LILAC HILLS RANCH SPECIFIC PLAN

GPA 12-001, SP12-001

FINAL, July 1, 2015

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, densitites, 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

LILAC HILLS RANCH SPECIFIC PLAN

GPA 12-001, SP 12-001

July, 2015

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List of Acronyms

AD	*Assessment District*
AF	*acre feet*
AFY	*acre feet per year*
ANSI	*American National Standards Institute*
APN	*Assessor's Parcel Number*
Bio OS	*Biological Open Space*
BMP	*Best Management Practice*
BCPA	*Bonsall Community Planning Area*
CALFIRE	*California Department of Forestry*
CCR	*Conditions, Covenants, And Restrictions*
CFD	*Community Facilities District*
CPA	*Community Planning Area*
CPF	*Community Purpose Facilities*
CRV	*California Redemption Value*
DG	*Decomposed Granite*
DPR	*Department of Parks and Recreation*
PDS	*Planning and Development Services*
DSFPD	*Deer Springs Fire Protection District*
EIR	*Environmental Impact Report*
EPA	*Environmental Protection Agency*
FMZ	*Fuel Management Zone*
FPP	*Fire Protection Plan*
GBCI	*Green Building Certification Institute*
GPA	*General Plan Amendment*
HCD	*Housing and Community Development*
HMD	*Habitat Maintenance District*
HOA	*Homeowner's Association*
IFD	*Infrastructure Financing District*
LARA	*Local Agricultural Resources Assessment*
LEED-ND	*Leadership in Energy and Environmental Design for Neighborhood Development*
LMD	*Landscape Maintenance District*
LU	*Land Use*

List of Acronyms (Continued)

MSCP	*Multiple Species Conservation Program*
MSL	*Mean Sea Level*
MUP	*Major Use Permit*
NCMSCP	*North County Multiple Species Conservation Plan*
NCN	*No common name (for plant species with only a botanical name)*
NCTD	*North County Transit District*
NCTDB	*North County Transit District Board*
NGBS	*National Green Building Standard*
NPDES	*National Pollution Discharge Elimination System*
PAA	*Plan Amendment Authorization*
PAMA	*Pre-approved Mitigation Area*
PFFP	*Public Facilities Finance Plan*
PLDO	*Park Lands Dedication Ordinance*
PR	*Private Recreation*
R.O.W.	*Right-Of-Way*
RF	*Recycling Facility*
RL	*Rural Lands*
RMP	*Resource Management Plan*
RPO	*Resource Protection Ordinance*
RS	*Single Family*
RWQCB	*Regional Water Quality Control Board*
SANDAG	*San Diego Association of Governments*
SCIC	*South Coastal Information Center*
SF	*Single Family*
SLL	*Smart Location And Linkage*
SMA	*Subdivision Map Act*
SP	*Specific Plan*
SWMP	*Storm Water Management Plan*
USGS	*United States Geographical Service*
VCCPA	*Valley Center Community Plan Area*
VCMWD	*Valley Center Municipal Water District*
VR	*Village Residential*
WRF	*Water Reclamation Facility*

PREFACE

The Lilac Hills Ranch Specific Plan includes a proposal to amend the County of San Diego's General Plan. The amendments include; a change on the Regional Land Use map from the Semi-Rural to the Village Category and the amendment of the Valley Center and Bonsall Community Plan maps and texts. The General Plan Amendment Report (Appendix VI.C) attached to this report describes the proposed General Plan changes in detail, and provides a detailed analysis of how the project measures against the applicable goals and policies of the adopted planning documents. The Lilac Hills Ranch Specific Plan was prepared with input from the following qualified experts:

COMPANY:	PROJECT ROLE:
Advanced Geotechnical Solutions	Geotechnical Engineer
AEI Environmental	Environmental Hazards
Affinis	Archeology / Cultural
Architects BP Associates	Architect
Calthorpe Associates	Master Planner / Architecture
Carrier Johnson + CULTURE	Architecture and Planning
Chen Ryan	Traffic Engineer
Development Design Services & Graphic Access	Landscape Architect and Graphics
Dudek	Fire Protection
EEI	Environmental Hazards
Firewise 2000	Fire Protection / Evacuation
Landmark	Civil Engineer
Photogeodetic	Photogrametry/Topography
RECON Environmental	Environmental Impact Report
RMA Consulting	Environmental Coordination
Vance and Associates	Policy Planner
Wiedlin & Associates	Hydrogeological Engineer
Wilson Engineering	Water/Sewer Engineer

Lilac Hills Ranch
SPECIFIC PLAN

Lilac Hills Ranch Country Inn

Lilac Hills Ranch

Village Green

I. INTRODUCTION

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

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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 designed to meet the requirements of Regional Land Use Policy LU-1.2 as discussed in further detail in Section V-B and in the EIR Appendix W ("General Plan Amendment Matrix"). 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 173.9-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 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 one 13.5-acre public park and a number of private parks, public trails, and a school site. Also, proposed within the Community are a 50-room Country Inn, Private HOA Community 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), a Site Plan for parks 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 RS (Single Family) on the two Community Plan Maps are included on 580.2 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 in the areas designated "residential" (VR 2.9) is obtained by dividing the 1,371 single family lots by 580.2 acres which equals an actual 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 "commercial areas" designated (C5) and located partially within the Town Center and two smaller Neighborhood Centers as shown on **Figure 12 - Proposed Zoning**. TheC5 landuse designation equals 27.8 acres. The project contains three Single Family Attached planning areas (SFA 1-3) that provide 164 dwelling units and one mixed-use residential area containing 211 units. The overall gross density of the C5 landuse area is 13.5 dwelling units per acre.

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 27.8-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 13.5-acre public community park; private neighborhood and pocket parks most 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 RS or C34 zone. Also included is a complete senior neighborhood with an Assisted Living component including a Group Care facility, and a Senior Center constructed on one of the private parks. Also included within the senior neighborhood is a 10-acre Institutional site which may be developed for uses such a church or other civic use.

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, rain water harvesting for each single family home lot, as well as the possibility for other Low Impact Development measures such as 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 and electric car charging opportunities.

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.

