collection of recyclable materials, including the sorting of materials for shipment to a processing facility. Section 6970-b of the Ordinance includes 16 performance standards which detail the specific operational activities allowed with the approval of a Site Plan. The facility will be available featuring temporary roll-off bins or storage containers where recyclables and/ or green waste generated from project residents may be consolidated for efficient off-site processing. If economically viable, a buy-back center may be opened at this location for residents to redeem CRV containers. Additionally, use of this facility will significantly reduce off-site trash truck trips to regional waste system facilities. This facility will be operated by an entity licensed as necessary and the facility will also have the necessary operating permits. This facility may be available for use by properties in the surrounding area east of Interstate 15 and will significantly reduce off-site trips generated by residences and businesses within the Community and adjoining properties (see **Figure 60 - Recycling Facility (RF)**).

3. Fire Protection and Emergency Medical Services

These services will be provided by the Deer Springs Fire Protection District in association with CALFIRE. Brush clearing and thinning will be provided within the appropriate fuel management zone from the edge of structures to native open space preserve boundary. Required thinning and clearing will be done in

accordance with an approved fire protection plan. Road widths, secondary access, water supply, and fire hydrant spacing will also be in conformance with fire protection development standards established by the DSFPD which are set forth in this Specific Plan, the Fire Protection Plan and associated Tentative Maps. Figures depicting the fire protection plan and brush management setback zones are provided as **Figures 137 and 138**.

4. Law Enforcement

Law Enforcement services are provided by the San Diego County Sheriff's Department out of the Valley Center Substation, approximately ten miles northeast of the Community.

5. Schools

Two public school districts will have jurisdiction over Lilac Hills Ranch students during the occupancy of the project homes: the Valley Center-Pauma Unified School District and Bonsall Unified School District. All of the homes within Phases 1 and 2 and a portion of homes within Phase 3 will be entirely within the Bonsall Unified School District that will serve over half of the total homes. All of the homes within Phases 4 and 5 and a majority of the homes within Phase 3 will be located in the Valley Center Pauma Unified School District. The homes planned for Phases 4 and 5 will be age restricted (pursuant to the meaning in Government Code 65995.1 and 65995.2) and will not generate any students. Therefore the Community anticipates no more than 400 homes will be within the attendance boundaries of the Valley Center Pauma Unified School District. As noted in the Community description, a site suitable for a K-8 school will be included in the Community. Prior to this school being built, students living in Bonsall Unified School District would attend Bonsall Elementary School, Sullivan Middle School, and a future Bonsall High School. Students living within the Valley Center-Pauma Unified School District would likely attend the on-site school since it is expected to be open by the time the development occurs in these later phases of the Community. An exhibit depicting the school district boundaries and potential school site within the Community is provided as **Figure 62 and 63**.

6. Conceptual Grading Plan

Lilac Hills Ranch is designed so that 99.7% of all grading will occur outside of the RPO steep slope areas. Natural landforms and biological areas are preserved within open space areas dedicated in perpetuity.

Figure 65 - Conceptual Grading Plan illustrates areas to be graded to accommodate major circulation roadways, neighborhood streets and development areas. Most of the grading is required to create a suitable base for construction of infrastructure and buildings. Grading will be balanced with an estimated 4.0 million cubic yards of cut and fill (each), without the need for export or import of soil. The maximum cut and fills are mostly less than 30 feet and

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approximately 90% of all cubic yardage moved will be less than 20 feet deep. Up to 20% of grading volume may require blasting and an on-site rock crushing operation will be used within Phases 2 and 3 with the material used for on-site fill and construction operations. A Major Use Permit will be obtained if required by the County Building Code at the time of construction.

Landform grading techniques require blending and rounding of slopes, roadways, and pads to reflect the existing surrounding contours by undulating slopes, replicating the natural terrain. The Project Cross Sections, provided in **Figures 66** through **68**, illustrate the integration of Community grading with the natural terrain.

All grading activities are required to be conducted in accordance with the County of San Diego's Grading Ordinance, Hillside Development Policy (Policy 1-73) and Resource Protection Ordinance.

7. Drainage Plan

Under natural conditions, runoff from the Community flows primarily in a southwesterly direction to the I-15 corridor. To ensure that Lilac Hills Ranch does not increase the amount or velocity of runoff either during construction or at Community build out, a comprehensive drainage plan has been developed. Runoff is directed from natural channels to development areas, collected at points indicated on **Figure 69 - Proposed Storm Drains** and released into existing drainage courses. It is the intent of the designed system to convey drainage in existing natural drainages where feasible. Reinforced concrete boxes with wing walls, arched culverts, and/or reinforced concrete pipe culverts are used where an existing creek bed intersects with roadways or development.

Mechanical means such as rain barrels will be allowed on each lot to capture runoff from roof areas and store for later irrigation use. In some lots where soil conditions permit, a loose layer of soil can be placed in back yard areas to absorb and store runoff from roof and hardscaped areas to further minimize runoff leaving each lot and reduce future irrigation water demand. The feasibility for soil retention on each individual lot should be determined by the geotechnical consultant. The onsite detention basins will have grass-lined bottoms that will permit some infiltration into the underlying soil; however, their primary function is to provide a temporary holding facility of the excess 100-year runoff volume from the site as to reduce the peak discharge rate leaving the project to the pre-development levels. These detention basins are typically located at final discharge points of the project foot print, the runoff is release onto the downstream natural terrain where some of the runoff will infiltrate into the non-hardened native soil and recharge the groundwater. With these methods employed throughout the project both on the individual lot and project wide basis, the overall project will become hydrologically invisible such that there are no additional impacts to downstream drainage facilities, both man-made and natural.

8. Landscape Concept Plan

In Lilac Hills Ranch, the overall Community design theme is established by the site, circulation, and landscape plans. The site plan integrates development into the natural features of the property, which provides for extensive open space preservation and establishes the overall Community character. The circulation plan designs roadways to flow with the natural terrain. **Figure 70 - The Master Landscape Concept Plan** reinforces the Community theme through the design of streetscapes incorporating informal patterns of street trees, entry monuments using natural or simulated natural materials, and historical landscape zones using site specific plant palettes. The Community theme is further reinforced through the design and landscaping of Community recreation areas and the use of groves, drought tolerant and naturalizing plant materials to transition to natural open space areas. Vegetation indigenous to the area is emphasized, supplemented by compatible, non-invasive ornamental plant materials. All of the reclaimed water from the Water Reclamation Facility that is treated to Title 22 Standards will irrigate the on-site parks, street parkways, private residential lots, private and public open space, agricultural land in both common areas and Biological Open Spaces, manufactured slopes and the school site, or as allowed by the VCMWD and other regulatory agencies.

The Lilac Hills Ranch landscape plan includes streetscapes which feature meandering paths and informal planting of trees, vineyards, and groves as detailed in Chapter III, Development Standards and Regulations. Community entries and key focal points enhance the rural theme through similar appropriate plant materials and theme signage.

Lilac Hills Ranch theme trees, signs, and site furnishings are used in Community recreation areas to create a cohesive Community identity. The local parks, private recreation site and school site environs share common landscape and site furnishings.

Manufactured slope planting is carefully selected to compliment the adjacent land use. Manufactured slopes within the development areas incorporate informal groves of trees and ornamental plant species with soil retention attributes. Manufactured slopes adjacent to natural open spaces use plant materials compatible with native plant communities. Manufactured slopes adjacent to natural open space preserve areas also incorporate fuel management zones.

9. Water Conservation Plan

Community landscaping shall conform to the requirements of the County's Water Conservation and Landscape Design Manual, and will be designed in conjunction with the Lilac Hills Ranch Water Reclamation Plan. Measures within this Plan will ensure that water use within the Community's landscape is well managed. The Community may contain an integrated recycled water system which may provide

II. SPECIFIC PLAN SUMMARY

for a dual distribution system for all landscaped areas (i.e., one piping system for potable water and one piping system for recycled water). The VCMWD policy on reclaimed water use (Article 190.7 Conservation and Local Supply Use Requirements) section (c) guides the district in where recycled water may be used for a beneficial use. Groundwater may be used subject to review and approval by the VCMWD.

A Water Efficient Landscape Worksheet shall be submitted along with landscape and irrigation improvement plans for the Community. This plan may be revised from time to time to reflect upgrades and improvements in irrigation and landscaping technology.

The Community landscape shall be designed for efficient use and conservation of potable water resources. Plantings shall be grouped in hydrozones. Bark mulches, bubblers, and drip irrigation shall be used where appropriate, and modern equipment such as low precipitation heads, automatic controllers, and rain sensing equipment shall be used. The HOA shall ensure regular inspections of the Community's landscape and irrigation shall occur so that field adjustments can be made to watering schedules to minimize plant stress. These inspections will assure that irrigation equipment is properly functioning and evenly distributing water. Repairs of malfunctioning equipment and crooked heads shall be made immediately. These practices, along with regular water audits will assure continued water application efficiency and a healthy landscape.

If mandatory potable water restrictions are imposed by the State, the County Water Authority, and/or the Valley Center Municipal Water District, the Community's landscape shall be evaluated and revised, with the assistance of the Water Efficient Landscape Worksheet to reduce or eliminate potable water consumption and most efficiently use the reclaimed water and groundwater. The following measures can be incorporated into the Community should further water reductions be mandated;

- a) Turf areas can be replaced with synthetic turf;
- b) Groundcover can be replaced with mulch and/or river rock;
- c) Bubblers and/or drip heads can be used to replace low volume spray heads;
- d) Water schedules can be reduced;
- e) Planting areas using shrubs requiring moderate water levels can be replaced with low water consuming plant material; and
- f) Mechanical means such as rain barrels can be deployed on each lot to capture runoff from roof areas and store for later irrigation use.

10. Sign Plan

Signs and graphics within Lilac Hills Ranch will be of a consistent style and format. Design criteria affecting the sign program include architectural compatibility and the consolidation of information. Signage shall be designed to display the necessary information or direction as opposed to advertising a product or service and conform to the standards included in Section III-K Community Sign Standards.

G. Sustainable Community Design:

County General Plan: The County of San Diego's adopted General Plan emphasizes sustainable community design principles within the Goals and Policies. The principal statements in the General Plan regarding sustainable development are the description of the Community Development Model in Chapter 2 - Vision and Guiding Principles, and in Chapter 3 – Land Use Element.

The Community Development Model in Chapter 2 states:

Guiding Principle 2

“Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development”

and states:

“in the County’s Community Development Model...The “Village” would contain the densest neighborhoods and a broad range of commercial and civic uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, schools, and public areas. Developing the County’s communities more compactly meets critical objectives for compliance with the mandates of AB 32, the California Global Warming Solutions Act of 2006.”

Guiding Principle 9:

“New development located near existing and planned infrastructure and services would be served in a more efficient manner and would require less extensive roads and infrastructure, as defined by Guiding Principle 2. This could reduce the need to build and operate new road networks, emergency and law enforcement facilities, libraries, schools, parks, and other public services needed to support residential development in remote areas.”

Other goals and policies discuss the Community Development Model, or sustainable development or LEED-ND or equivalent including; LU-5.2 Sustainable Planning and Design, LU-6.4 Sustainable Subdivision Design, GOAL LU-12 Infrastructure and

II. SPECIFIC PLAN SUMMARY

Services Supporting Development, GOAL COS - 14 Sustainable Land Development, and COS - 14.3 Sustainable Development,

LEED-ND: Leadership in Energy and Environment Design for Neighborhood Development (LEED-ND) is a national program by the U.S. Green Building Council and its associated Green Building Certification Institute (GBCI) to assess, review and certify land use projects which meet specific environmental standards consistent with the Community Development Model and other equivalent design concepts. Lilac Hills Ranch is designed both in accordance with the County of San Diego Community Development Model and additionally designed to meet LEED-ND or equivalent upon build out. The Goals and Policies of the County General Plan are based on the Community Development Model and implemented by a number of Goals and Policies regarding sustainable development.

The Lilac Hills Ranch will establish a new Village in an area currently designated as Semi-Rural and can only do so pursuant to the standards included in Land Use Policy 1.2. That policy states that new Villages must be designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent.

The new Village Regional Category proposed by the General Plan Amendment will establish a Town Center, meeting the very definition of “Town Center” as identified on pages 3-7 and 3-8 of the Land Use Element; as shown below.