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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	156.9	903	RS
Single-Family Detached - Senior Citizen Community (Age-Restricted Units)	SFS 1-6	76.9	468	RS
Single-Family Attached	SFA 1-3	7.9	164	C34
Group Care (200 beds)	GC	6.5	N/A	RS
Commercial and Mixed-Use	C1-5 6	17.3	211/ (90,000 sq. ft.)	C34
K-8 School Site	S	12.0	N/A	RS
Institutional Use	I	10	N/A	RS
Public Park	P7	13.5	N/A	RS
Private Parks	P 1-6 and within the Senior Citizen Neighborhood P-8– 11	10.1	N/A	RS
Community Purpose Facility	CPF	2.0	N/A	C34
Biological Open Space	OS	104.1	N/A	RS
Common Areas and Agricultural Open Space	--	20.3	N/A	RS
Manufactured Slopes	--	68.2	N/A	RS
Roads	--	83.3	N/A	RS
Water Reclamation Facility	WR	2.4	N/A	RS
Recycling Facility/Trail Head/Staging Area	RF	0.6	N/A	C34
Detention Basins	DB	7.9	N/A	RS
Wet weather storage	WWS	8.1	N/A	RS
TOTALS		608	1,746	

D. Location and Regional Setting

The Lilac Hills Ranch community is approximately 608 acres, and is located less than a half-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 & 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. The Project 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). Land Use Element Regional Category: The General Plan Amendment.
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 (580.2 acres) will be designated with the VR 2.9 designation which allows a theoretical maximum of 2.9 dwelling units per acre over the 580.2 acres with this designation. The proposed Specific Plan includes a Town Center in the north central portion of the project. The Town Center consists of 16.4-acres that will be designated with the Village Core/Mixed-Use (C-5) 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 also 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 Single Family Use Regulation (RS). 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 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 less than a half-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. 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 Appendix W of the FEIR 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 private parks;
7. 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.

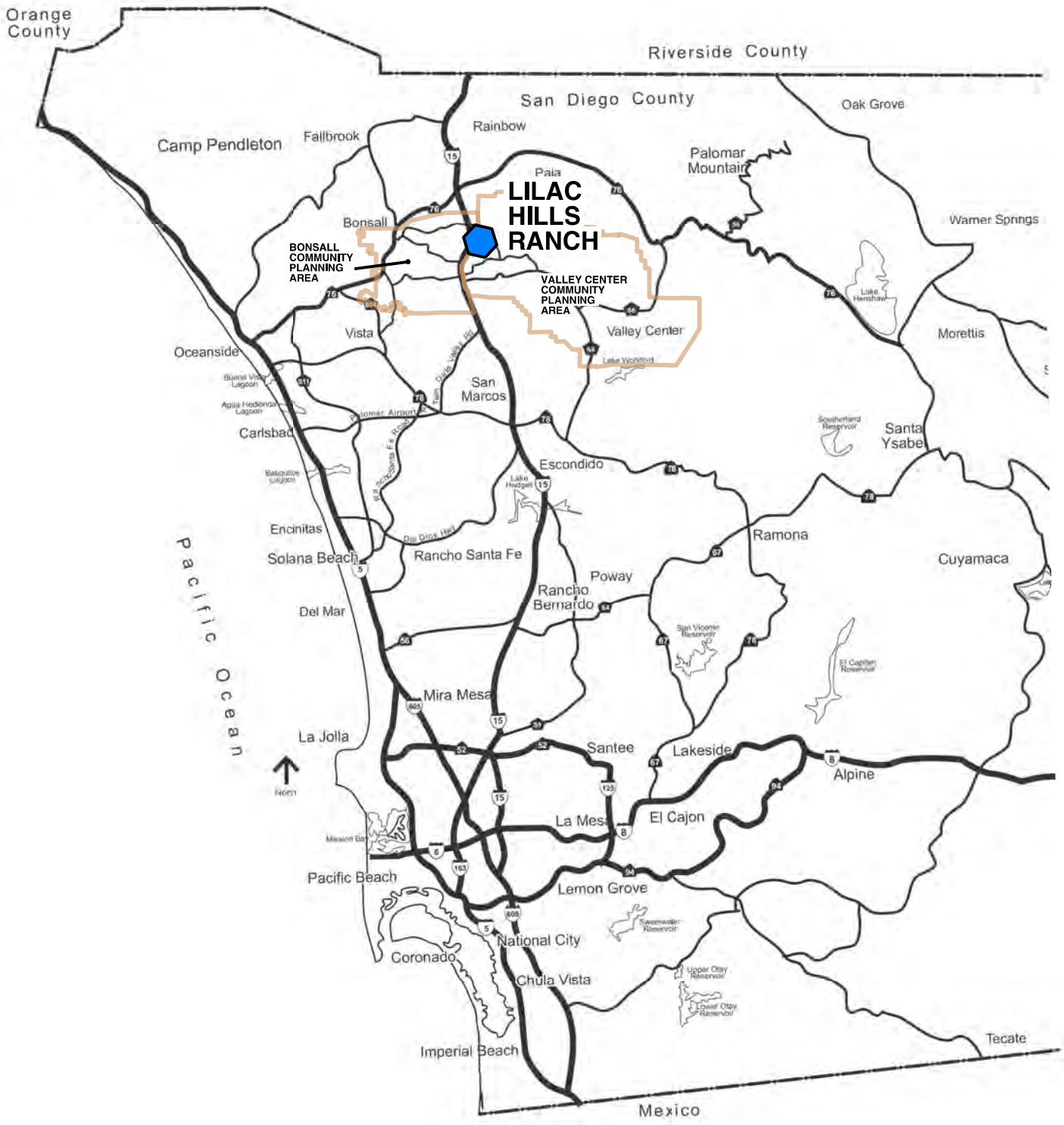
The Rezone implements the uses authorized by the new General Plan designations, and also provides the additional detail necessary to implement the specific uses detailed in the Specific Plan text.

A Master Tentative Map (TM5571) would subdivide the entire Community creating 25 lots 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, inclusive of one remainder lot, which will require a Certificate of Compliance prior to sale, 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.

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.

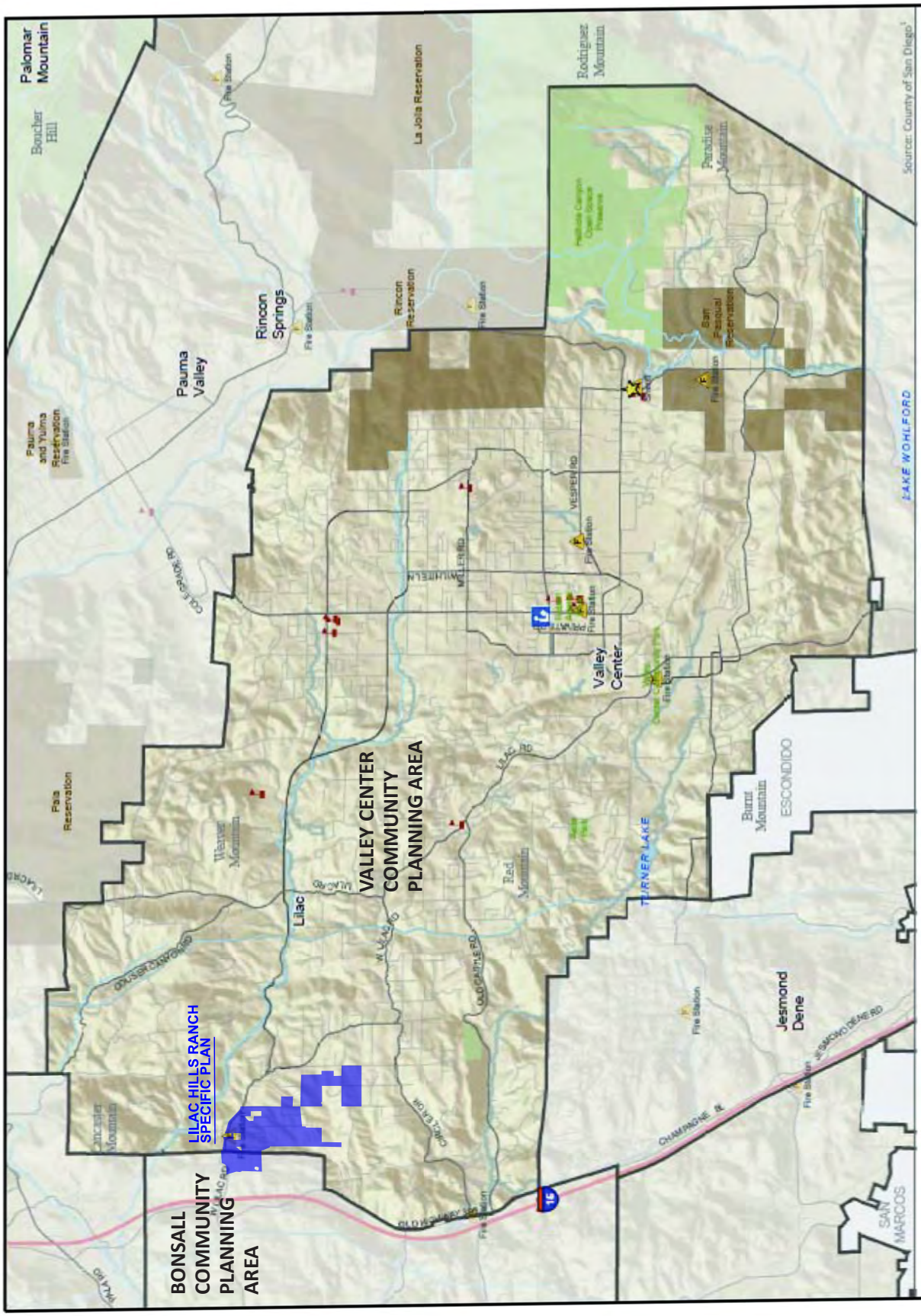
Two existing Biological Open Space Easements on the property totaling 3.64 acres are shown on the Master Tentative Map and will be vacated with the recordation of the Phase 2 and 3 Final Maps.