Village

Generally, larger Villages are anchored by “Town Center” areas that serve as focal points for commercial and civic life. Town Centers often benefit from the development of more detailed plans to guide new development in achieving consistency with the goals and policies of the General Plan. A Town Center will typically contain one or more of the following:

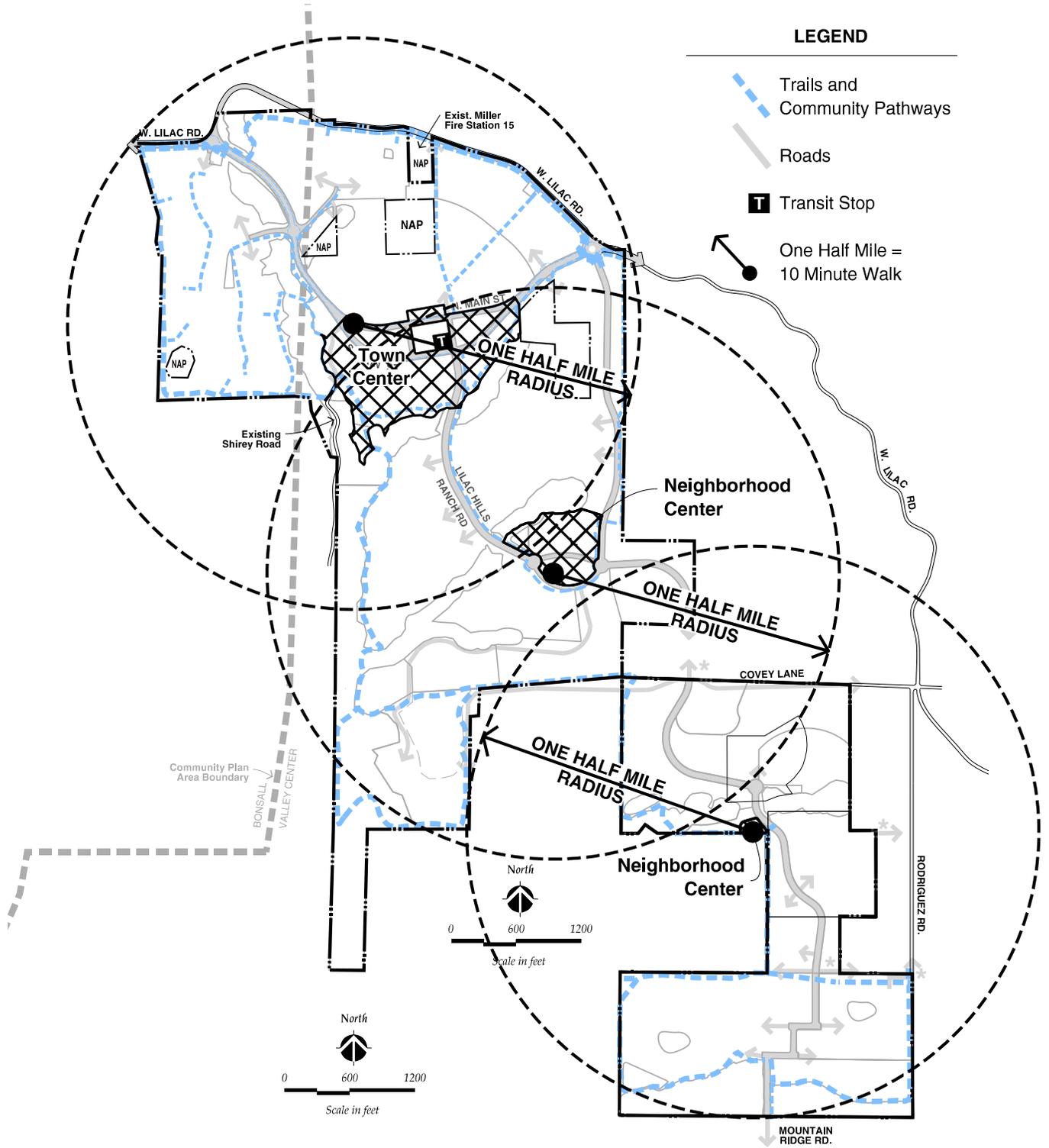
- Pedestrian-oriented commercial area,
- Mixed-use development: residential, retail, and office/professional uses,
- Higher-density residential developments, and
- Community-serving private and public facilities.

The residential densities permitted within Village areas typically require water and wastewater service and can support a range of housing types including single-family and multi-family housing.

Village Core Mixed-Use. This designation is intended for pedestrian-scaled town center development. A wide variety of commercial, civic, and residential uses are encouraged by this designation, and these uses may be mixed “vertically”—on separate floors of a building—or “horizontally”—in separate buildings on a single

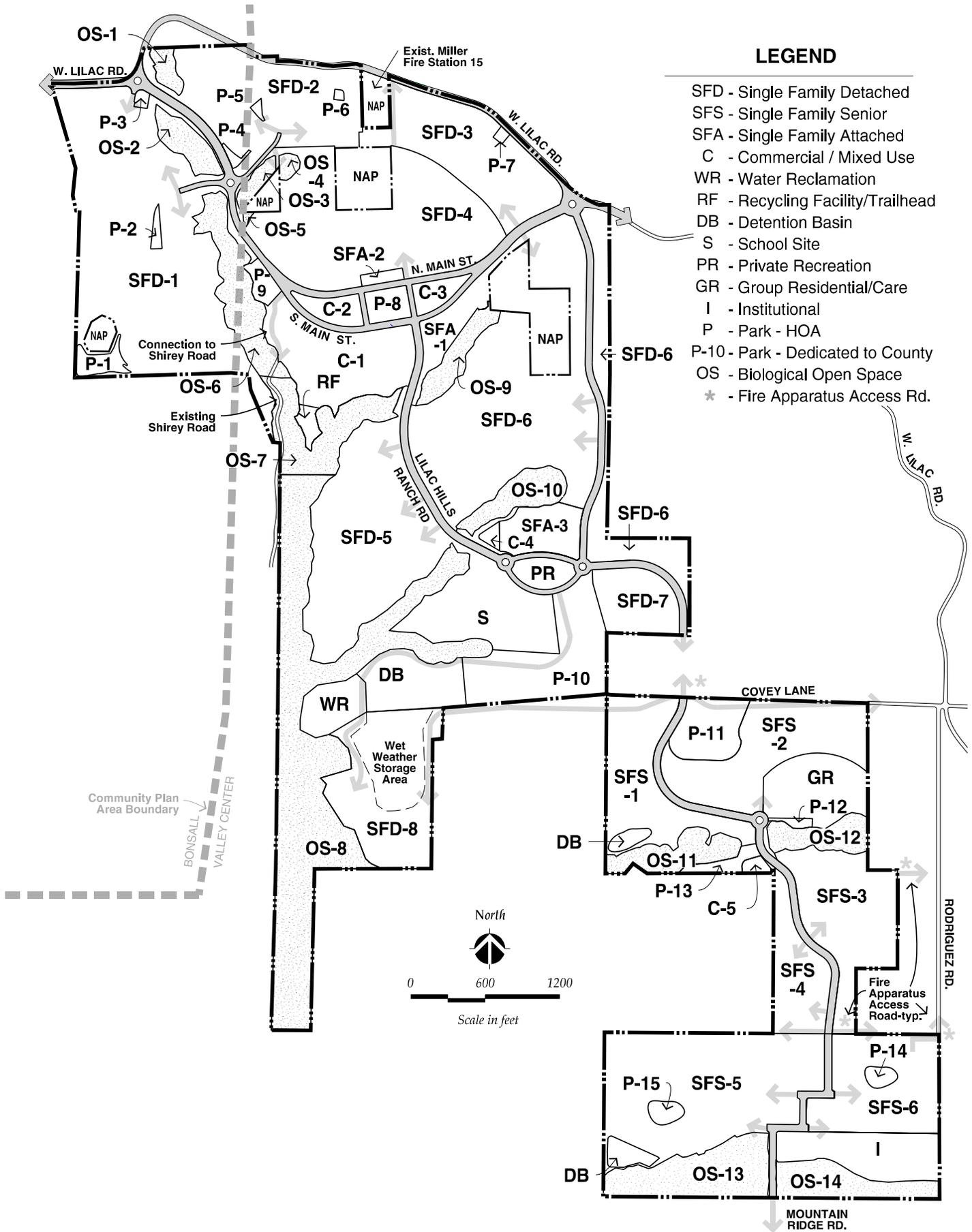
site or on adjacent parcels. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.

The definitions established for both the Village Regional Land Use Category and the Village Core Mixed use Land Use Designation incorporate the essential principles and standards of the Community Development Model and by extension the LEED-ND or equivalent guidelines that promote urban scale development in a compact, vibrant, walkable, mixed use format that will serve to increase the propensity for residents to walk to amenities and services. The Lilac Hills Ranch land plan is an essential component of this specific plan necessary to implement the sustainable Goals and Policies of the General Plan which ensures less energy and water is consumed within the Community, further reduces impacts on the environment, and provides better indoor air quality.



Multi-Modal Concept Plan

LILAC HILLS RANCH SPECIFIC PLAN

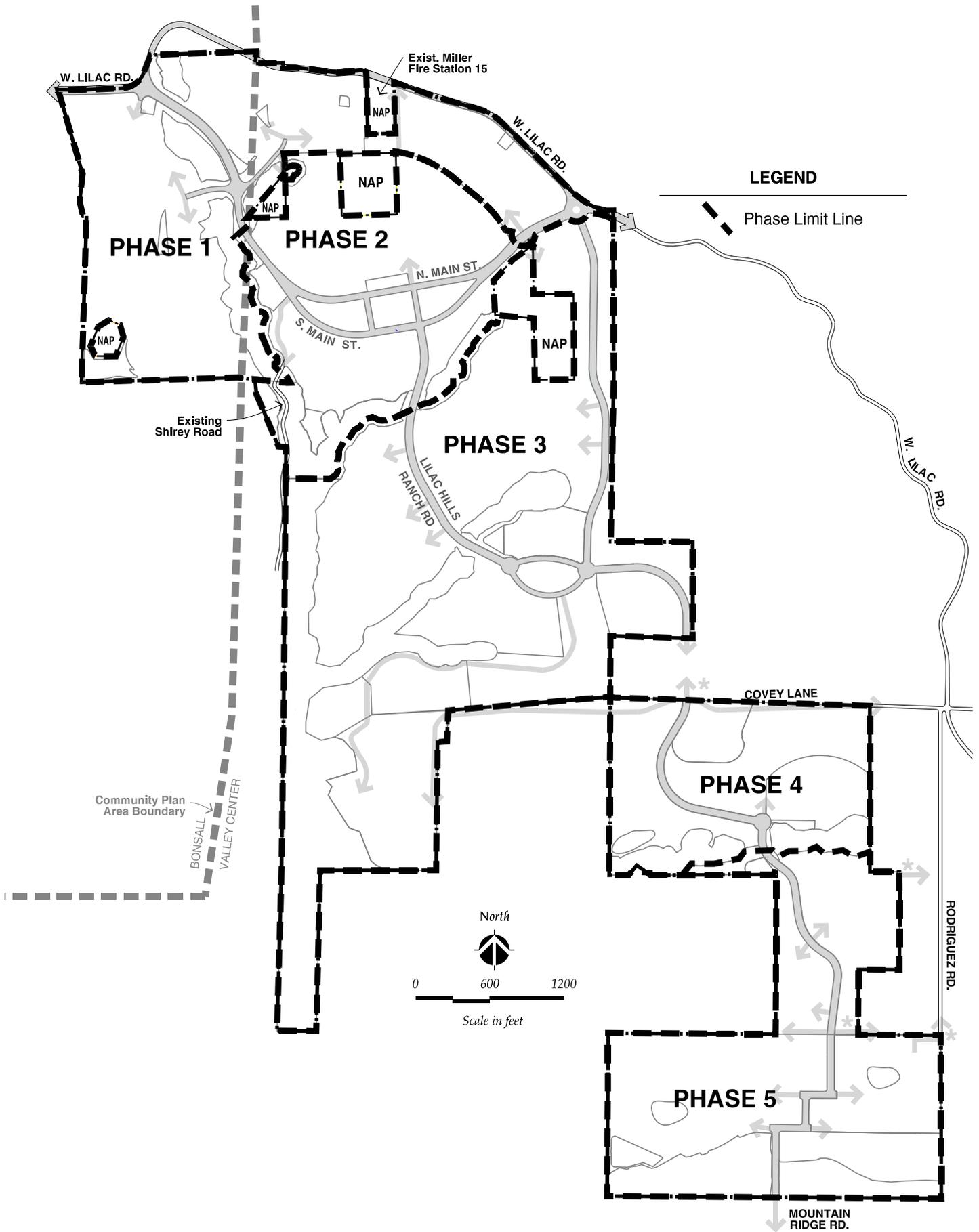


LEGEND

- SFD - Single Family Detached
- SFS - Single Family Senior
- SFA - Single Family Attached
- C - Commercial / Mixed Use
- WR - Water Reclamation
- RF - Recycling Facility/Trailhead
- DB - Detention Basin
- S - School Site
- PR - Private Recreation
- GR - Group Residential/Care
- I - Institutional
- P - Park - HOA
- P-10 - Park - Dedicated to County
- OS - Biological Open Space
- * - Fire Apparatus Access Rd.

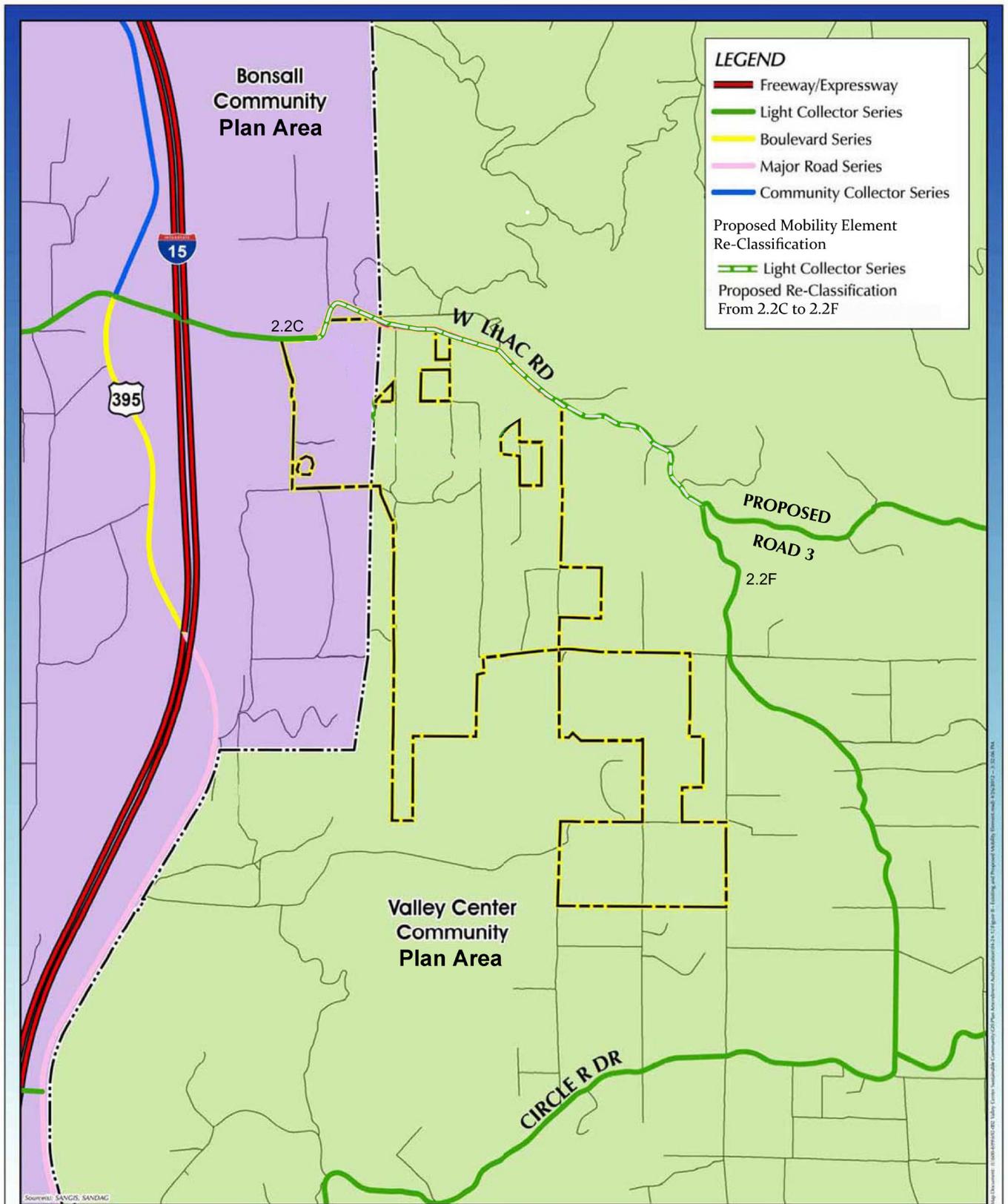
Specific Plan Map

LILAC HILLS RANCH SPECIFIC PLAN



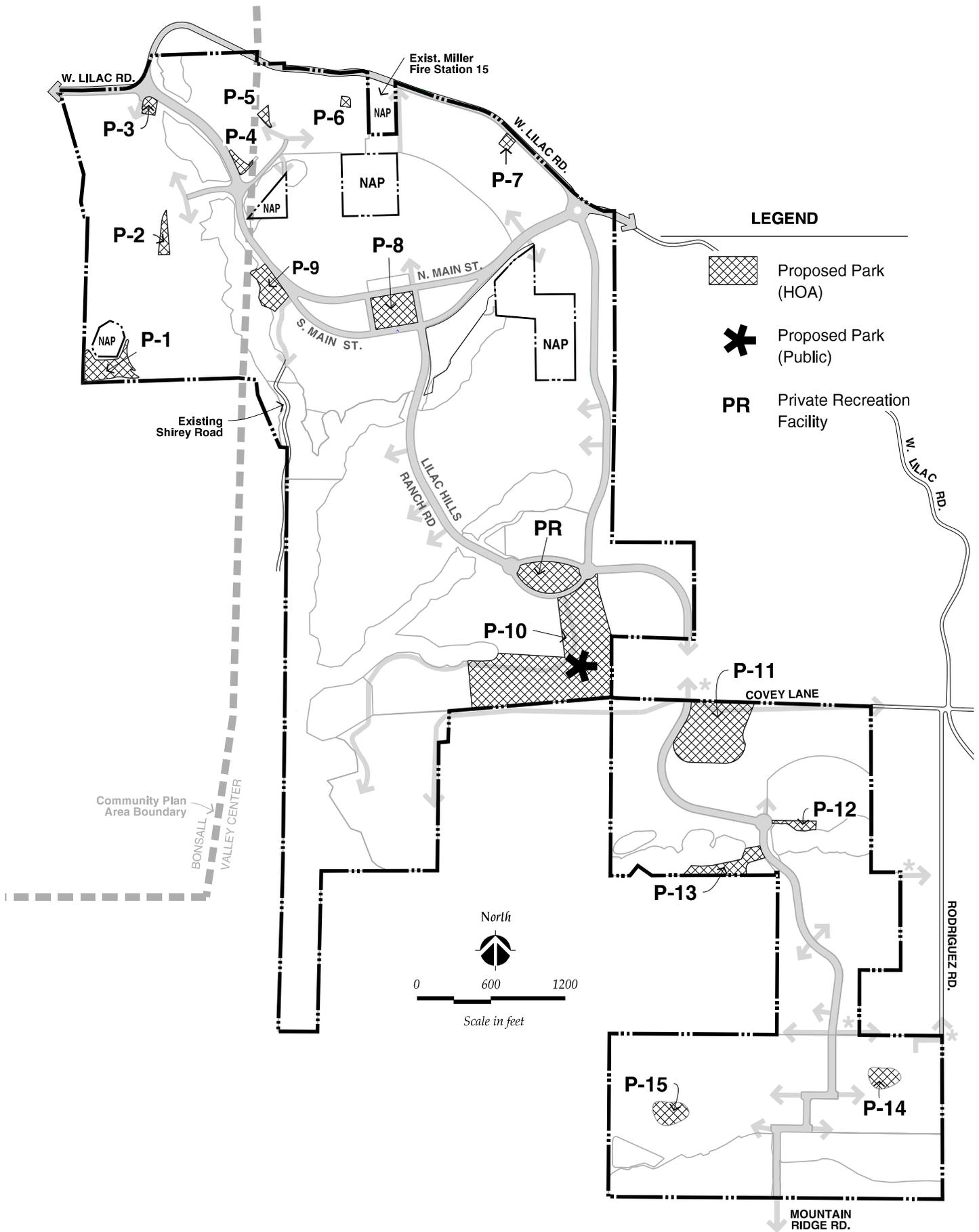
Phasing Plan

LILAC HILLS RANCH SPECIFIC PLAN



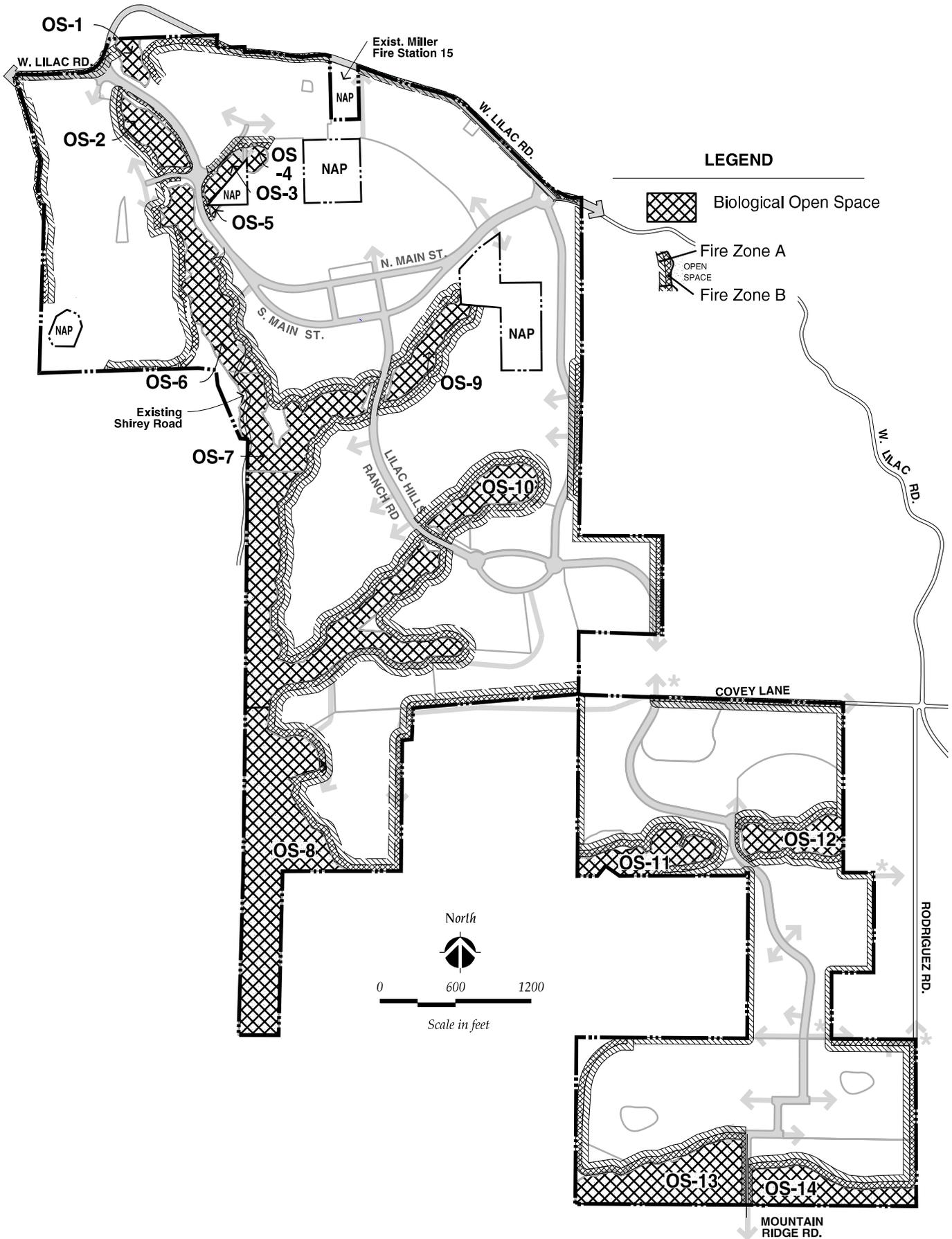
Proposed Mobility Element Plan

LILAC HILLS RANCH SPECIFIC PLAN



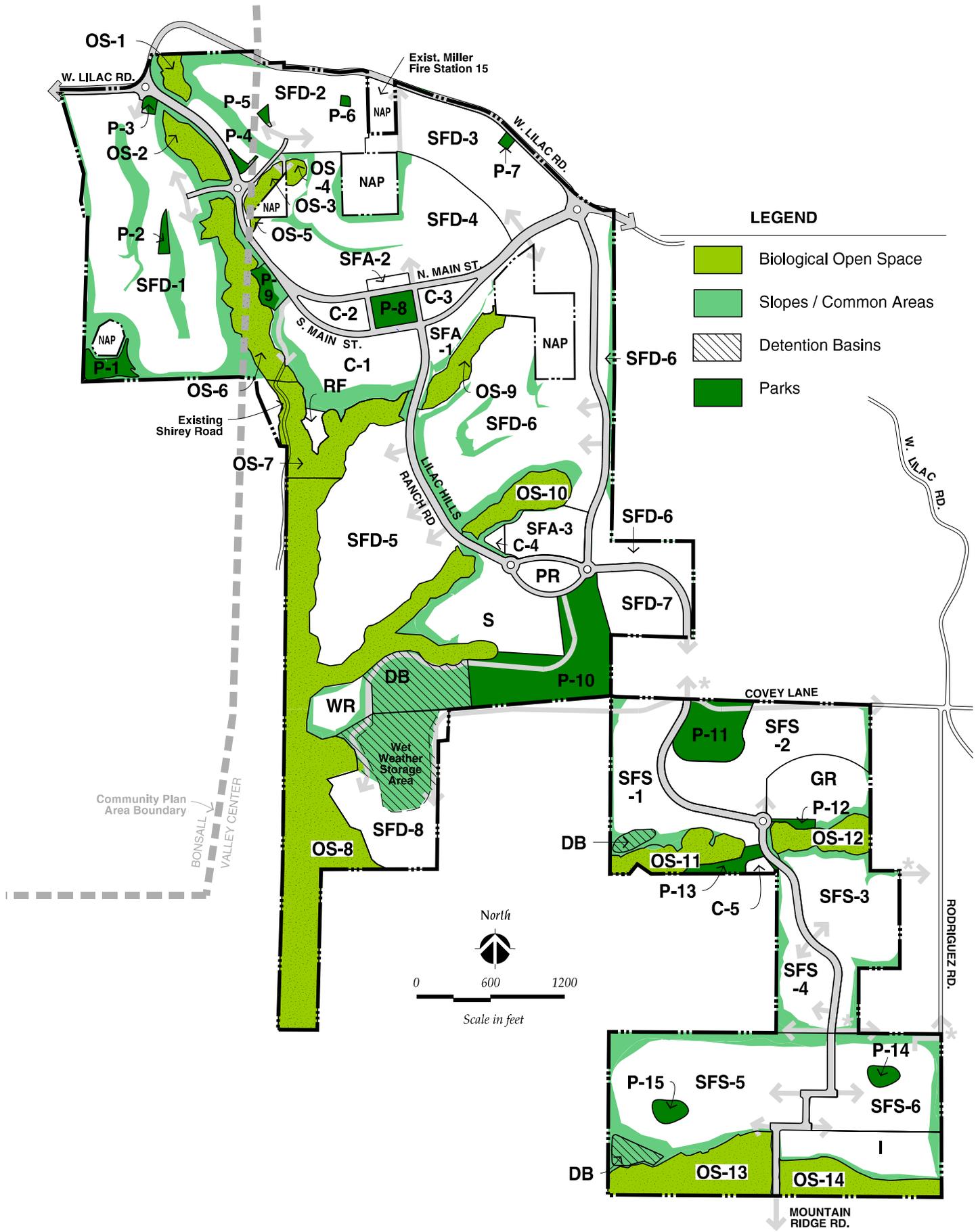
Park Plan

LILAC HILLS RANCH SPECIFIC PLAN



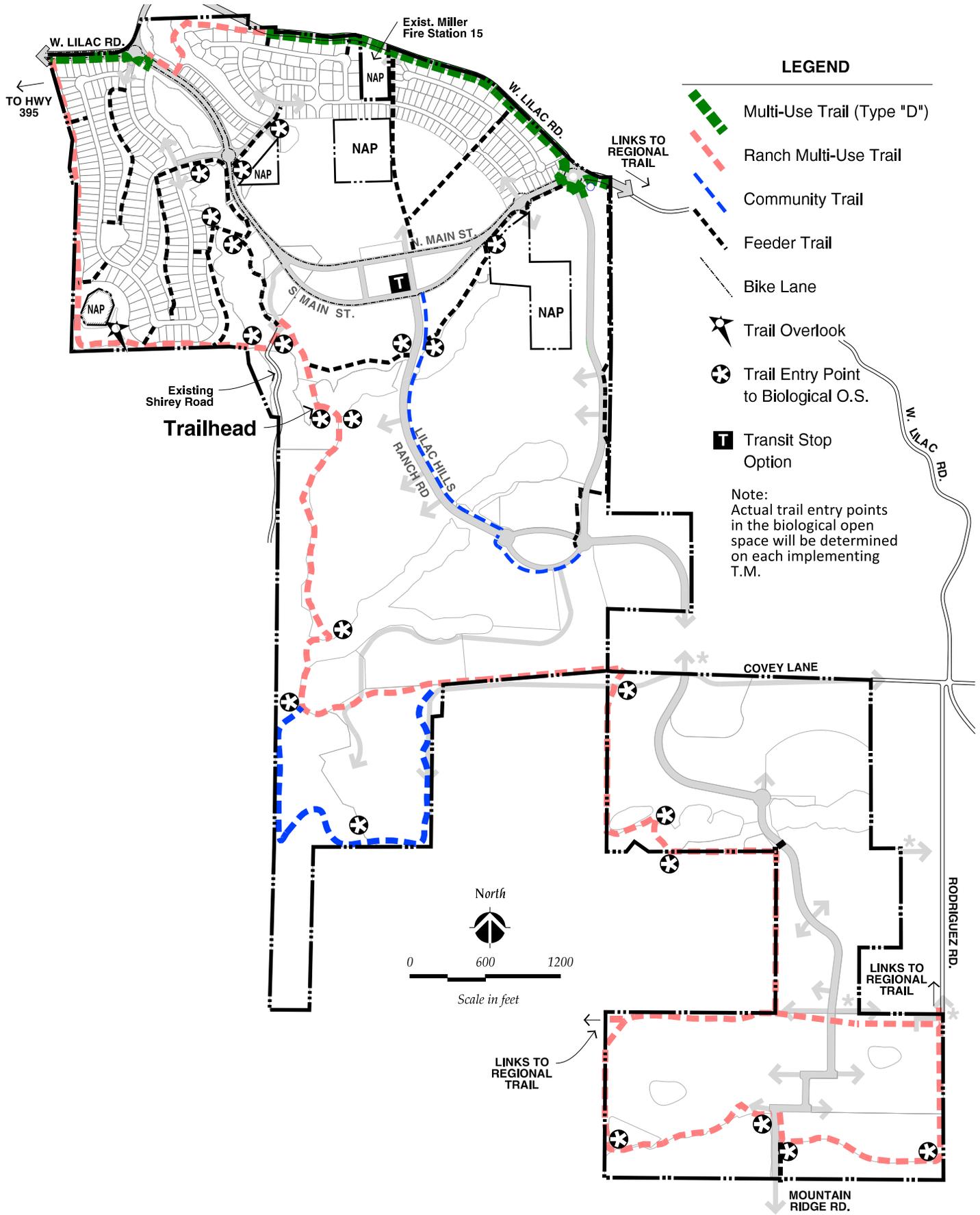
Biological Open Space

LILAC HILLS RANCH SPECIFIC PLAN



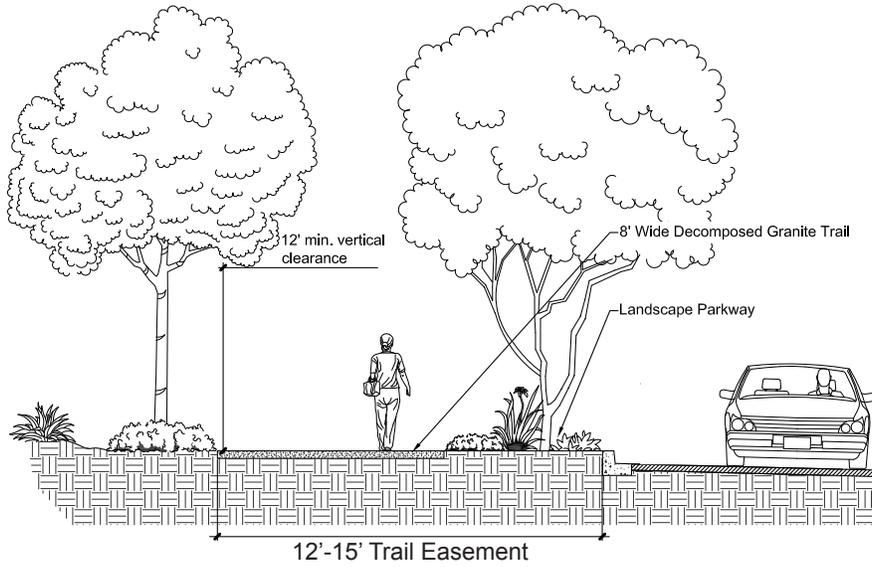
Open Space and Parks

LILAC HILLS RANCH SPECIFIC PLAN

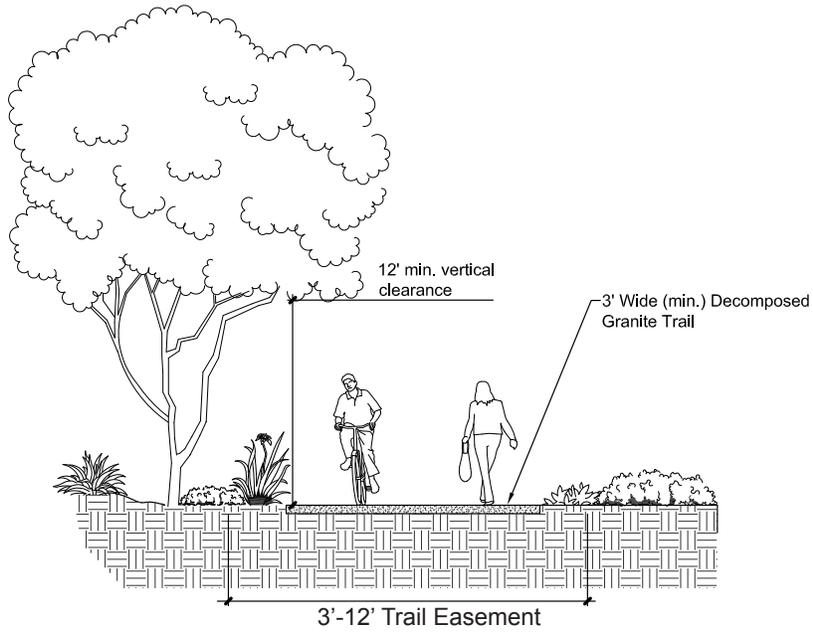


Trails Plan

LILAC HILLS RANCH SPECIFIC PLAN

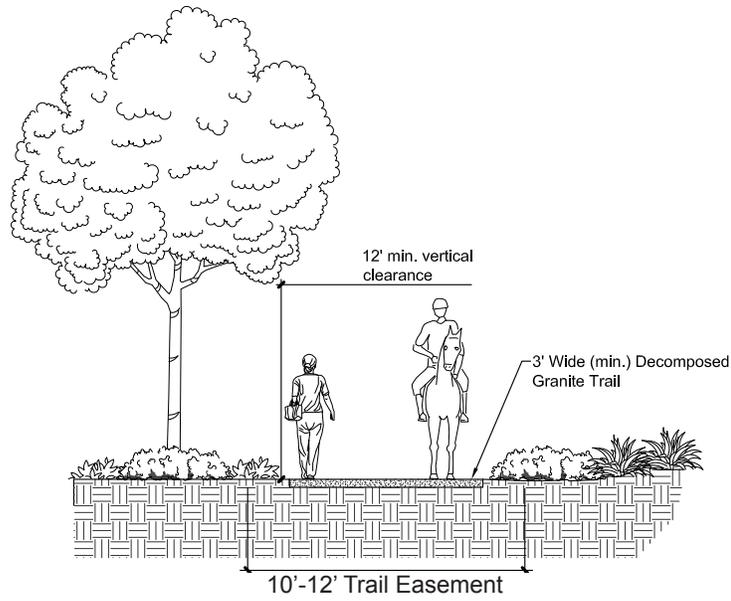


Multi-Use Trail
Type D - no scale