Regional Location Map

LILAC HILLS RANCH SPECIFIC PLAN

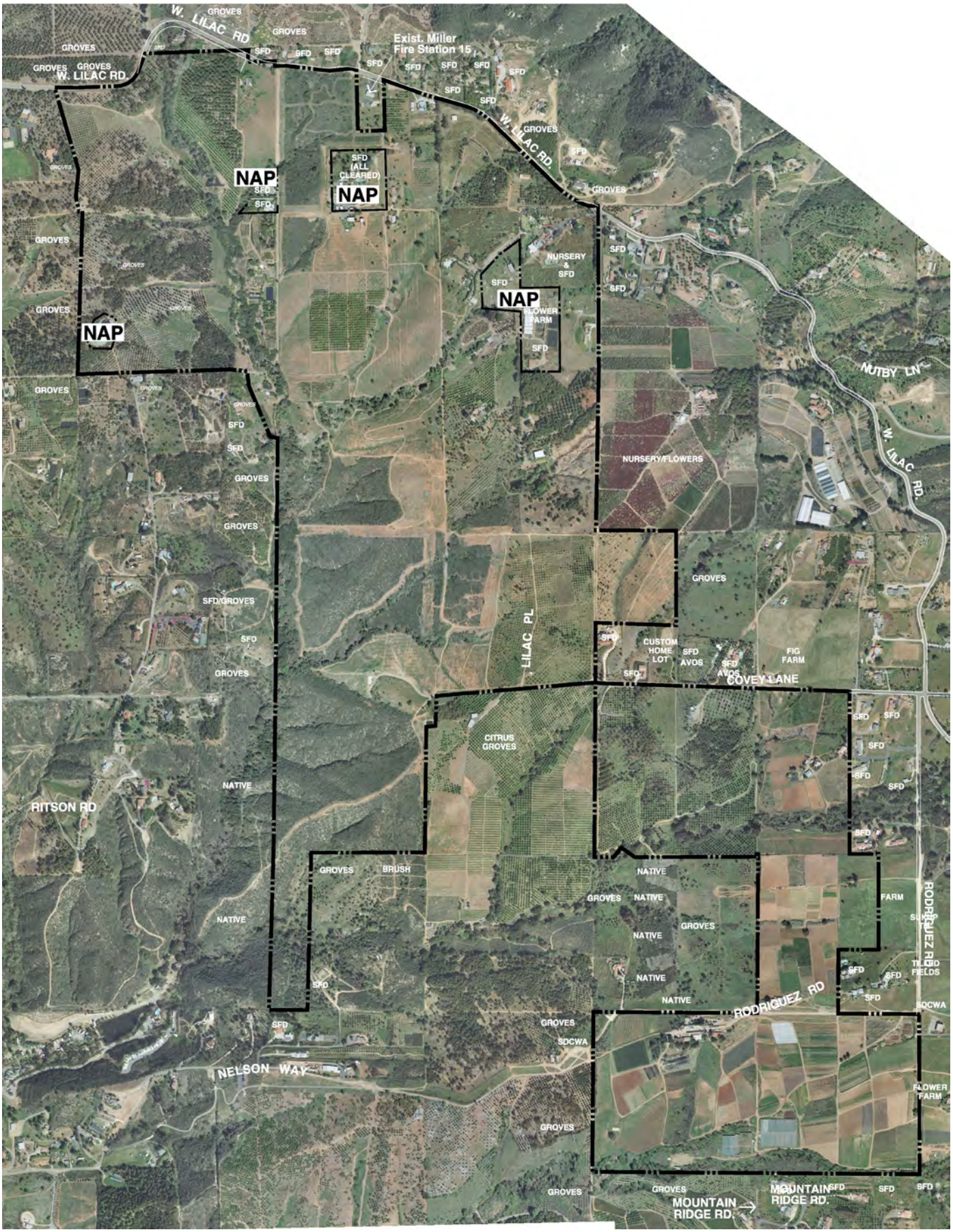
FIGURE 1



Community Plan Area Map

LILAC HILLS RANCH SPECIFIC PLAN

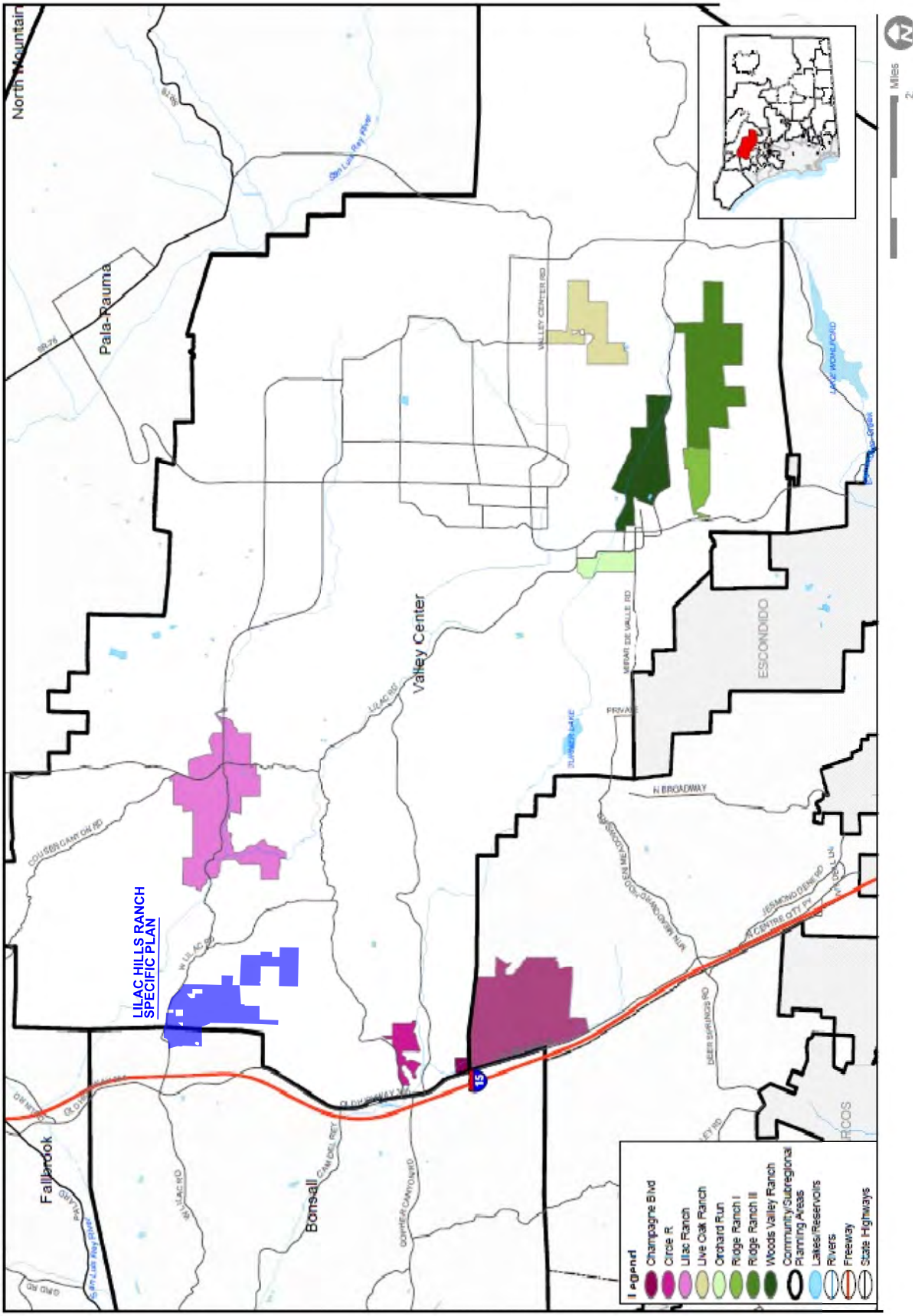
FIGURE 2



Vicinity Map and Surrounding Land Uses

LILAC HILLS RANCH SPECIFIC PLAN