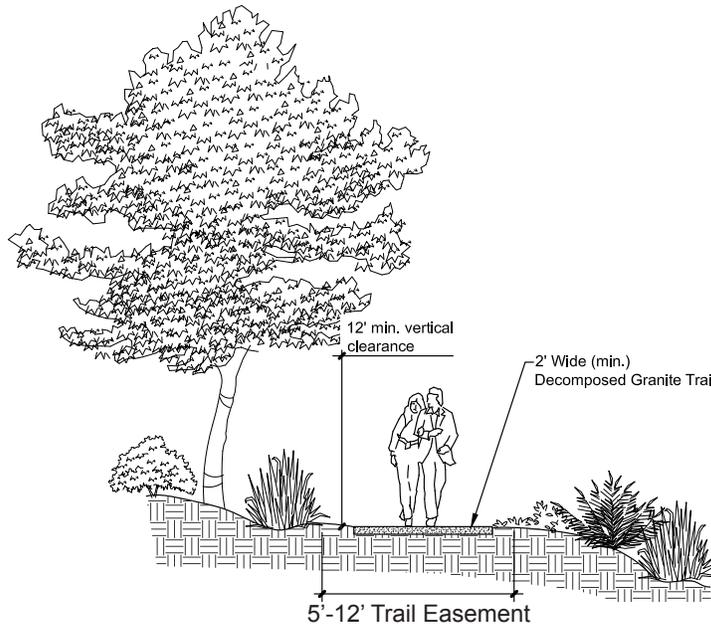


Community Trail
no scale

Trail Sections

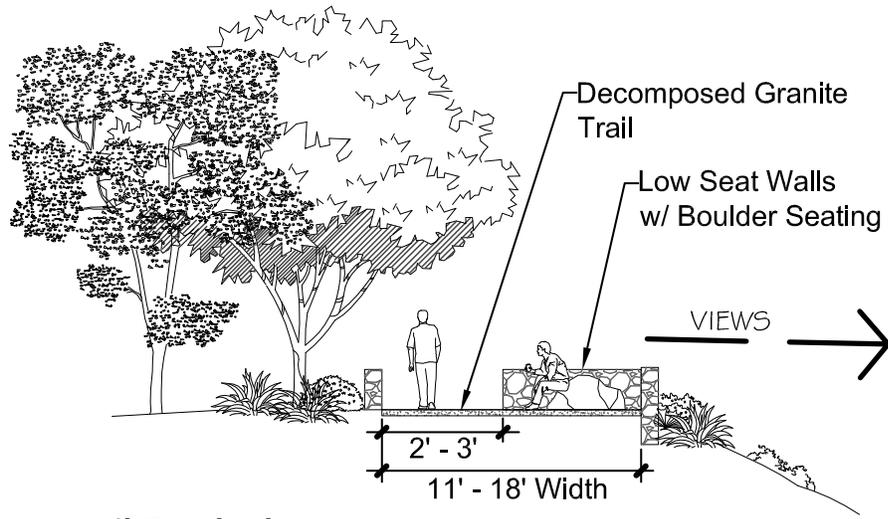


Ranch Multi-Use Trail
no scale

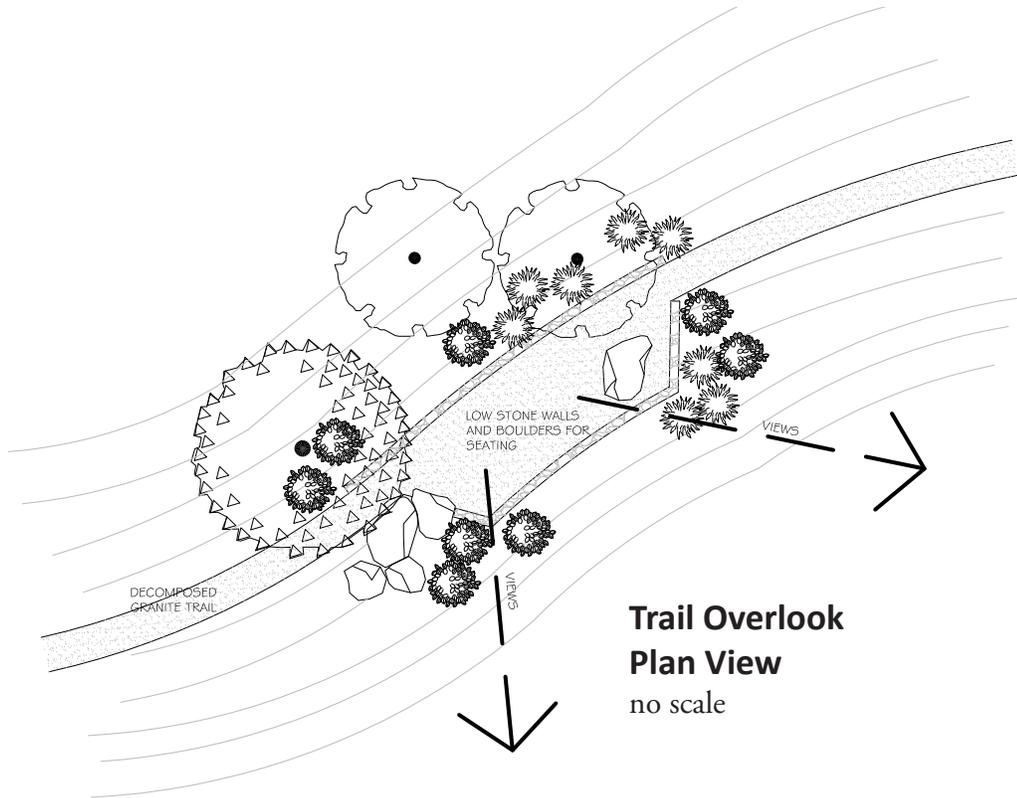


Feeder Trail
no scale

Trail Sections



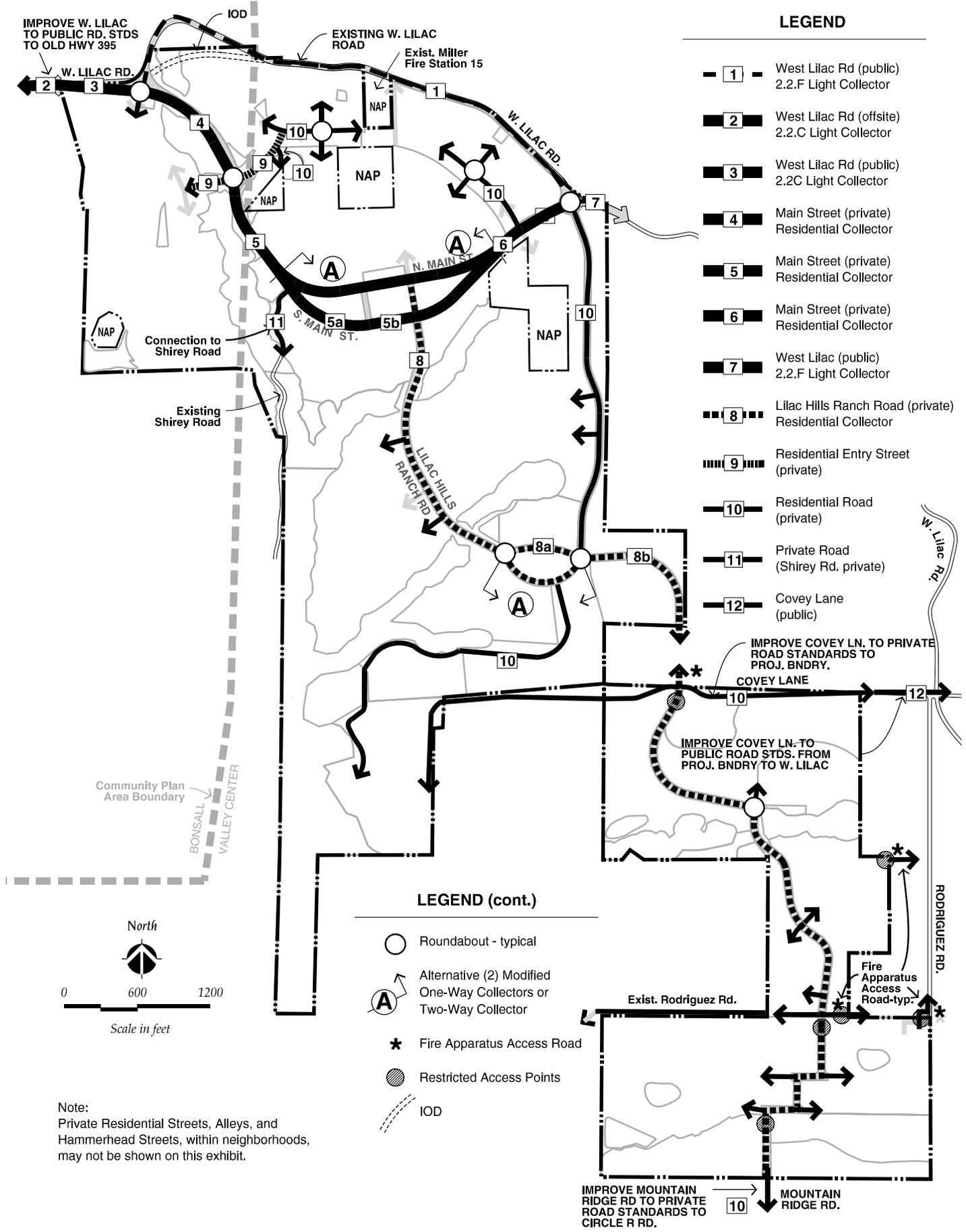
Trail Overlook
no scale



**Trail Overlook
Plan View**
no scale

Trail Overlook Details

LILAC HILLS RANCH SPECIFIC PLAN

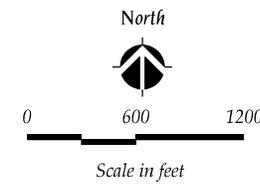


LEGEND

- 1** West Lilac Rd (public) 2.2.F Light Collector
- 2** West Lilac Rd (offsite) 2.2.C Light Collector
- 3** West Lilac Rd (public) 2.2C Light Collector
- 4** Main Street (private) Residential Collector
- 5** Main Street (private) Residential Collector
- 6** Main Street (private) Residential Collector
- 7** West Lilac (public) 2.2.F Light Collector
- 8** Lilac Hills Ranch Road (private) Residential Collector
- 9** Residential Entry Street (private)
- 10** Residential Road (private)
- 11** Private Road (Shirey Rd. private)
- 12** Covey Lane (public)

LEGEND (cont.)

- Roundabout - typical
- Ⓐ Alternative (2) Modified One-Way Collectors or Two-Way Collector
- * Fire Apparatus Access Road
- Restricted Access Points
- IOD



Note:
Private Residential Streets, Alleys, and Hammerhead Streets, within neighborhoods, may not be shown on this exhibit.

IMPROVE MOUNTAIN RIDGE RD TO PRIVATE ROAD STANDARDS TO CIRCLE R RD.

MOUNTAIN RIDGE RD.

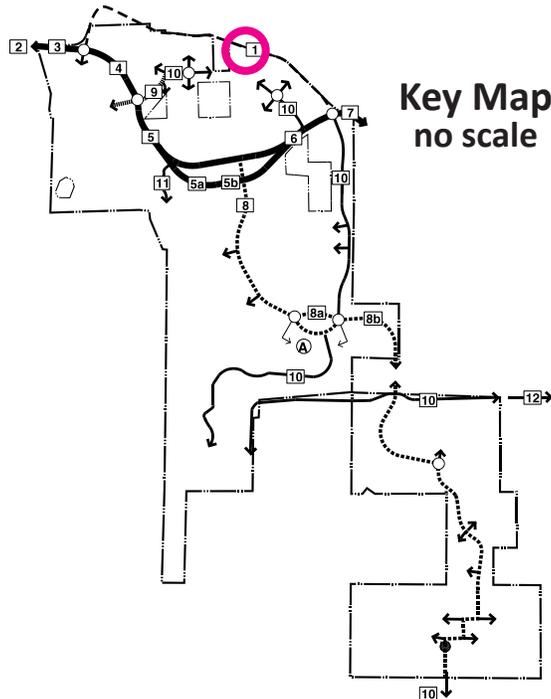
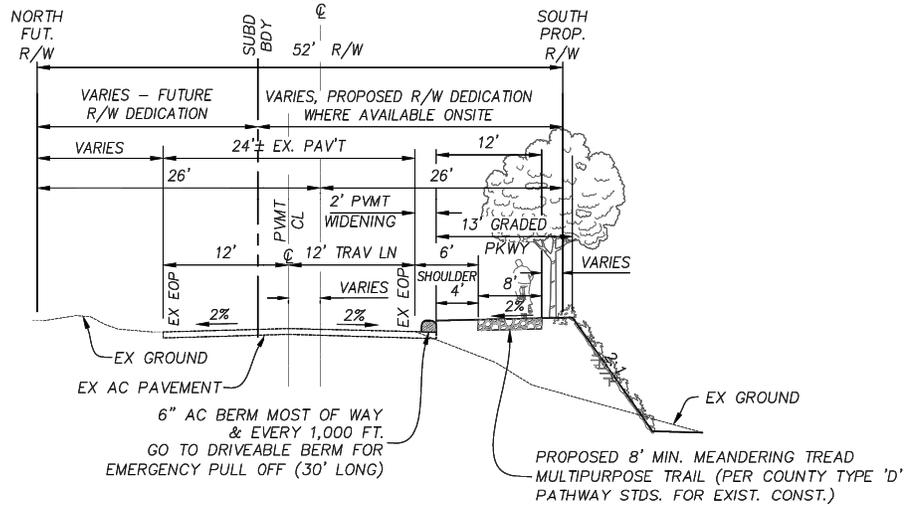
Project Internal Circulation