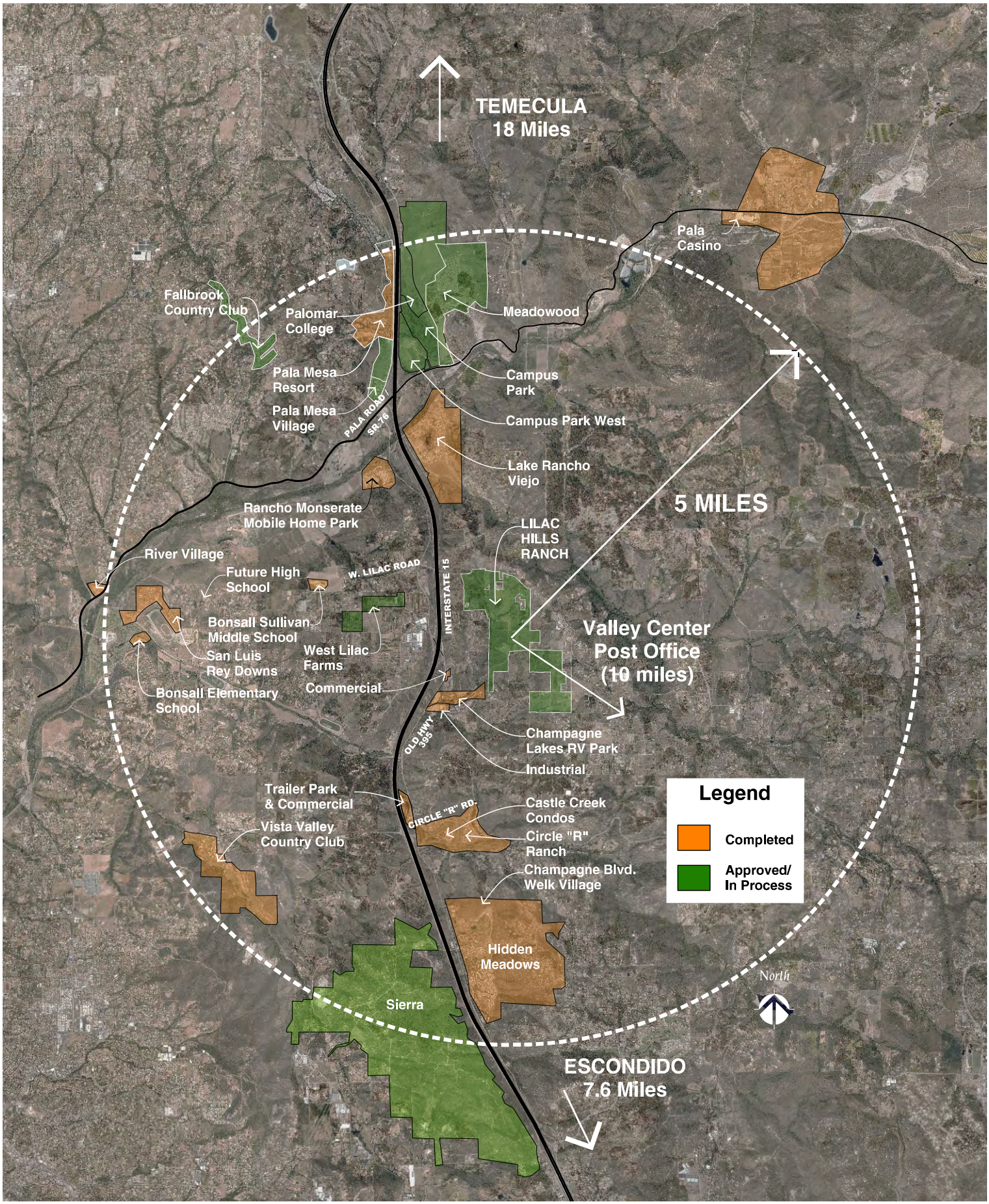
FIGURE 3



Valley Center Generalized Specific Plans

LILAC HILLS RANCH SPECIFIC PLAN

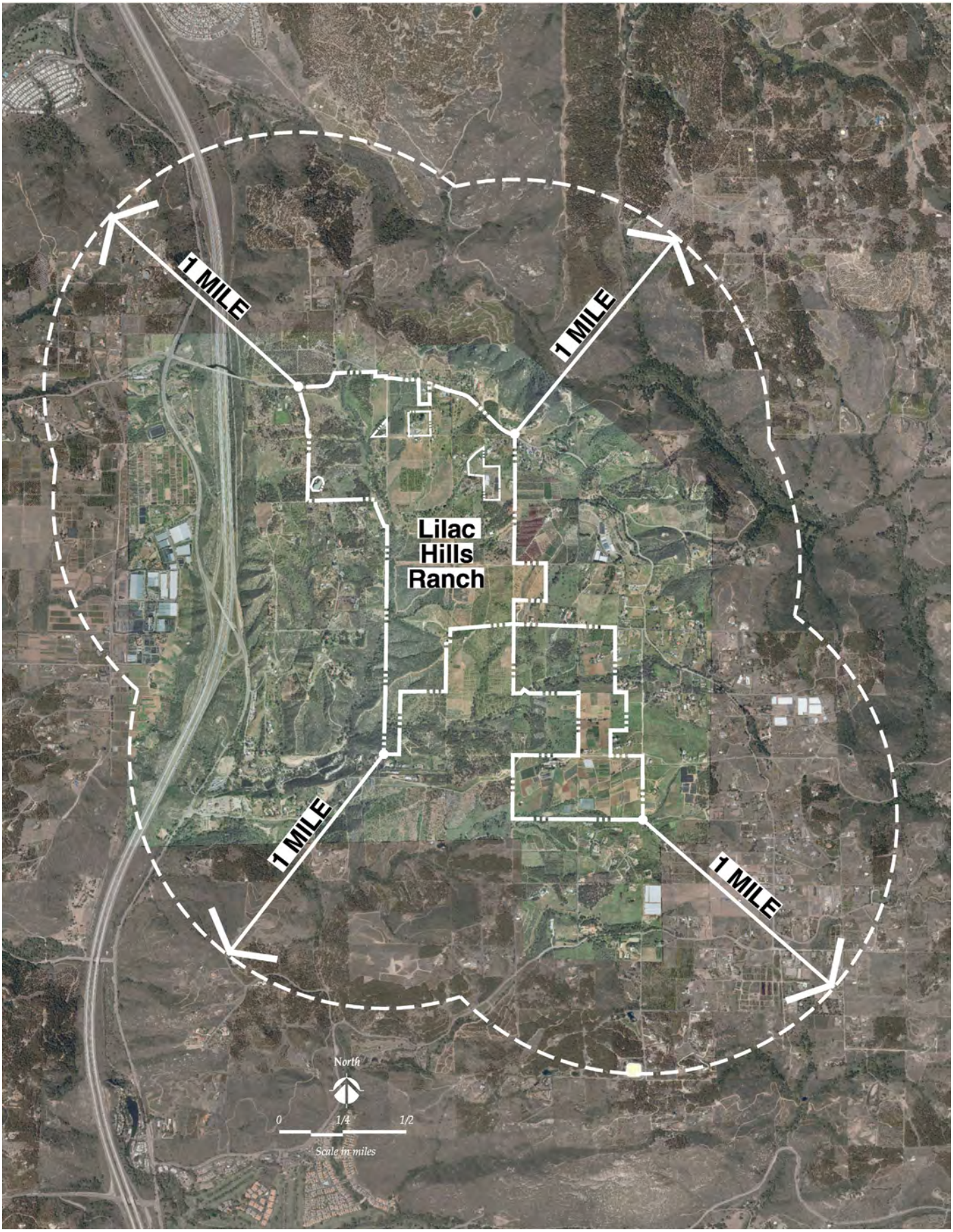
FIGURE 4



Aerial Photograph & 5-Mile Vicinity

LILAC HILLS RANCH SPECIFIC PLAN