LILAC HILLS RANCH SPECIFIC PLAN

1

West Lilac Road

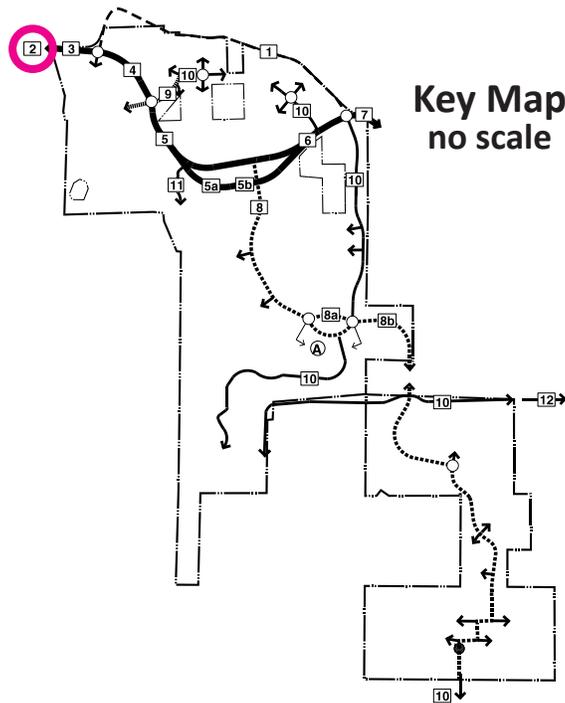
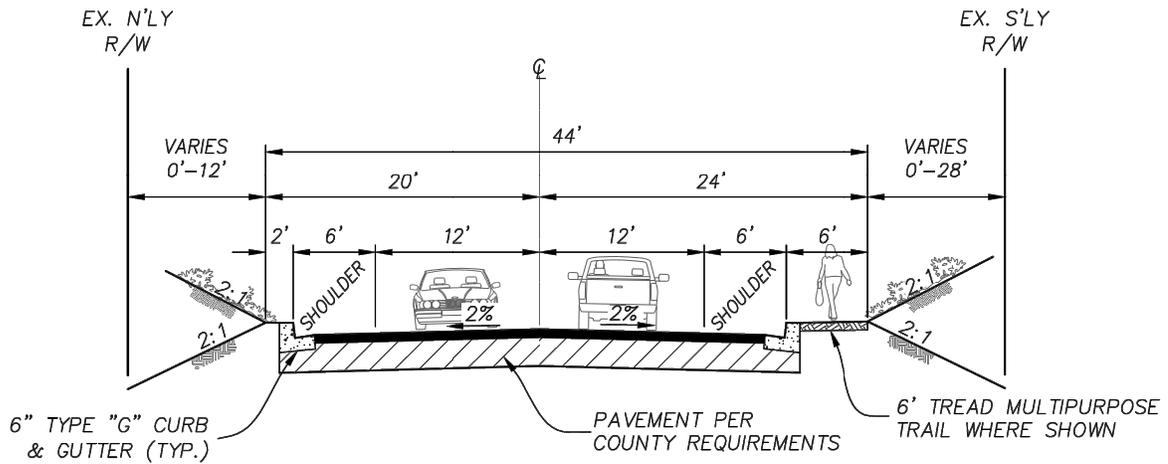
(2.2F Light Collector W/ Reduced Shoulder Per County Stds)
(Along Northerly Boundary)
No Scale (Public)



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

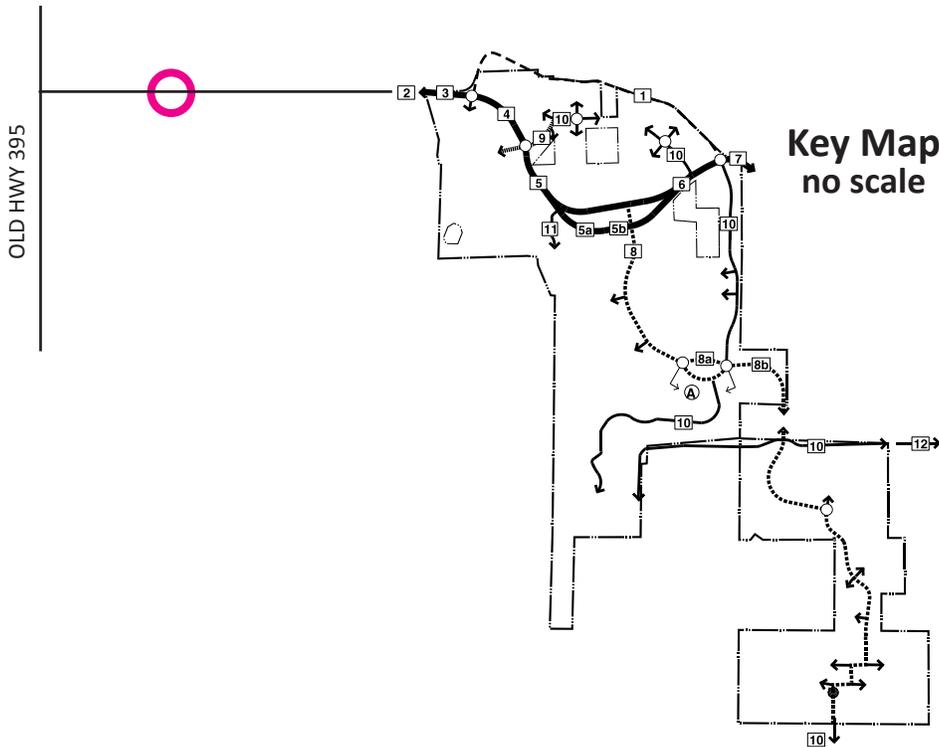
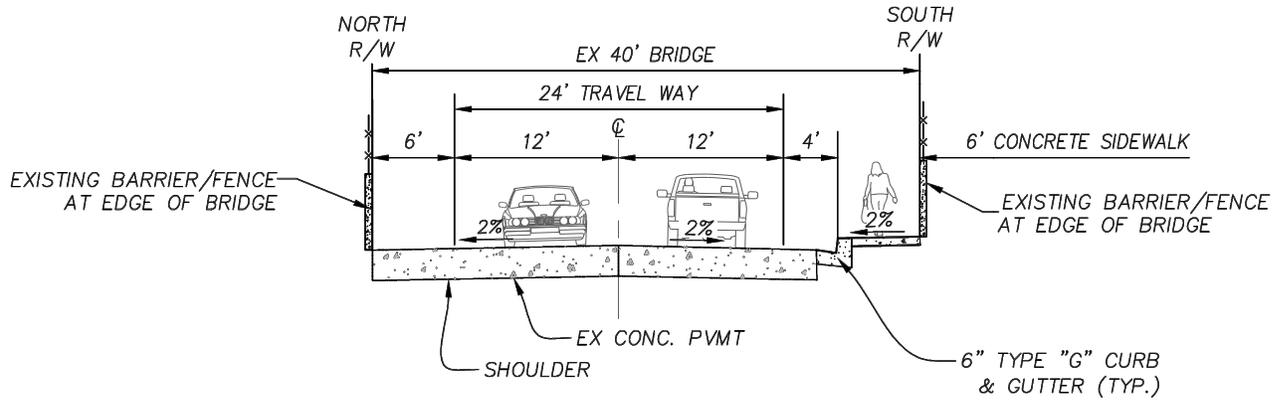
West Lilac Road (Off-Site) (2.2C Light Collector Per County Std) (From Project Boundary to I-15 Bridge) No Scale (Public)



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

West Lilac Road (Off-Site)
(2.2C Light Collector Per County Stds)
(I-15 Bridge)
No Scale (Public)

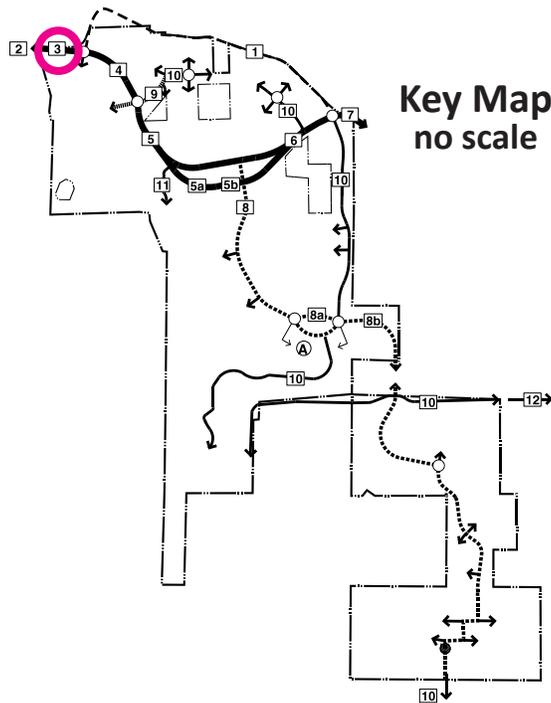
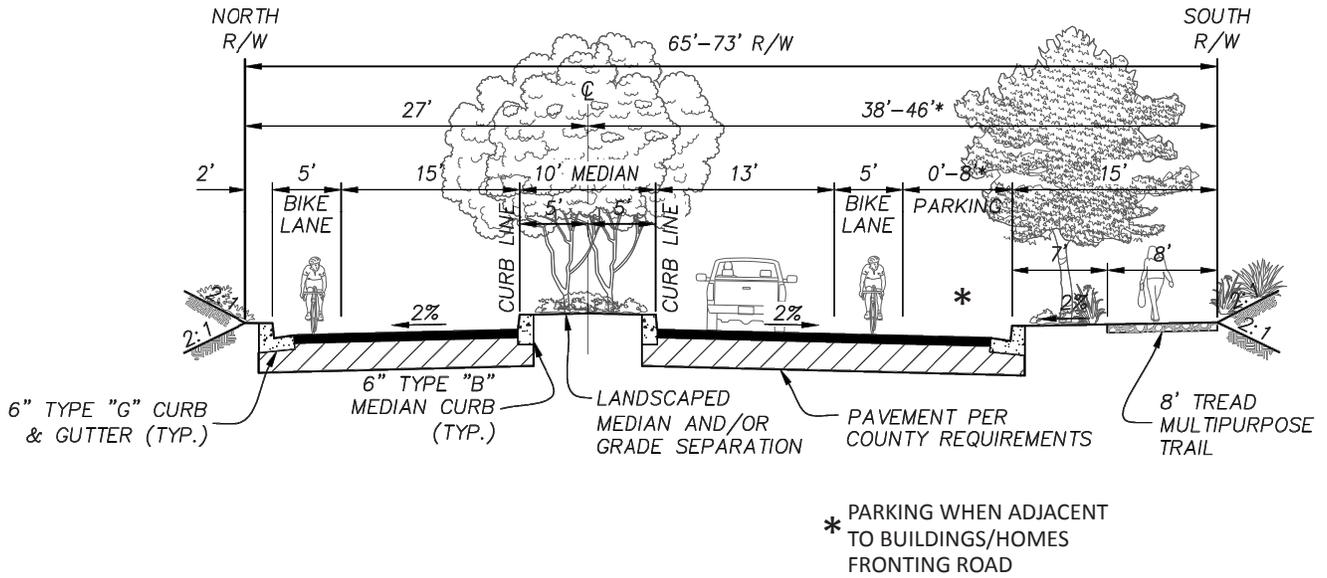


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

West Lilac Road

(2.2C Light Collector Per Co. Stds)
No Scale (Public)

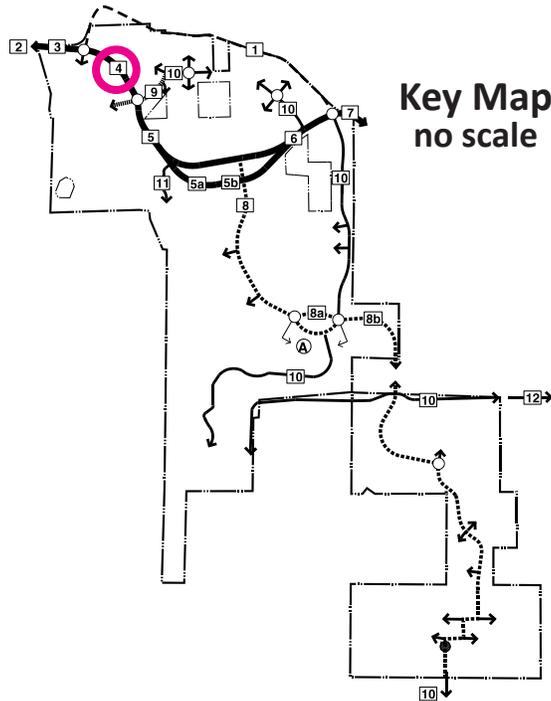
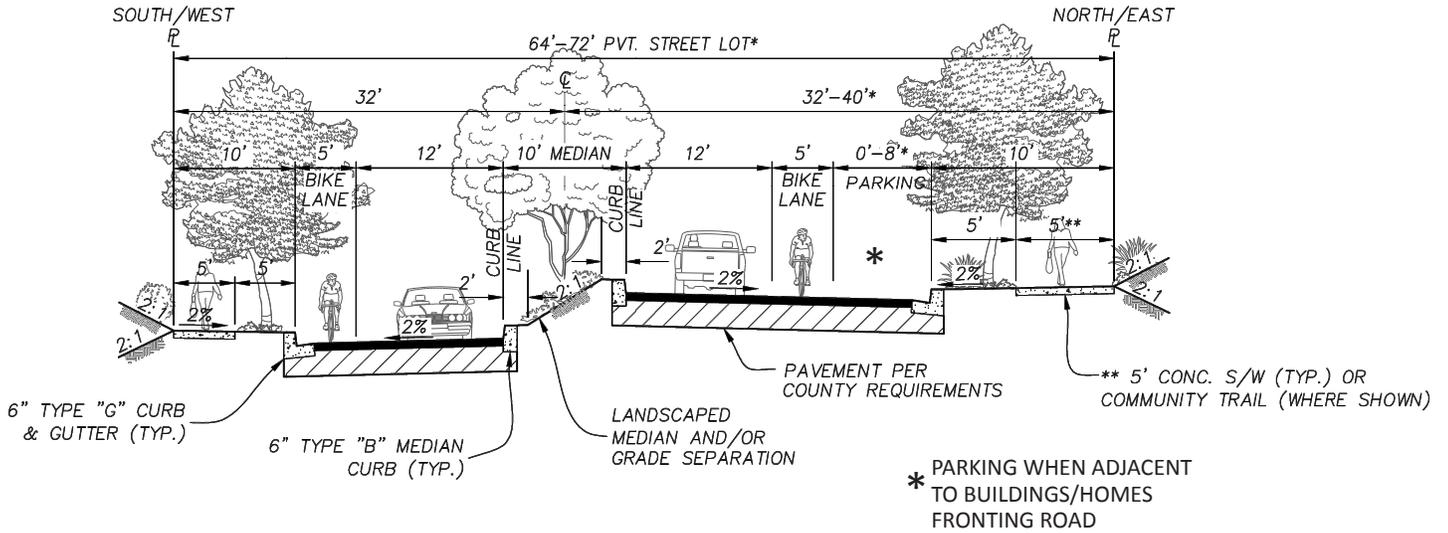