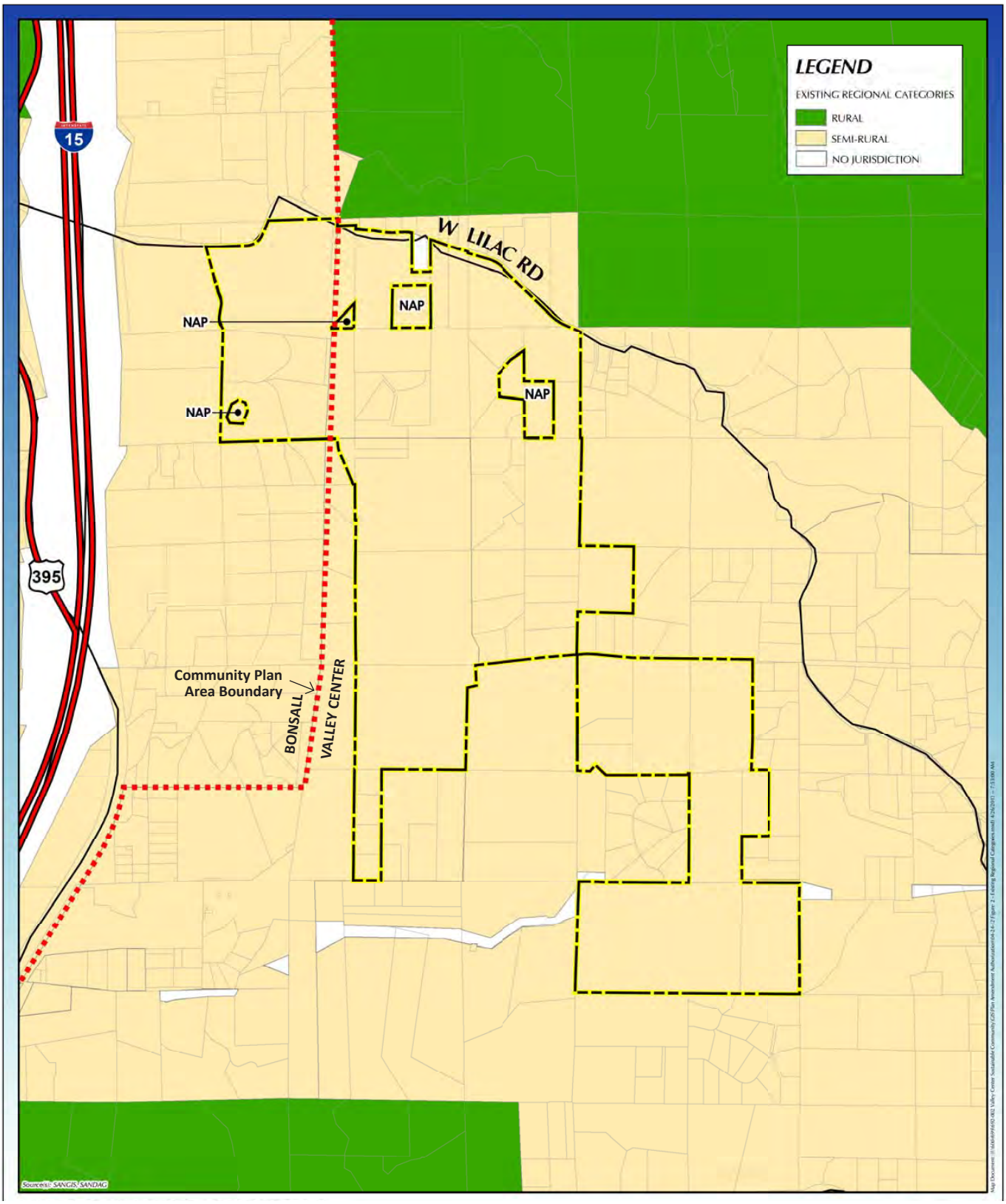
FIGURE 5



Aerial Photograph & 1-Mile Vicinity

LILAC HILLS RANCH SPECIFIC PLAN

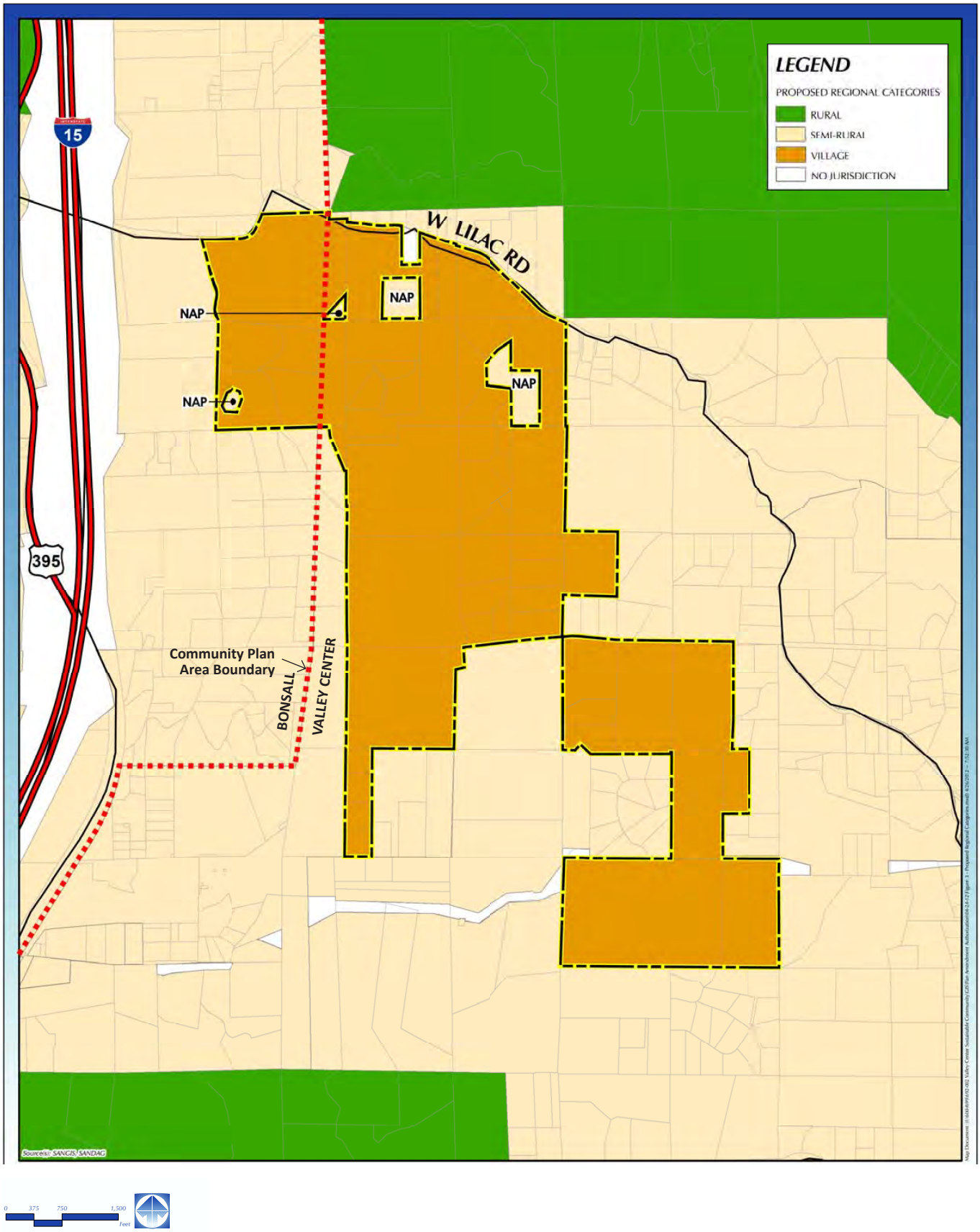
FIGURE 6



Existing Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN

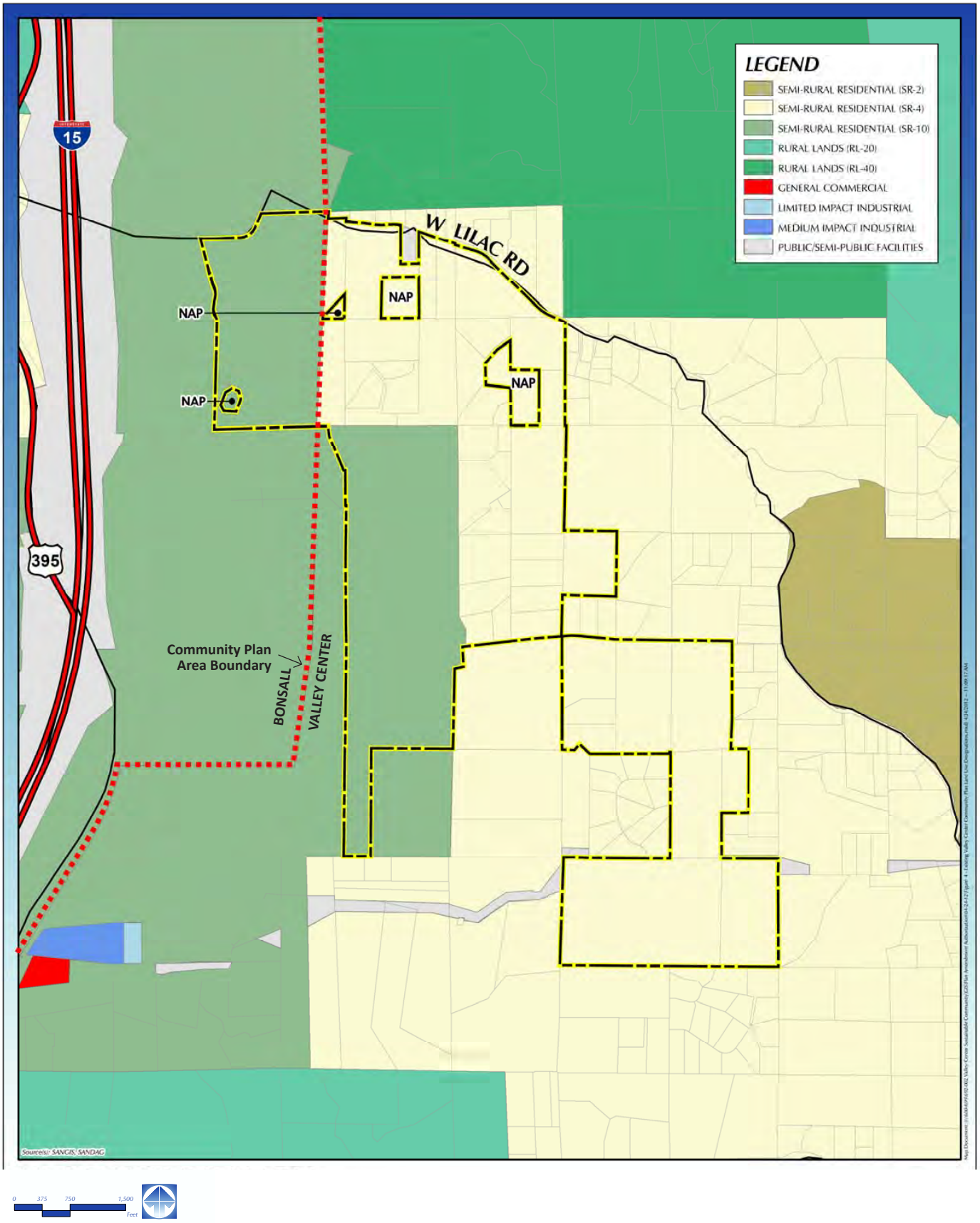
FIGURE 7