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Main Street (On-Site)

No Scale
(Private)



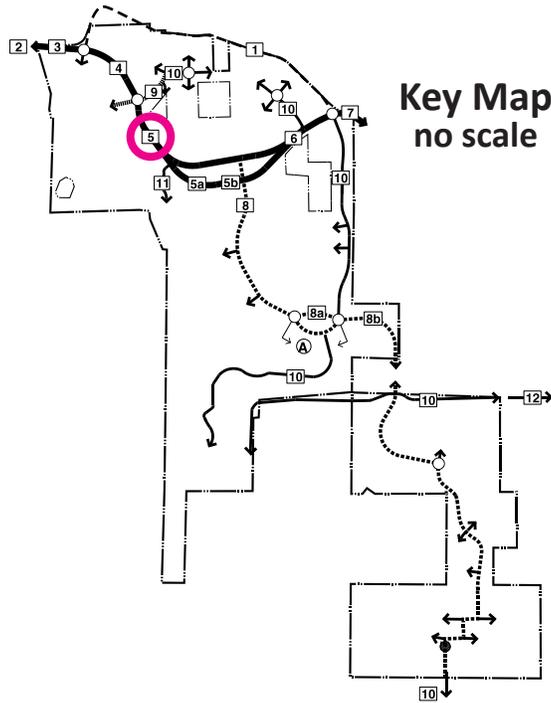
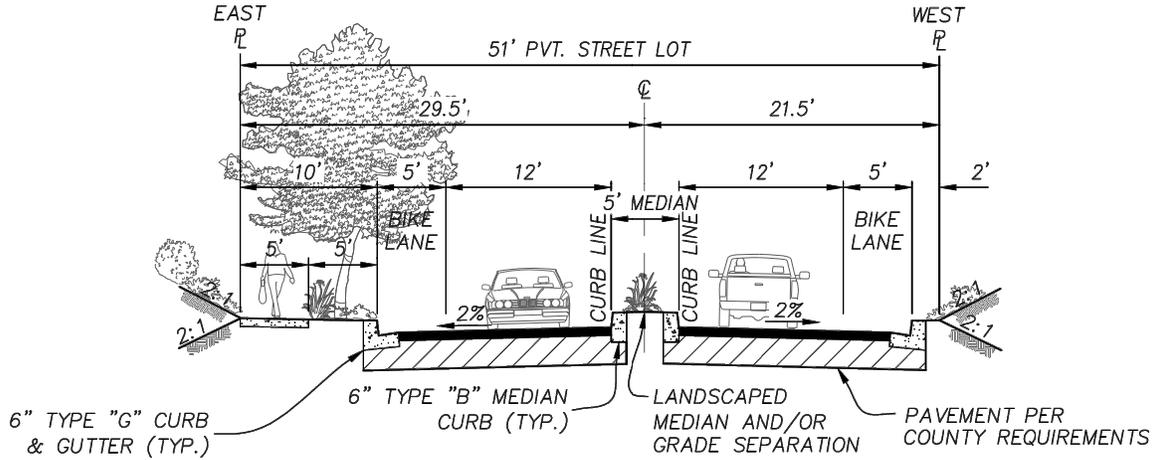
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

5

Main Street (On-Site)

No Scale
(Private)

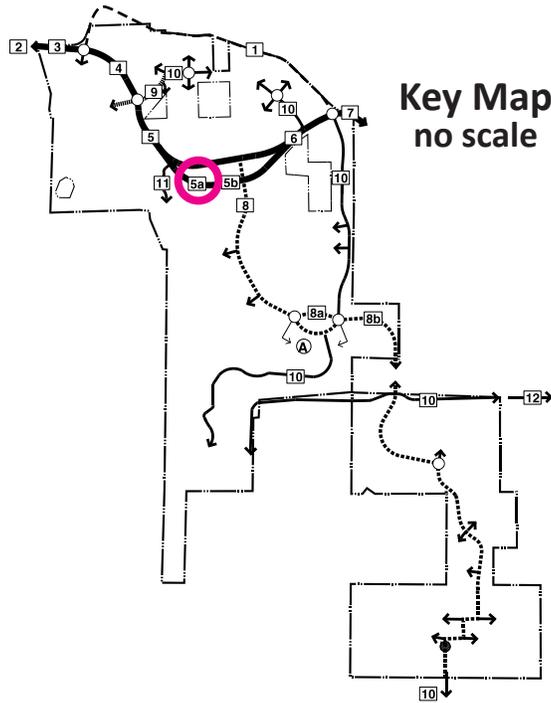
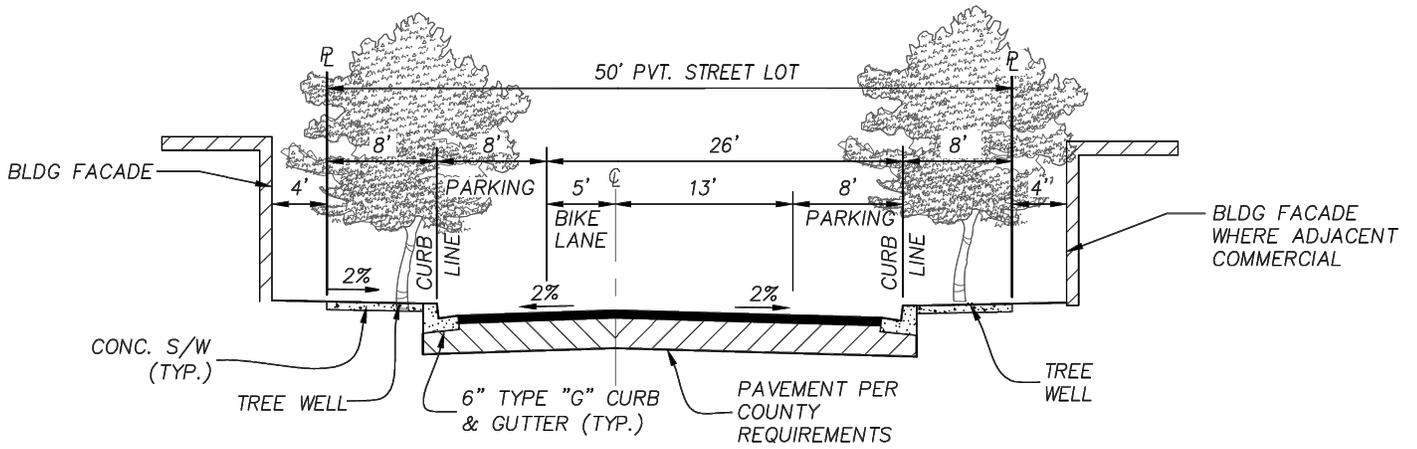


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

5a

Main Street (On-Site)
(Off-Square)
No Scale (Private)

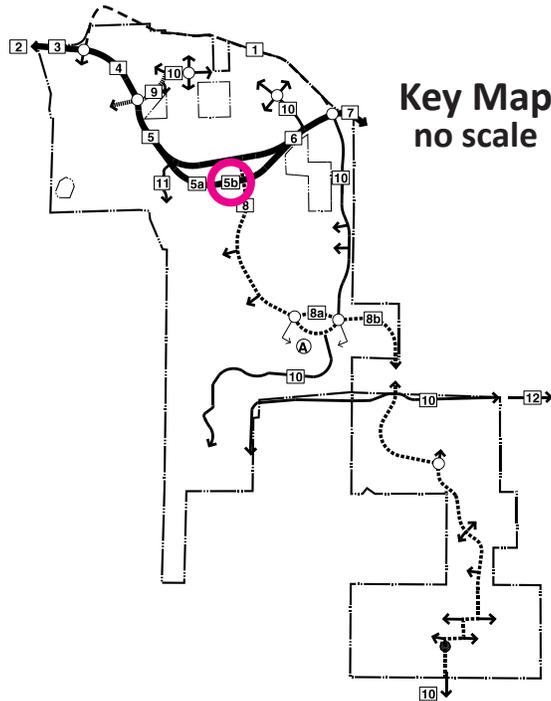
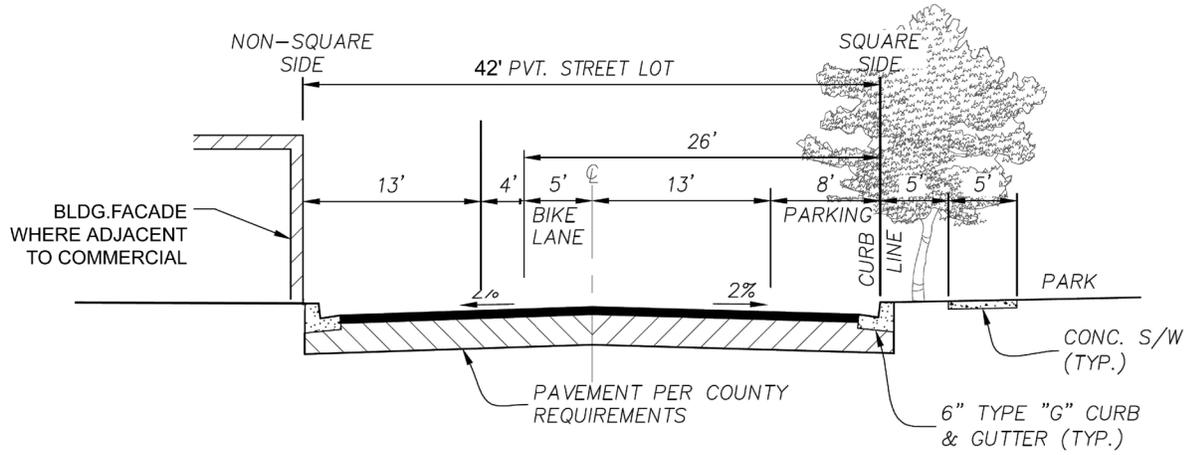


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

5b

Main Street (On-Site)
(Adjacent-Square)
No Scale (Private)