Proposed Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN

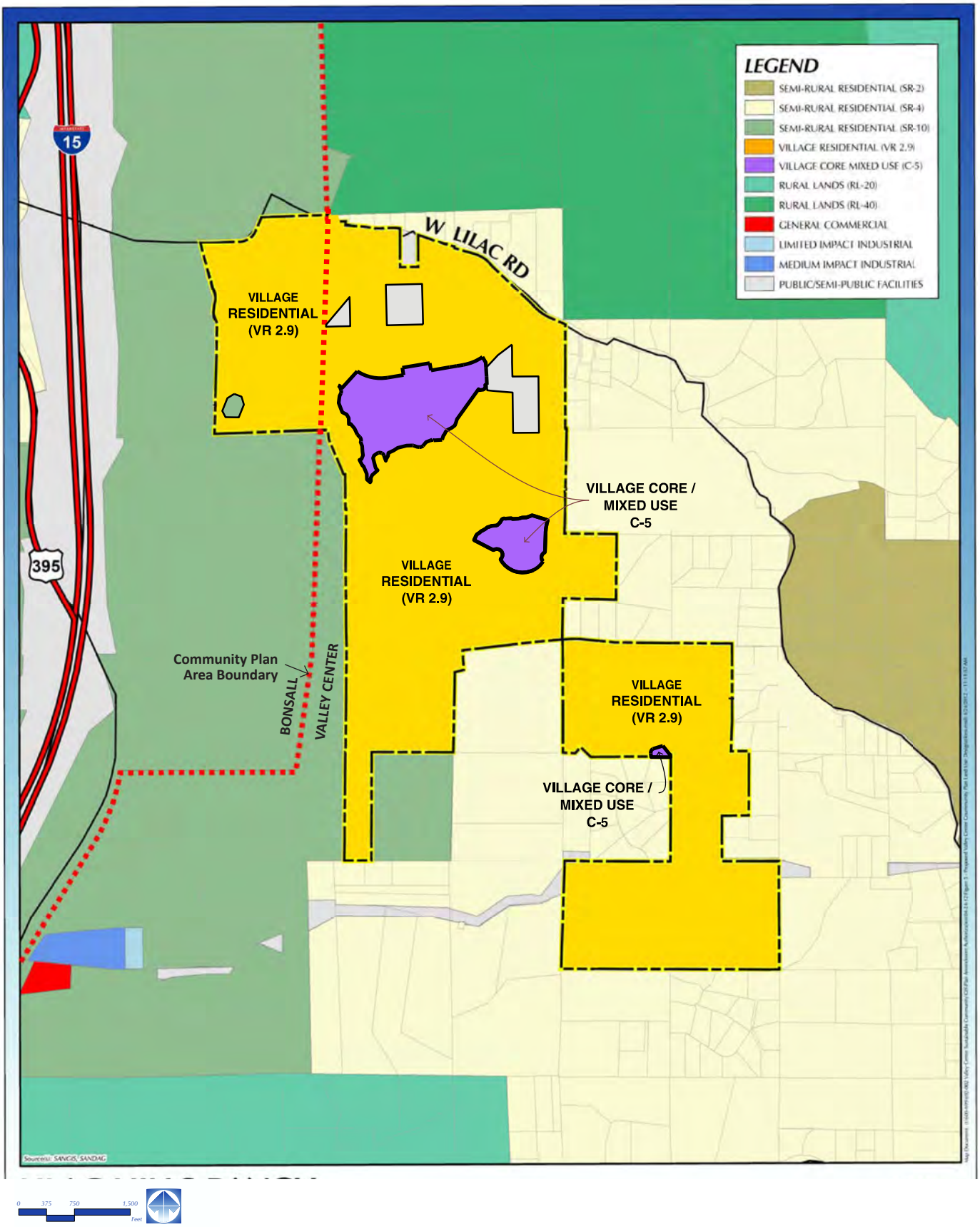
FIGURE 8



Existing Community Plan Land Use Designations

LILAC HILLS RANCH SPECIFIC PLAN

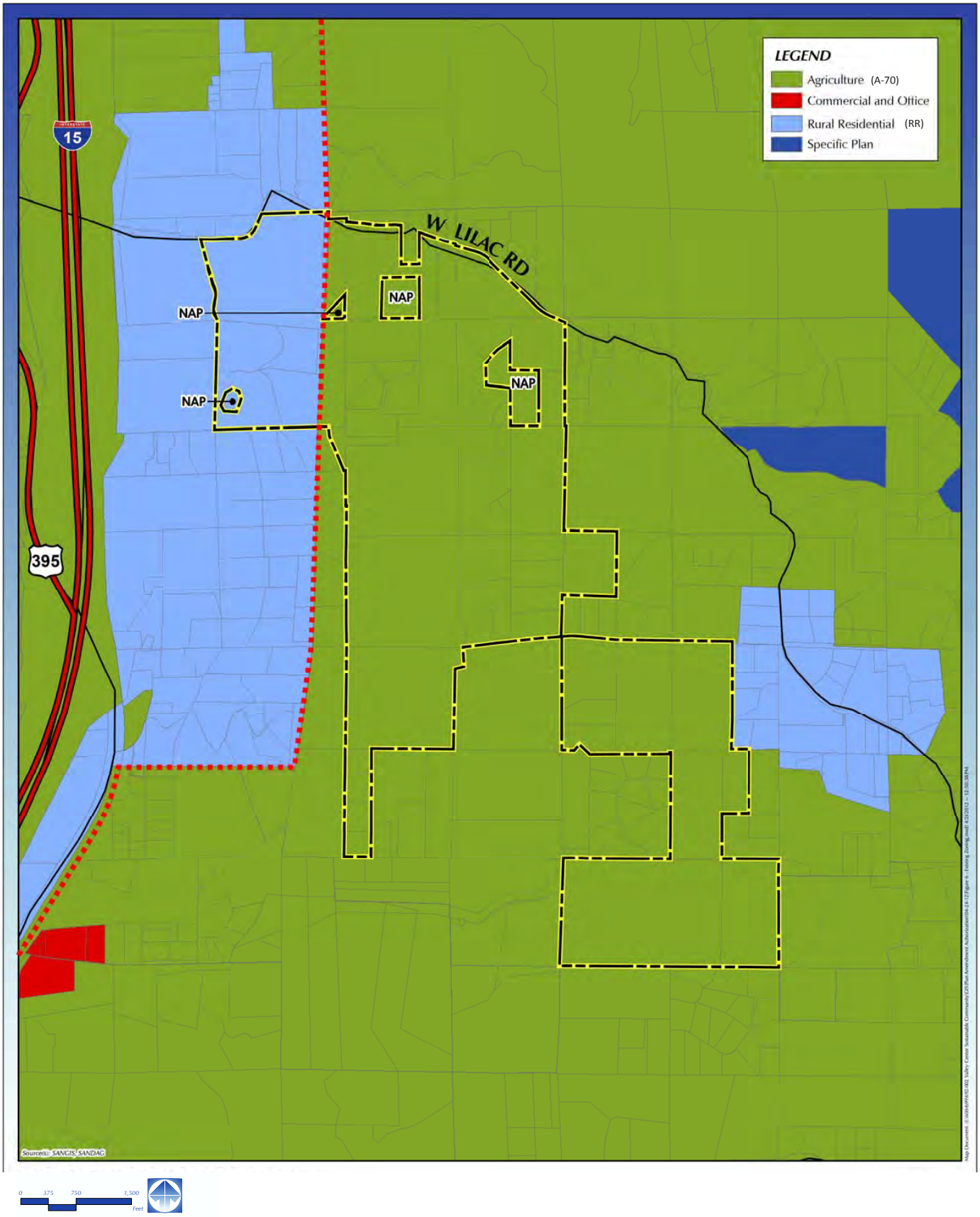
FIGURE 9



Proposed Community Plan Land Use Designations

LILAC HILLS RANCH SPECIFIC PLAN

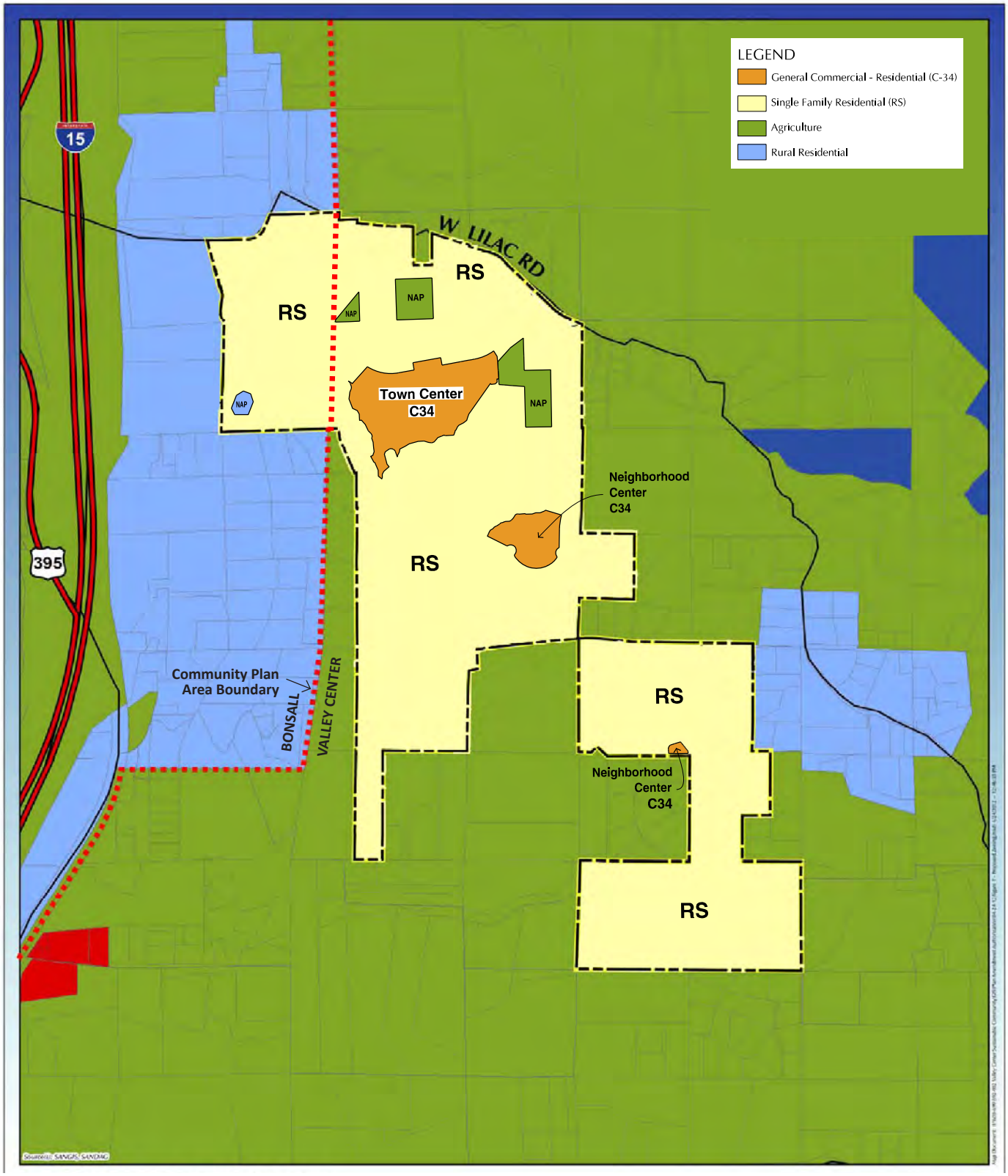
FIGURE 10



Existing Zoning

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 11



0 375 750 1,500 Feet

Proposed Zoning

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 12