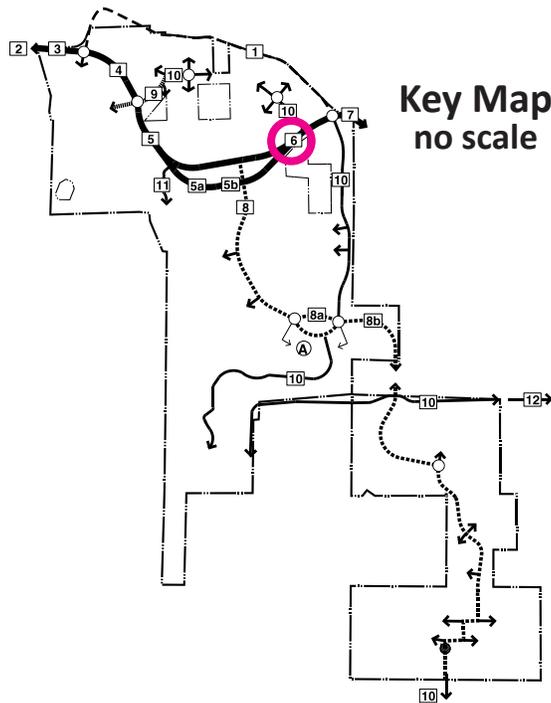
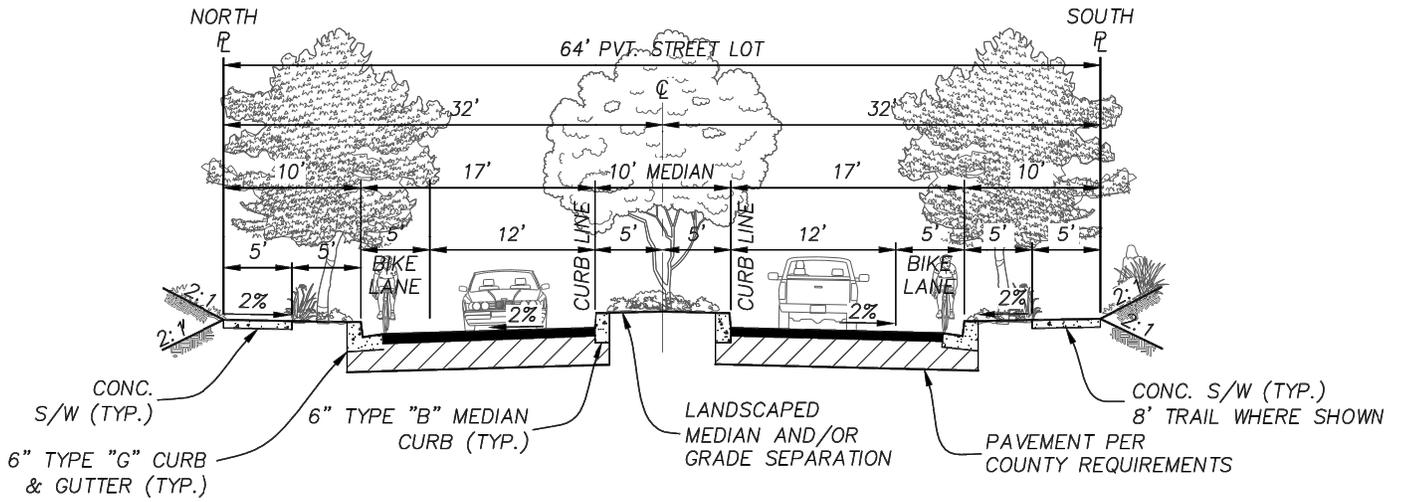


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Main Street (On-Site)

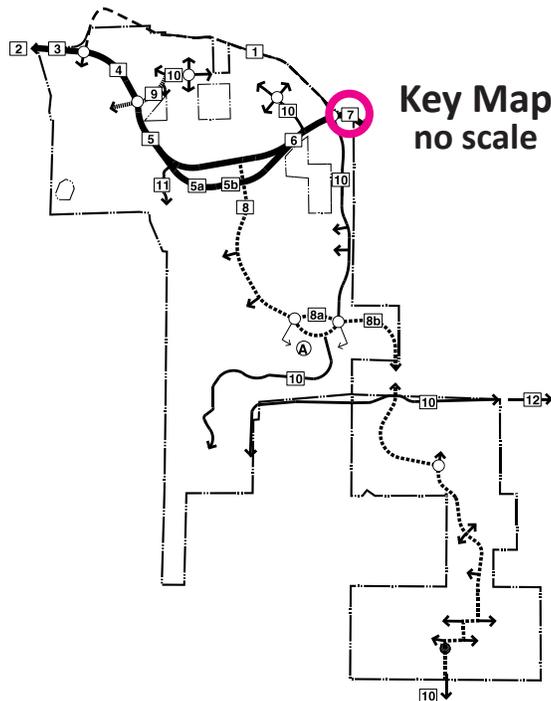
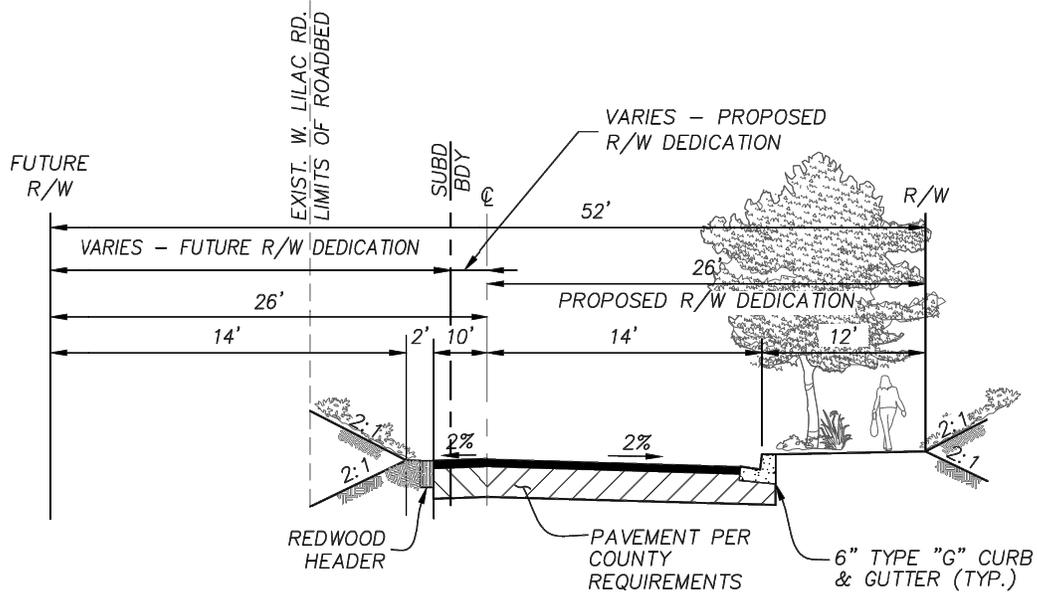
No Scale
(Private)



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

West Lilac Road (Transition to Off-Site) (Past Easterly Round About) No Scale (Private)



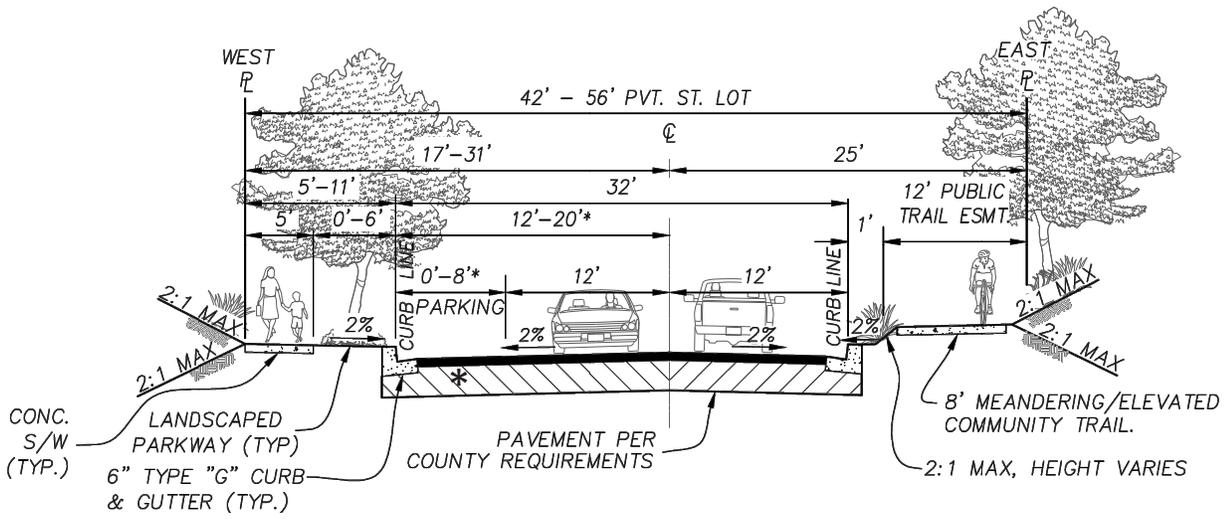
Key Map
no scale

Typical Street Section

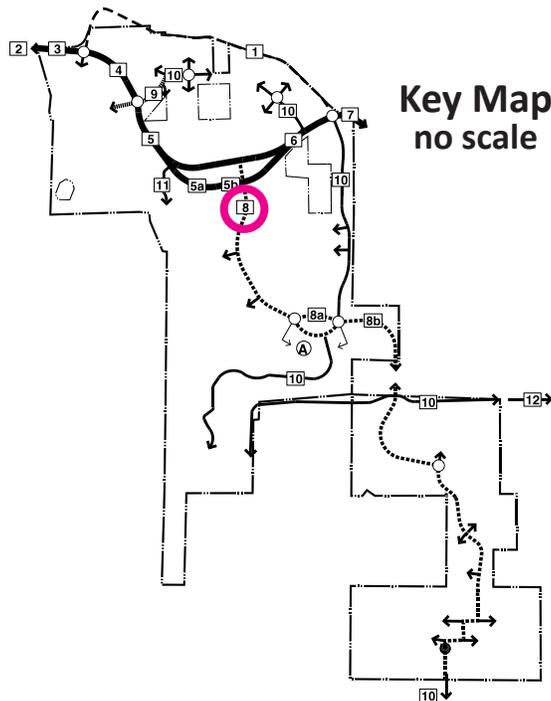
LILAC HILLS RANCH SPECIFIC PLAN

Lilac Hills Ranch Road (On-Site)

(w/ Community Trail and Parking on one side)
No Scale
(Private)



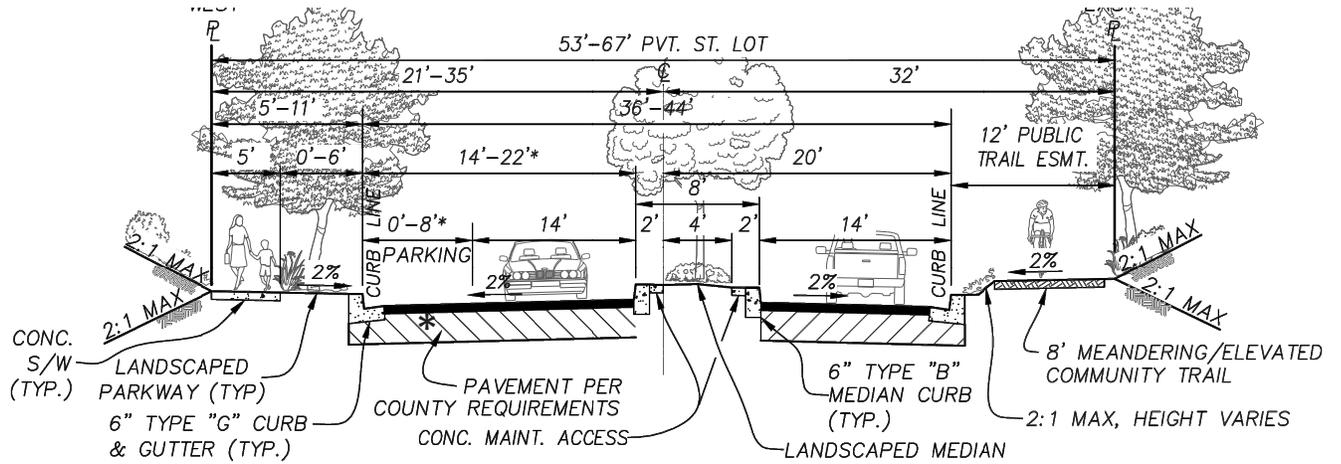
* PARKING WHEN ADJACENT TO BUILDINGS/HOMES FRONTING ROAD



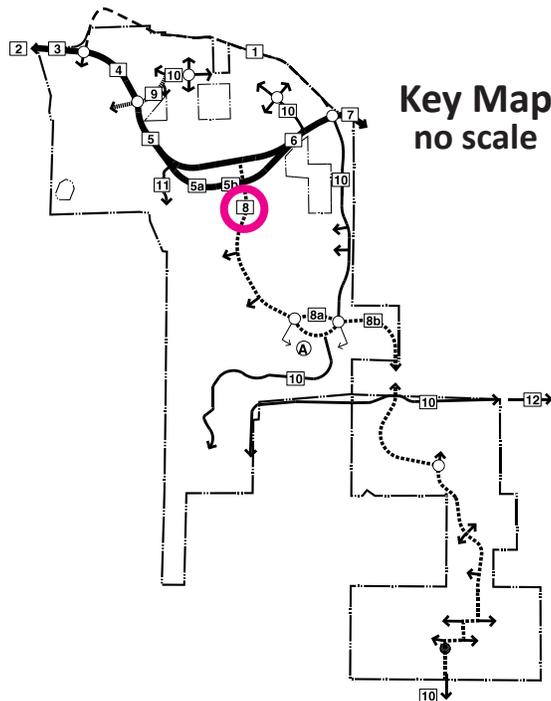
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Lilac Hills Ranch Road - Alt. 1 (On-Site)
 (w/ Median, Community Trail and Parking on one side)
 No Scale
 (Private)



* PARKING WHEN ADJACENT TO BUILDINGS/HOMES FRONTING ROAD



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN