

NGBS CREDIT:

405.3 Cluster development. Cluster development enables and encourages flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of the site by utilizing an alternative method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping.

APPLICANT RESPONSE:

The project involves development of a new urban Village based on sustainable development principles and objectives, including the sustainability Goals and Policies of the County General Plan resulting in a compact, clustered, mixed-use community where the project design encourages residents to walk to amenities and services.

See attached, Specific Plan, Section V.B. (Page V-9)

V. GENERAL PLAN CONFORMANCE

The local road network is densest at the Town Center. The Project trail network consists of 16 miles of community trails, feeder trails and ranch multi-use trails, connected at key points to county regional trails. The trail network will be designed for pedestrian and bicycle uses, with bike lanes and community trails placed alongside the local road network. Equestrian trails and a staging area will be placed nearer the Project edges, and there will be a parking area for visitors who wish to access the Project trail network. This trail network threads the higher intensity urban uses at the Town Center to the lower intensity residential-oriented uses in the Neighborhoods and weaves the “Village” as a whole to the still lesser intensity rural uses in the surrounding “Semi-Rural” and “Rural Areas.”

The Project will provide all necessary services and facilities

The Project will provide all of the necessary facilities and services required to meet the needs of the Project. Lilac Hills Ranch is located within the County Water Authority, Valley Center Municipal Water District (VCMWD), Valley Center School District, Bonsall School District and the Deer Springs Fire Protection District (DSFPD). As detailed in EIR Chapter 1, the project includes parks and recreational facilities, an opportunity for an on-site school, an internal private road system, storm drain facilities, underground utility lines, water lines, and an on-site water reclamation facility with distribution system, detention basins and wet weather storage ponds. The Project includes a looped potable water system and a water reclamation facility that would provide service from the VCMWD. The “Lilac Hills Ranch Fire Protection Plan,” prepared by FIREWISE 2000, Inc., described how the DSFPD will provide fire services to the Project and the Capabilities Assessment Report by Dudek and Hunt, dated April 16, 2014, demonstrates that the District has the capacity to provide fire protection services. In addition, the project includes four options for fire service. All options would allow fire service to be provided to the project in conformance with the requirement of the General Plan (see subchapter 2.7).

The Project is designed to meet the LEED-ND Certification or equivalent program

Lilac Hills Ranch integrates the principles of smart growth, new urbanism and green building at the community design level. The Lilac Hills Ranch planning and design applies these sustainable development principles to site selection, compact and efficient development footprints, variation in lot and building design, mixed-use and clustered development, innovative zoning techniques, conservation of wildlife habitat, soil, steep slopes, water and energy, best practices storm water management, water efficient and native palette landscaping, operation and maintenance plans, recycling and innovating wastewater technology, and extensively integrated pedestrian and bike paths connecting the community amenities and subordinating dependence on the automobile. (See also the EIR, Appendix W, LU-1.2 analysis for thorough explanation of compliance with this General Plan Policy.)

The aforementioned principles when integrated at the design level for an entire community become one of the most effective, forward approaches to reducing the carbon footprint. Lilac Hills Ranch encourages sustainability through the following sustainable development practices:

NGBS CREDIT

405.4 Zoning. *Innovative zoning techniques are implemented in accordance with the following;*

(1) Innovative zoning ordinances or local laws are used or developed for permissible adjustments to population density, area, height, open space, mixed use, or other provisions for the specific purpose of open space, natural resource preservation or protection and/or mass transit usage. Other innovative zoning techniques may be considered on a case by case basis.

APPLICANT RESPONSE:

The County Zoning Ordinance allows for a variety of innovative techniques to address development criteria and standards.

The Specific Plan also includes detailed development design criteria and standards for both subdivision design and for architectural design, resulting in a compact, clustered, mixed-use community:

*Lilac Hills Ranch integrates the principles of smart growth, new urbanism and green building at the community design level. The Lilac Hills Ranch planning and design applies these sustainable development principles to site selection, compact and efficient development footprints, variation in lot and building design, mixed-use and clustered development, **innovative zoning techniques** [emphasis added], conservation of wildlife habitat, soil, steep slopes, water and energy, best practices storm water management, water efficient and native palette landscaping, operation and maintenance plans, recycling and innovating wastewater technology, and extensively integrated pedestrian and bike paths connecting the community amenities and subordinating dependence on the automobile. See attached, Specific Plan, Section V.B. (Page V-9)*

(2) An increase to the permissible density, area, height, use, or other provisions of a local zoning law for a defined green benefit.

APPLICANT RESPONSE:

The project proposes to amend the Regional Land Use Element Map to change the Regional Category Designation from Semi-Rural to the Village Land Use Element Regional Category. The Specific Plan includes proposed changes from the existing zoning of (1 unit per 4, 8 and 10 acres), to (2.9 units per acre).

See attached, Specific Plan Section I.F. (1)-(6) and Figures 7-12.

The Project contains several Goals and Policies that mandate compliance with this NGBS stated credit.

See attached, Specific Plan, Community Goal 5, contained in Section II.A.5

See attached, Specific Plan, Community Policy 6, contained in Section II.A.6

(3) Place-based amenities such as plazas, squares, and attached greens located around civic, commercial, and mixed-use property are accessible by sidewalks, on-street parking, or provide for bike racks for the purpose of promoting higher density living.

APPLICANT RESPONSE:

The project proposes the development of a 608 acre mixed-use pedestrian oriented sustainable community. In addition to the residential and mixed use area, the community will contain the following amenities: an active park system with one 13.5-acre public park and a number of private parks, public trails, a K-8 school site, a 50-room Country Inn, a Private HOA Community Center, a Private Recreation Center, a Senior Neighborhood with a Senior Center, a 200-bed Memory Care Facility, a community recycling center, a Farmers Market, Community Gardens, Community Agricultural Areas, a 10-acre institutional site, an optional Fire Station and a 104-acre open space preserve system. These community based amenities promote higher density living beyond code requirements by creating a compact, walkable, pedestrian oriented community.

See attached, Specific Plan Section I.B (Project Description)

See attached, Specific Plan Section II – “Specific Plan Summary”

V. GENERAL PLAN CONFORMANCE

The local road network is densest at the Town Center. The Project trail network consists of 16 miles of community trails, feeder trails and ranch multi-use trails, connected at key points to county regional trails. The trail network will be designed for pedestrian and bicycle uses, with bike lanes and community trails placed alongside the local road network. Equestrian trails and a staging area will be placed nearer the Project edges, and there will be a parking area for visitors who wish to access the Project trail network. This trail network threads the higher intensity urban uses at the Town Center to the lower intensity residential-oriented uses in the Neighborhoods and weaves the “Village” as a whole to the still lesser intensity rural uses in the surrounding “Semi-Rural” and “Rural Areas.”

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The Project is designed to meet the LEED-ND Certification or equivalent program

Lilac Hills Ranch integrates the principles of smart growth, new urbanism and green building at the community design level. The Lilac Hills Ranch planning and design applies these sustainable development principles to site selection, compact and efficient development footprints, variation in lot and building design, mixed-use and clustered development, innovative zoning techniques, conservation of wildlife habitat, soil, steep slopes, water and energy, best practices storm water management, water efficient and native palette landscaping, operation and maintenance plans, recycling and innovating wastewater technology, and extensively integrated pedestrian and bike paths connecting the community amenities and subordinating dependence on the automobile. (See also the EIR, Appendix W, LU-1.2 analysis for thorough explanation of compliance with this General Plan Policy.)

The aforementioned principles when integrated at the design level for an entire community become one of the most effective, forward approaches to reducing the carbon footprint. Lilac Hills Ranch encourages sustainability through the following sustainable development practices:

I. INTRODUCTION

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.

I. INTRODUCTION

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 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 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.

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.
- n) During grading activities, Tier III, or higher, construction equipment will be used, with the exception of concrete/industrial saws, generator sets, welders, air compressors, or for construction equipment where Tier III, or higher, is not available.

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

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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.

II. SPECIFIC PLAN SUMMARY

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, grey water systems 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) site will be provided and implemented based upon the feasibility. 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.
- d) 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.
- e) 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, and green streets to include bio filtration and permeable pavers.

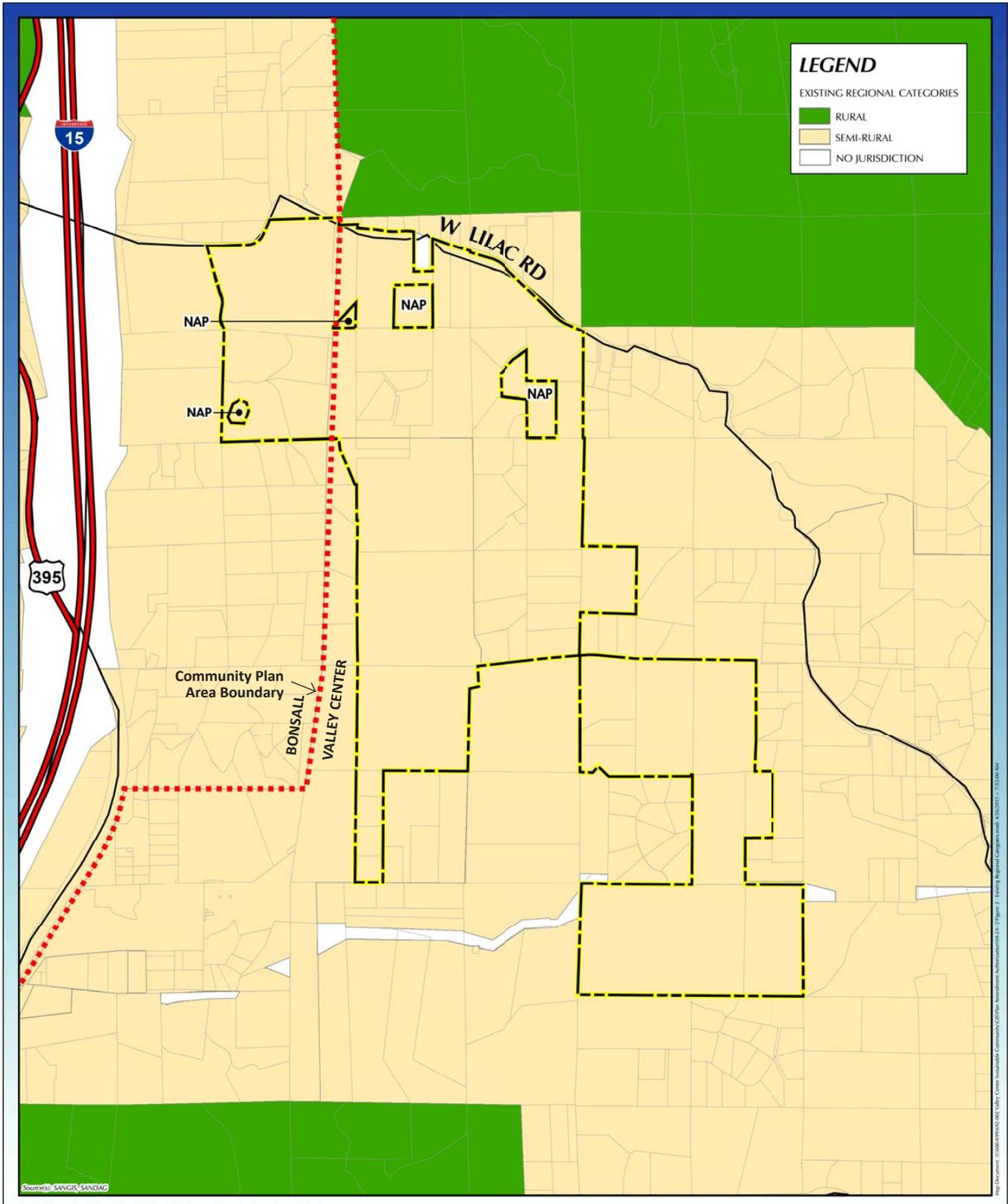
7. Open Space/Conservation Goal

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

8. Open Space/Conservation Policies

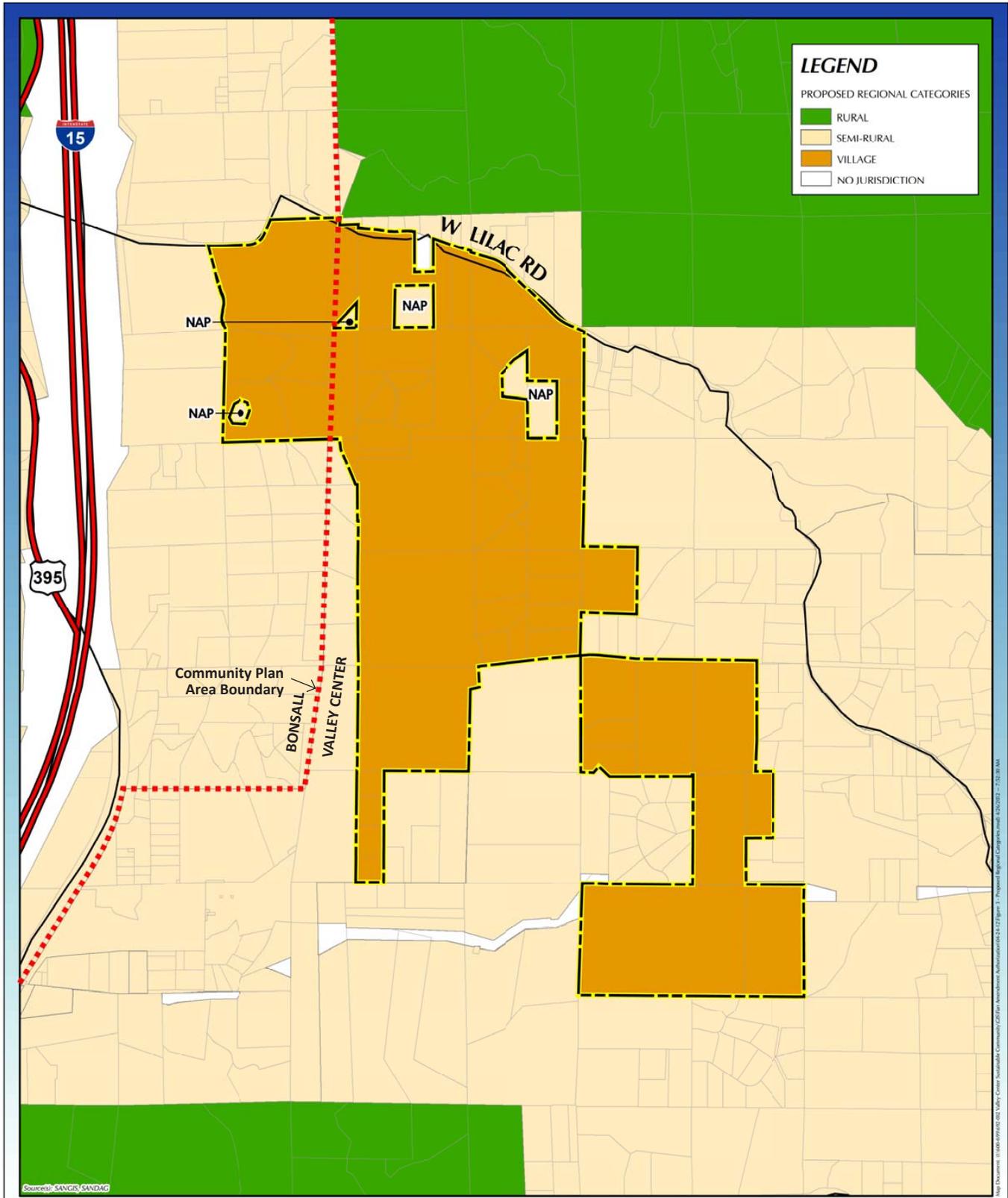
- a) Conserve environmentally sensitive areas within the Lilac Hills Ranch planning area requiring protection and/or management as shown in this Specific Plan. The Community Home Owners Association will be responsible for the necessary maintenance of open space areas.

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



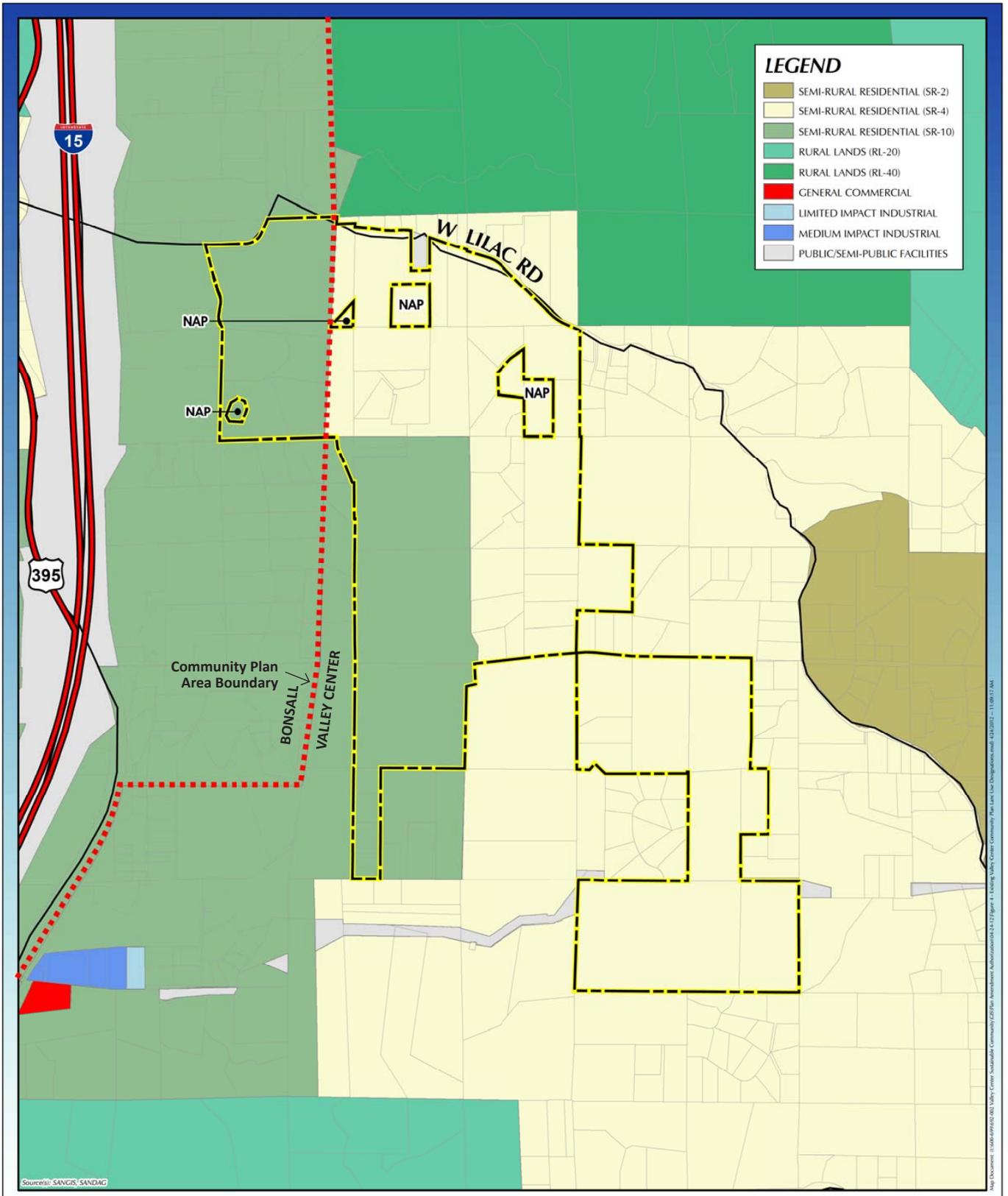
Existing Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN



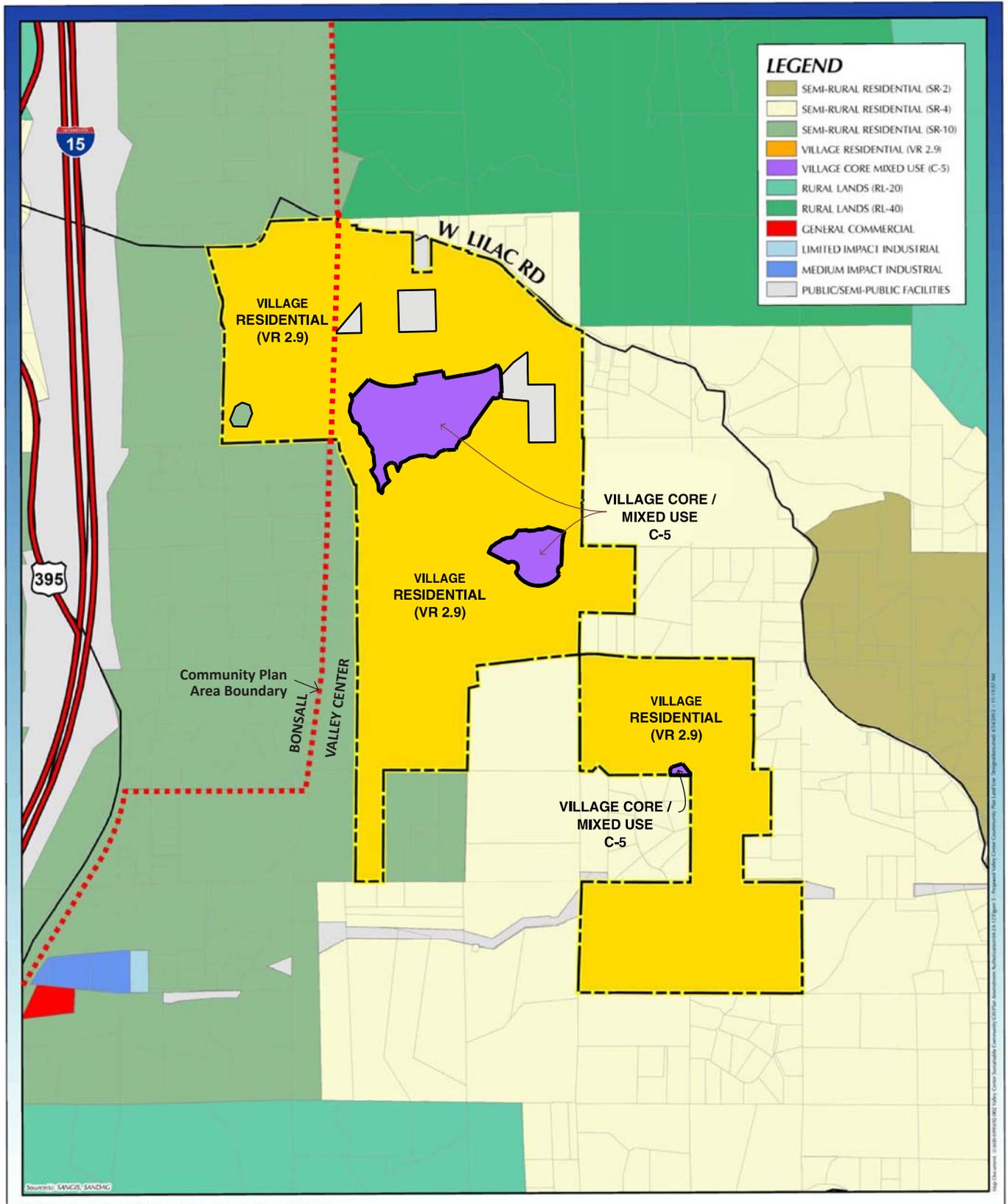
Proposed Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN



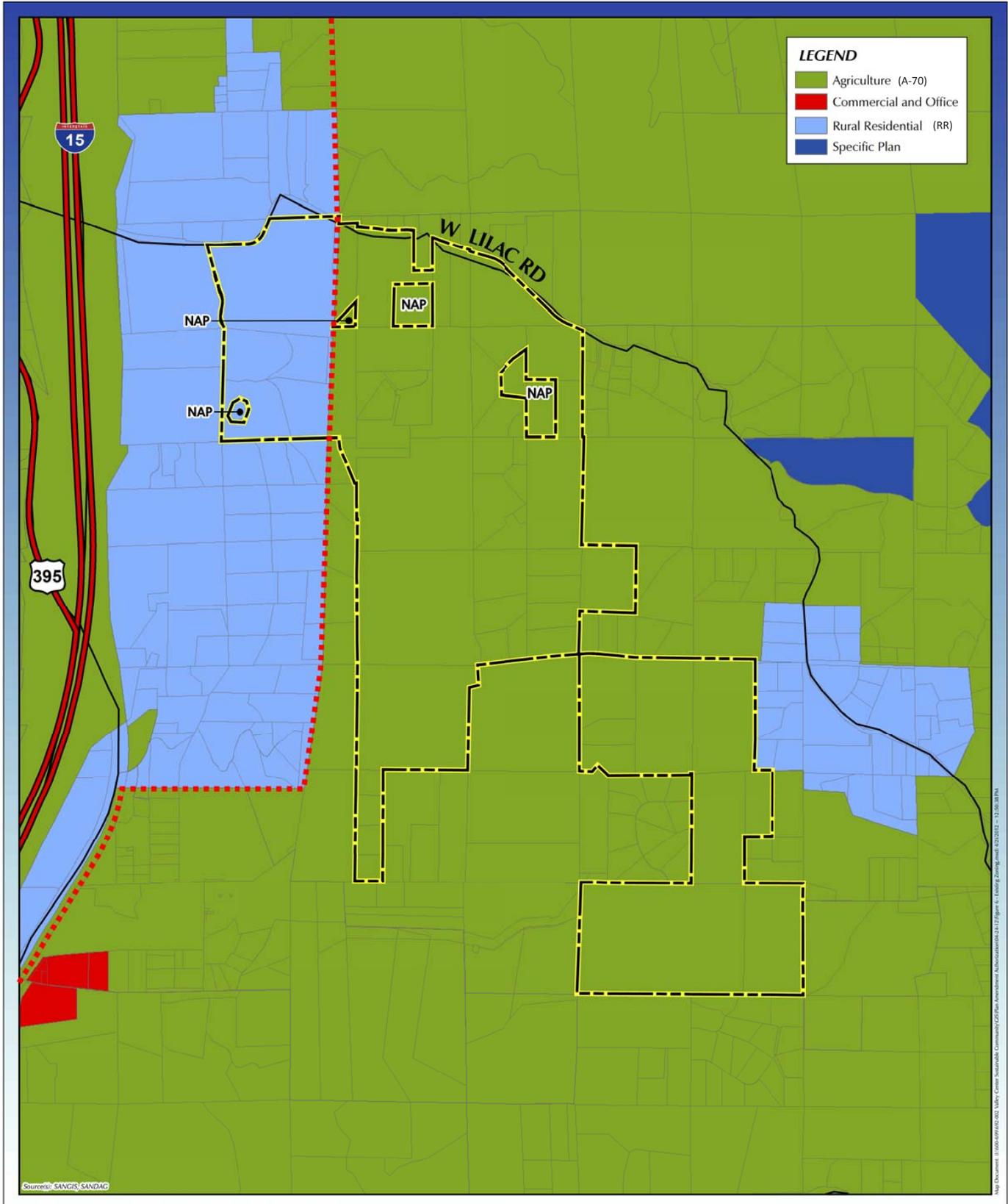
Existing Community Plan Land Use Designations

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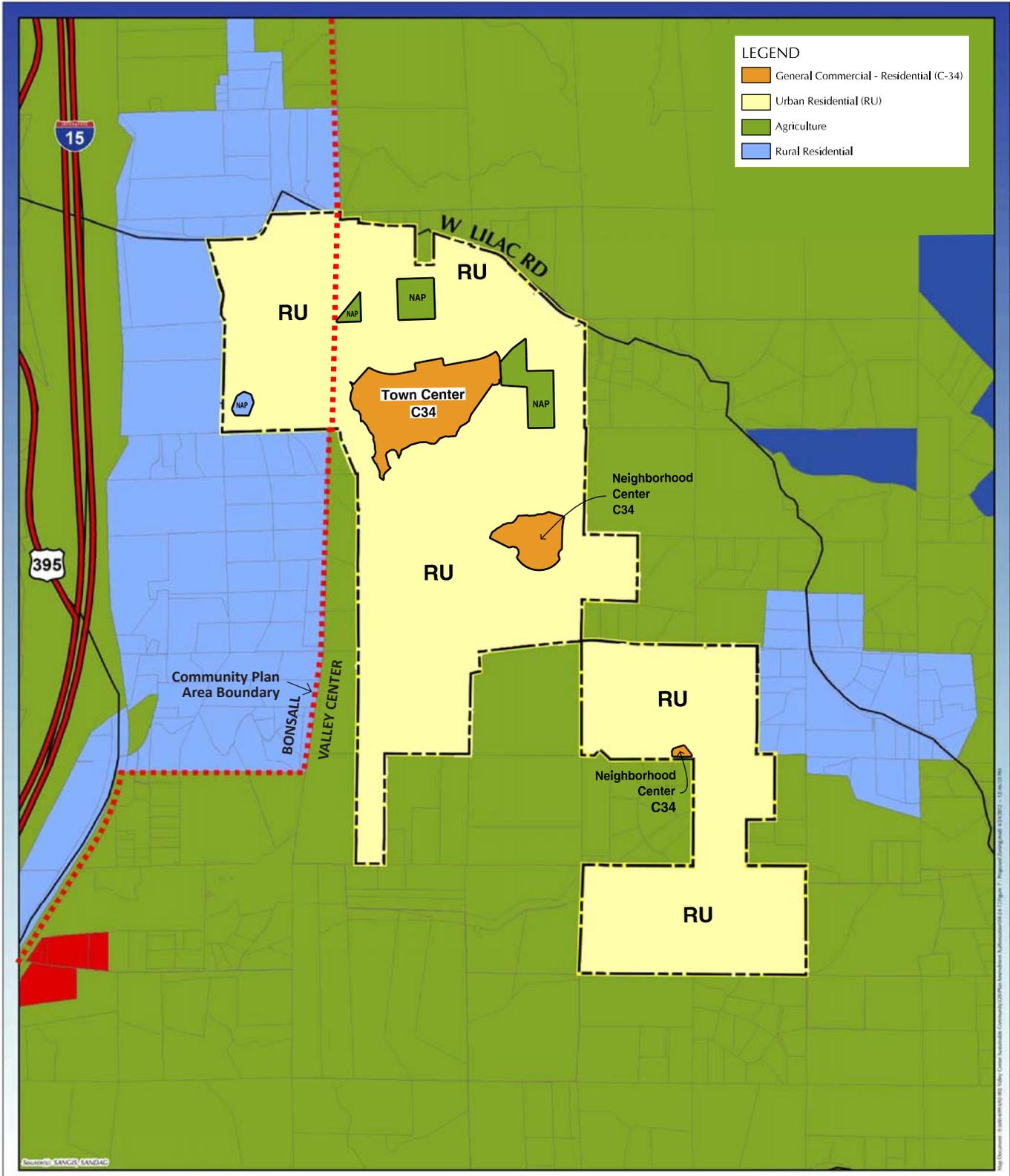
Proposed Community Plan Land Use Designations

LILAC HILLS RANCH SPECIFIC PLAN



Existing Zoning

LILAC HILLS RANCH SPECIFIC PLAN



Proposed Zoning

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 12

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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.
- n) During grading activities, Tier III, or higher, construction equipment will be used, with the exception of concrete/industrial saws, generator sets, welders, air compressors, or for construction equipment where Tier III, or higher, is not available.

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

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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.

II. SPECIFIC PLAN SUMMARY

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, grey water systems 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) site will be provided and implemented based upon the feasibility. 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.
- d) 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.
- e) 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, and green streets to include bio filtration and permeable pavers.

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.

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

I. INTRODUCTION

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 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 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.

II. SPECIFIC PLAN SUMMARY

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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 private 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 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.

II. SPECIFIC PLAN SUMMARY

Also planned within the Community are: a recycling facility, a Water Reclamation Facility, and other supporting infrastructure. There will be 104.1 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 and agriculture will be 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 civic, 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."

II. SPECIFIC PLAN SUMMARY

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 along the I-15 corridor. 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 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.
- n) During grading activities, Tier III, or higher, construction equipment will be used, with the exception of concrete/industrial saws, generator sets, welders, air compressors, or for construction equipment where Tier III, or higher, is not available.

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.

NGBS CREDIT

405.5 Wetlands. Constructed wetlands or other natural innovative wastewater treatment technologies are used.

APPLICANT RESPONSE

See attached, Conceptual Resource Management Plan, figures 5a and 5b

**CONCEPTUAL BIOLOGICAL RESOURCES
MANAGEMENT PLAN FOR ON-SITE
BIOLOGICAL OPEN SPACE
LILAC HILLS RANCH
SAN DIEGO COUNTY, CALIFORNIA**

SPECIFIC PLAN
GENERAL PLAN AMENDMENT
REZONE
EIR
TENTATIVE MAP (MASTER)
TENTATIVE MAP (PHASE 1 IMPLEMENTING TM)
MAJOR USE PERMIT

PROJECT APPLICANT:
ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
ATTN: JON RILLING
PH: 858-546-0700

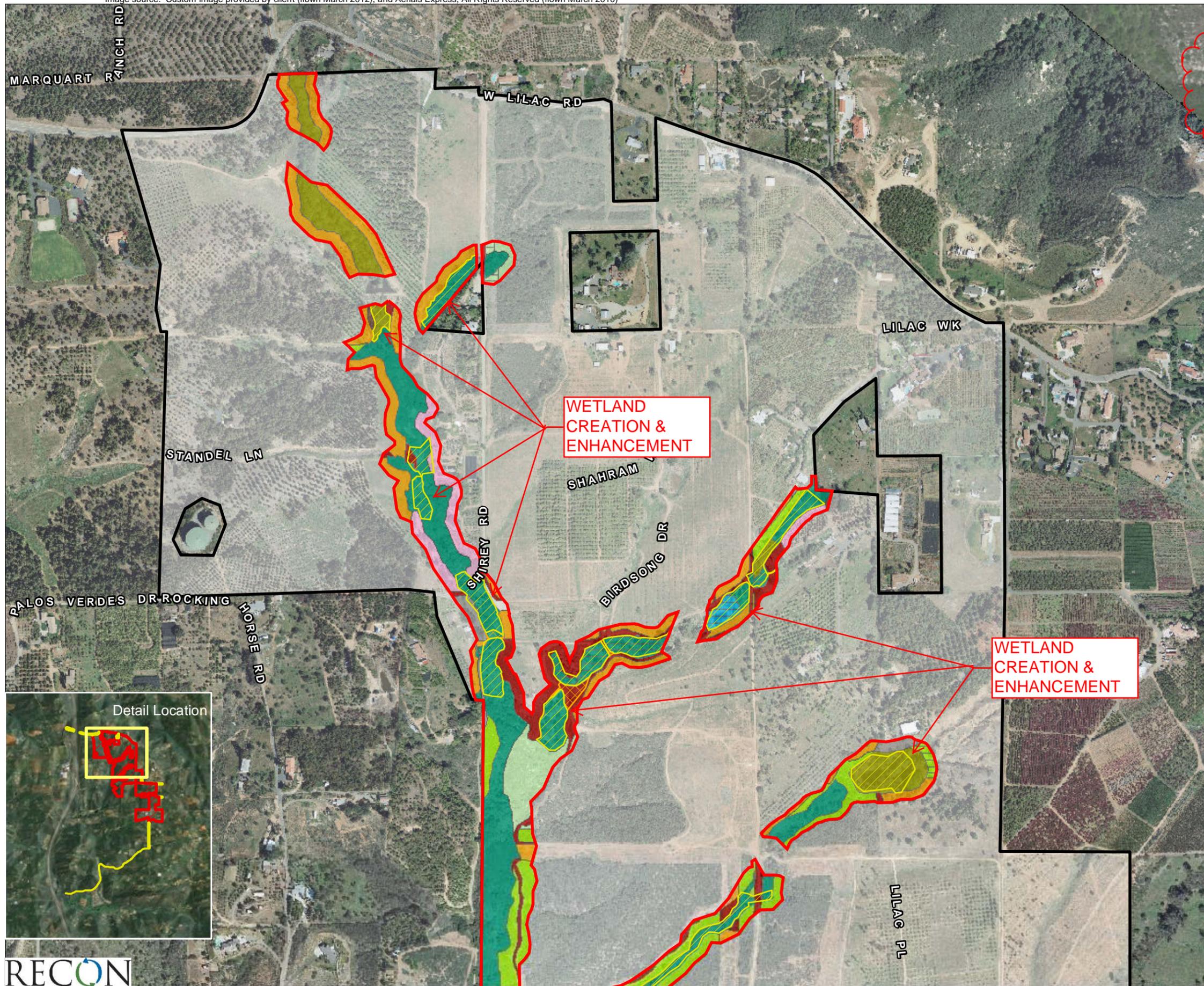
PREPARED FOR:
COUNTY OF SAN DIEGO
5510 OVERLAND AVENUE, THIRD FLOOR
SAN DIEGO, CALIFORNIA 92123
KIVA PROJECT: 09-0112513
SP 3810-12-001
GPA 3800-12-001
REZ 3600-12-003
TM 5571 ~~RPL3~~RPL4 and 5572 ~~RPL3~~RPL4
MUP 3300-12-005

PREPARER:

GERRY SCHEID
COUNTY-APPROVED BIOLOGIST

RECON ENVIRONMENTAL INC.
1927 FIFTH AVENUE
SAN DIEGO, CA 92101
619-308-9333

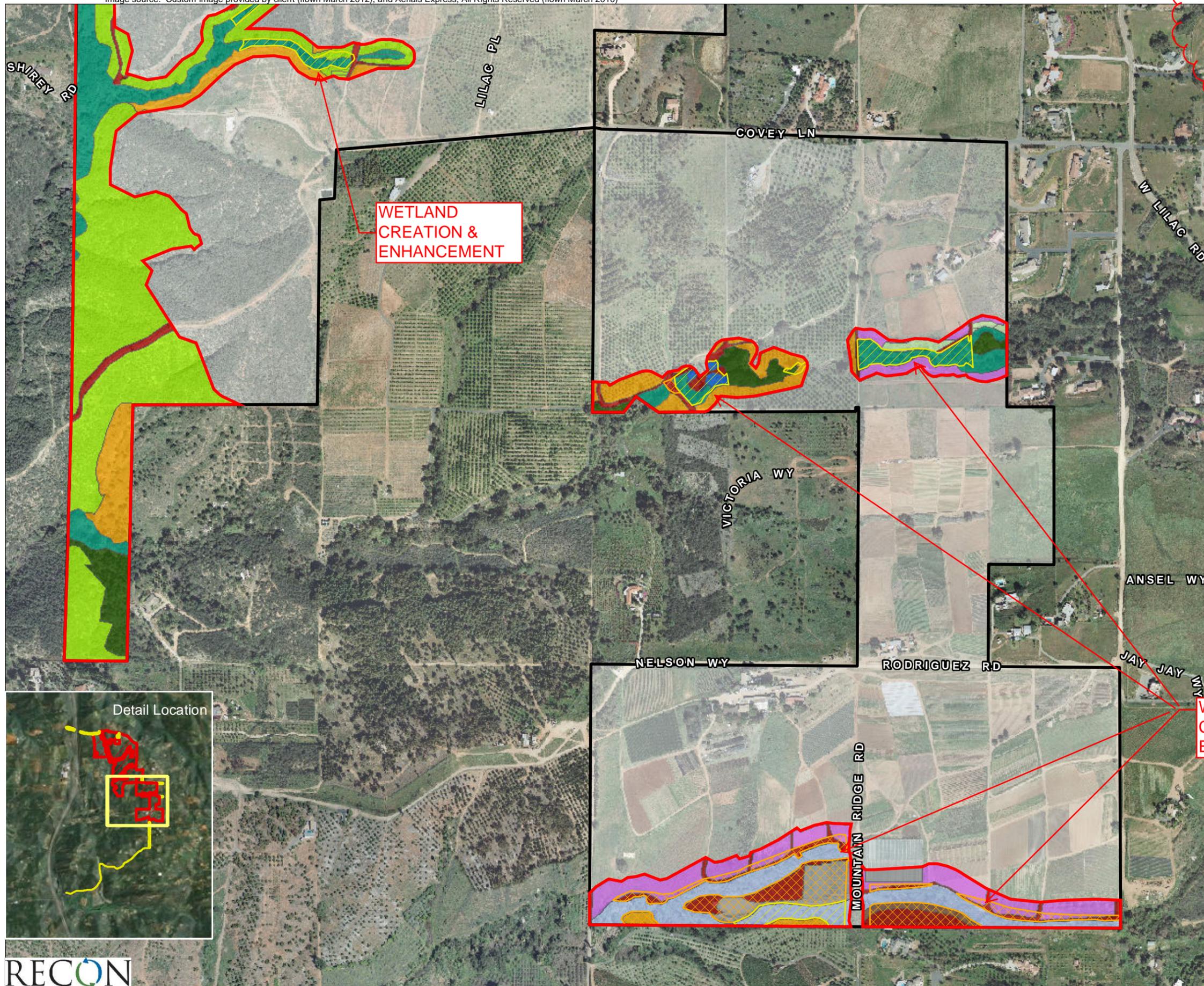
May 14, 2014
May 23, 2013



- Project Boundary
 - Biological Open Space Boundary
 - Wetland Creation
 - Wetland Enhancement
- Vegetation Communities and Landcover Type**
- Coastal Sage Scrub (32520)
 - Disturbed Coastal Sage Scrub (32520)
 - Disturbed Coastal/Valley Freshwater Marsh (52410)
 - Eucalyptus Woodland (79100)
 - Southern Coast Live Oak Riparian Woodland (61310)
 - Disturbed Southern Coast Live Oak Riparian Woodland (61310)
 - Southern Mixed Chaparral (37120)
 - Disturbed Southern Mixed Chaparral (37120)
 - Southern Willow Riparian Woodland (62500)
 - Intensive Agriculture - Nursery
 - Orchard (18100)
 - Vinyard (18100)
 - Disturbed Habitat (11300)
 - Developed (12000)



FIGURE 5a
Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation



- Project Boundary
 - Biological Open Space Boundary
 - Wetland Creation
 - Wetland Enhancement
- Vegetation Communities and Landcover Type**
- Coastal Sage Scrub (32520)
 - Disturbed Coastal Sage Scrub (32520)
 - Coast Live Oak Woodland (71160)
 - Coastal/Valley Freshwater Marsh (52410)
 - Disturbed Wetland (11200)
 - Eucalyptus Woodland (79100)
 - Southern Coast Live Oak Riparian Woodland (61310)
 - Disturbed Southern Coast Live Oak Riparian Woodland (61310)
 - Southern Mixed Chaparral (37120)
 - Disturbed Southern Mixed Chaparral (37120)
 - Southern Willow Scrub (63320)
 - Extensive Agriculture - Row Crops (18320)
 - Orchard (18100)
 - Disturbed Habitat (11300)
 - Developed (12000)

WETLAND CREATION & ENHANCEMENT

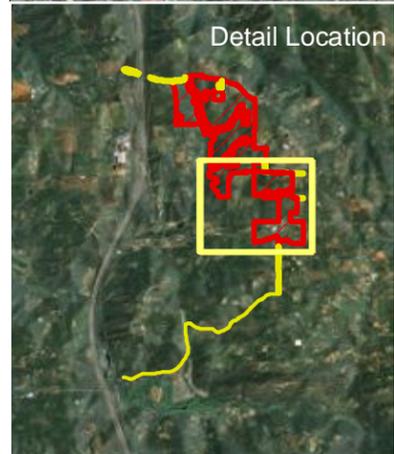


FIGURE 5b
Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

NGBS CREDIT

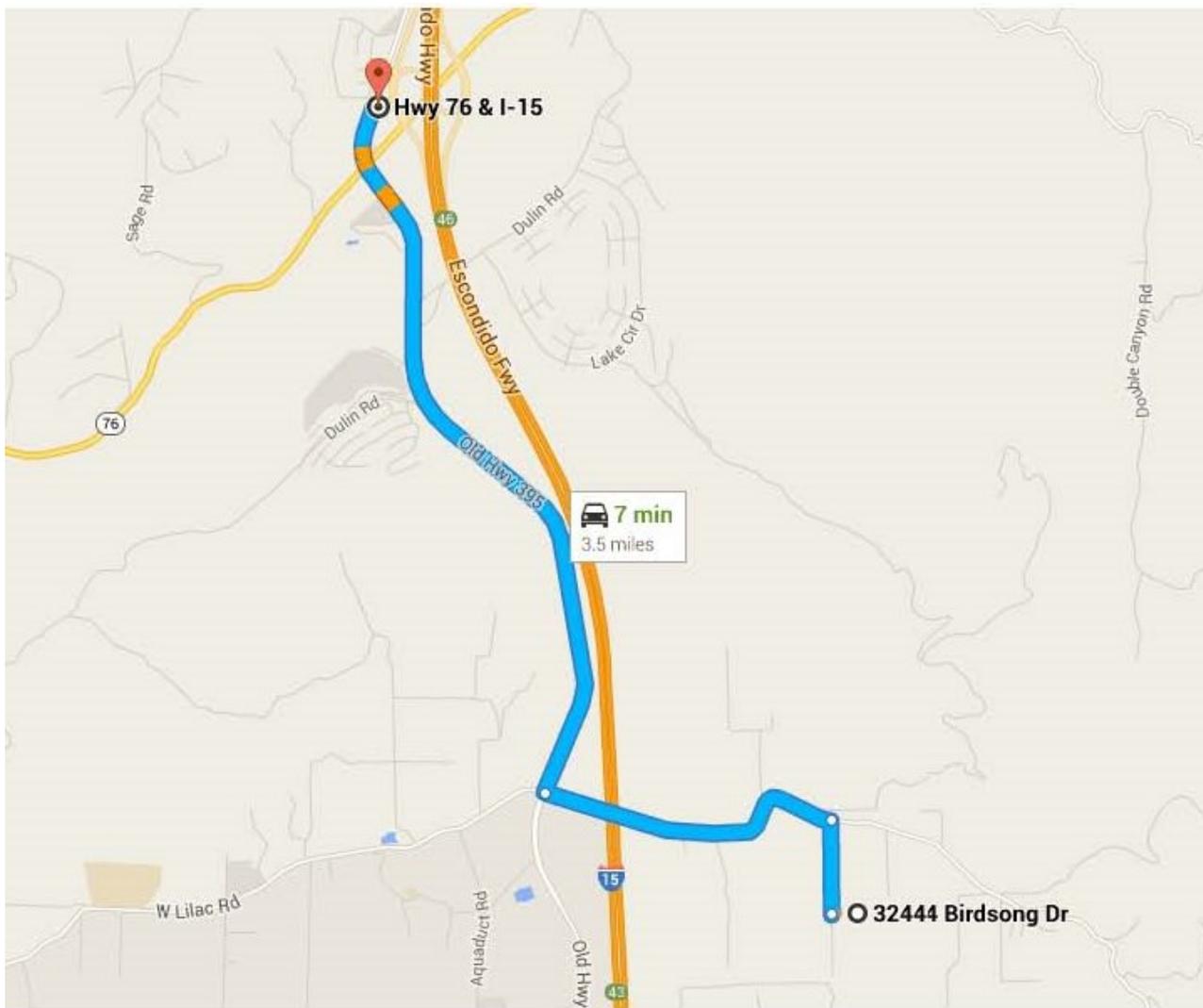
405.6 Mass transit. Mass transit access is provided in accordance with one or more of the following:

(1) A site is selected with a boundary within one-half mile (805 m) of pedestrian access to a mass transit system or within five miles of a mass transit station with available parking.

APPLICANT RESPONSE:

Fallbrook – Lot 19, I-15 & Hwy 76 Park and Ride and Bus Service

gonctd.com - riversidetransit.com



SOURCE: <https://www.google.com/maps/>

(3) Walkways, bikeways, street crossings, and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.

APPLICANT RESPONSE:

See attached, Specific Plan, Figures 13, 20-53, 72, 75-77, 79-129

See attached, Specific Plan, Section III.E.3.c,

See attached, Specific Plan, Section V.A.2,

See Specific Plan, Section V.B, as stated:

(4) Bicycle parking and racks are indicated on the site plan and constructed for mixed-use, multi-family buildings, and/or common areas.

APPLICANT RESPONSE:

See attached, Specific Plan, Section III.B.3 and 4;

See attached, Specific Plan, Section III.M.3.c.

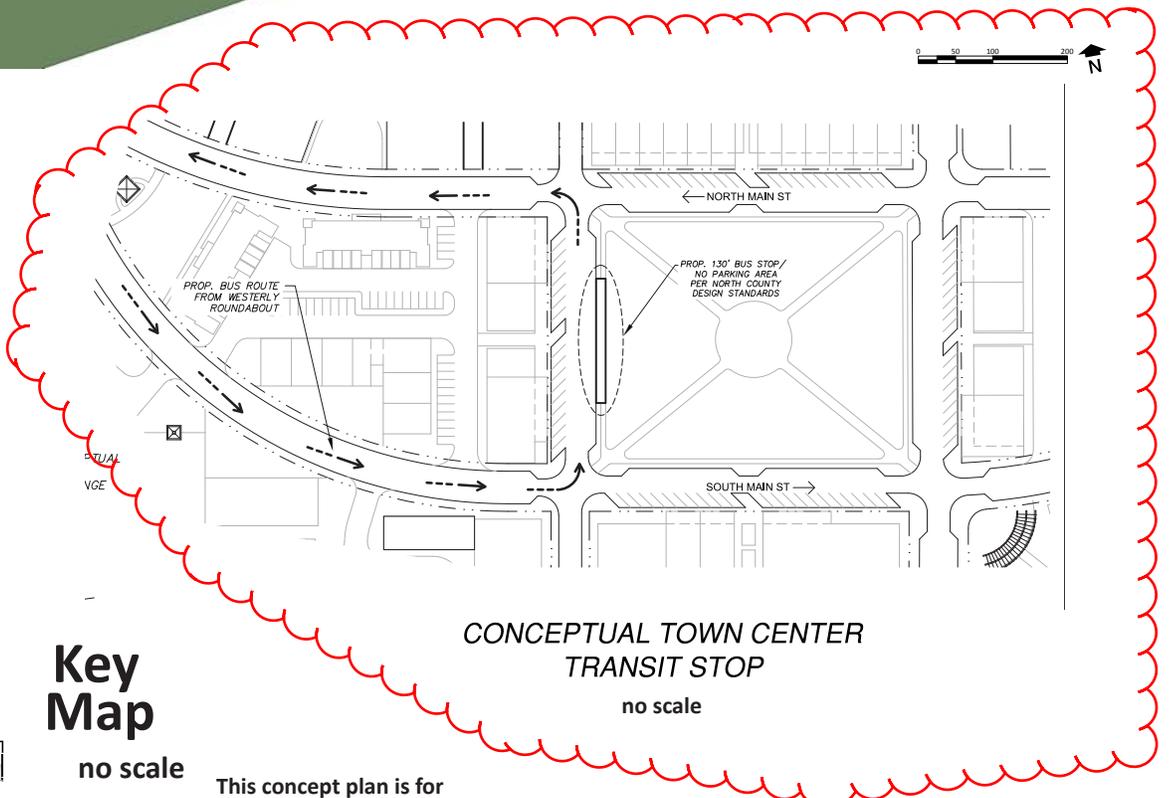
(6) Car sharing programs participate with the developer and facilities for bike sharing are planned for and constructed.

APPLICANT RESPONSE:

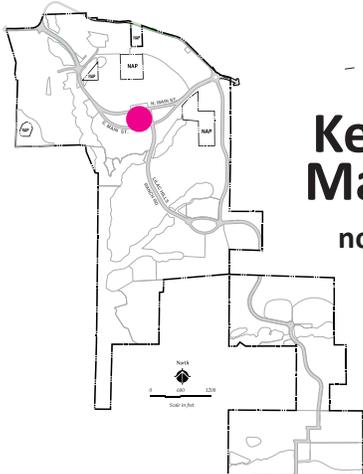
See attached, Specific Plan, Section III.B.5

Proposed On-site
Transit Stop
Location

CREDIT
405.6 (1)



CONCEPTUAL TOWN CENTER
TRANSIT STOP
no scale



Key Map
no scale

This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Town Center Concept Plan / Conceptual Transit Stop

LILAC HILLS RANCH SPECIFIC PLAN

III. DEVELOPMENT STANDARDS AND REGULATIONS

development in the Town Center within walking distance of the commercial and other Community facilities such as parks.

The single family attached development in the Phase 3 Neighborhood Center is located on the north side of North Main Street and includes the northern “half” of the Town Center. Having higher residential densities in the Town Center and in the Phase 3 Neighborhood Center promotes a safer environment by activating public spaces and providing eyes on the streets and public spaces. It is anticipated that residents of single family attached and mixed-use developments will take advantage of the available opportunities to walk to school, parks, and shopping areas. Pedestrian access and amenities are fundamental components of the Community. The siting, access, entries, and architecture of the attached and mixed-use development should complement the pedestrian orientation of the Community.

Multi-story attached developments are the primary focus of the guidelines in this section. Concept site plans and architecture for the single family attached neighborhoods of Lilac Hills Ranch are illustrated in **Figures 83** through **87**.

b. Site Planning

The site planning and plotting of single family attached, mixed-use buildings will contribute to the pedestrian-oriented concept of Lilac Hills Ranch. Site planning which focuses on the pedestrian includes design that orients entries towards a court or green space and minimizes views to garages and parking areas. The guidelines stated below are provided for siting and building plotting of single family attached and mixed-use developments.

- i. Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- ii. Building orientation should consider indoor and outdoor privacy, noise, solar access, and overall aesthetic appearance.
- iii. Where grade differentials occur between the street and a development, the differential may be used to create separation between the public or private streets and private living space.
- iv. Interesting entries incorporating steps, porches, or landings may be integrated into the design.

c. Architecture

Single family attached and mixed-use development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Community. The following guidelines suggest methods for creating vital, interesting architecture:

III. DEVELOPMENT STANDARDS AND REGULATIONS

- i. Developments should be unique, but share fundamental architectural characteristics consistent with the Lilac Hills design theme. Building elevations that are visible from public view areas (surrounding streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- ii. Varied building elements, roof pitches, and setbacks should be employed to avoid monotony, including some three-story elements.
- iii. Distinctive building elements shall be oriented towards the corners of prominent street intersections.
- iv. Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios, and upper floor balconies and windows.
- v. Individual residential unit entries shall be oriented toward the streets or courtyards wherever possible.
- vi. Internal residential units shall be connected by courtyards or landscaped walkways wherever possible.
- vii. Utilitarian areas -- include parking, loading, mechanical equipment and trash enclosures -- shall be screened from public views to the best extent possible.
- viii. The color palate should reflect the context of the architectural style of the building theme.

d. Parking, Carport and Garage Design

Views of parking areas, carports, and garages should be minimized to create the pedestrian-oriented Villages. The following guidelines provide direction for location and design of single family attached and mixed-use parking facilities:

- i. Parking and vehicular access shall be located within or adjacent to each development and be visually separated from the pedestrian-oriented street frontage.
- ii. Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- iii. Tandem garages shall be allowed.
- iv. Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.

V. GENERAL PLAN CONFORMANCE

V. GENERAL PLAN CONFORMANCE

Policies applicable to the Lilac Hills Ranch are contained in the Valley Center and Bonsall Community Plans, and San Diego County General Plan. These policies address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses.

A. San Diego General Plan

The San Diego County General Plan includes six elements, each with a series of Goals, each one of which is supported by a number of policies which address how the Goal is to be accomplished. The goals, and therefore the policies, all flow from the Guiding Principles which are stated in Chapter 2 of the General Plan. A summary of how the project complies with the Guiding Principles and with each element of the County General Plan is provided below.

Guiding Principles

Guiding Principles; Chapter 2 includes ten Guiding Principles which are intended to provide guidance for how the County's future growth can be accommodated while still retaining the County's rural character, economy, sensitive resources and unique communities.

1. Support a reasonable share of projected regional population growth.

The project supplies a small percentage of the projected regional housing need. The recently adopted General Plan Update was accompanied by an EIR which included estimates about numbers of housing units in this area of the County. These estimates included existing units which could be counted, and assumptions about un-built, approved land development projects and pending land development projects which have been subsequently approved. The estimates regarding the amount of residential units in a given area is important in the development of General Plan documents as they provide a baseline for assessing impacts of future development, ensuring that service levels are adequate and housing needs are met.

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

Lilac Hills Ranch implements this principal because it is located one-quarter mile from a major freeway and is a mixed-use, sustainable, compact community that includes all necessary public services. Lilac Hills Ranch is located within the Valley Center Municipal Water District and the Deer Springs Fire Protection District. Potable water is available on the property. A recycling facility will provide residents with an additional option to sell their recyclables and pick up mulch made from green waste. The Community will locate housing close to retail, services, schools, and jobs allowing for

V. GENERAL PLAN CONFORMANCE

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. Civic uses such as a school and public park are located centrally in a school-park complex and are also be located within the mixed-use Town Center and the two Neighborhood Centers which provide additional commercial services. These three complexes ensure that services are available to all residents within a 10 minute (1/2 mile) walk. A one-half mile radius is the de facto standard for walkable communities, which corresponds to the distance over which someone from the edge of the circle can reach a mixed-use center within 10 minutes walking at 3 mph. The commercial and mixed-use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs within this compact community. An extensive network of trails is provided to further encourage residents to walk and bike throughout the Community. All of these features combine to create a state-of-the-art community that will achieve important planning sustainability goals and policies.

3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.

The Community site is located a quarter-mile from the I-15 corridor. The Valley Center Community Plan area is one of the larger adopted planning areas in the County. The General Plan Update identified Valley Center and Bonsall as areas with a greater capacity to grow than other communities in the County. The two existing village core areas of Valley Center are located some 10 miles east of Lilac Hills Ranch while the Village of Bonsall is located approximately 12 miles to the west. It is not anticipated that this village will compete with the existing North and South Villages of Valley Center or with the existing Village of Bonsall since they are approximately 25 minutes away from the Community by car.

Due to the close proximity of the I-15 corridor, Lilac Hills Ranch as proposed is similar in size, scale and intensity of uses to a number of other large scale projects both north and south on I-15 such as Hidden Meadows, Welk Village, Castle Creek, Meadowood and Pala Mesa Resort. The services and commercial opportunities built into Lilac Hills Ranch will be available to area residents as well. The commercial and Mixed-Use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs, enhancing the economic vitality of this portion of northern San Diego County.

4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

V. GENERAL PLAN CONFORMANCE

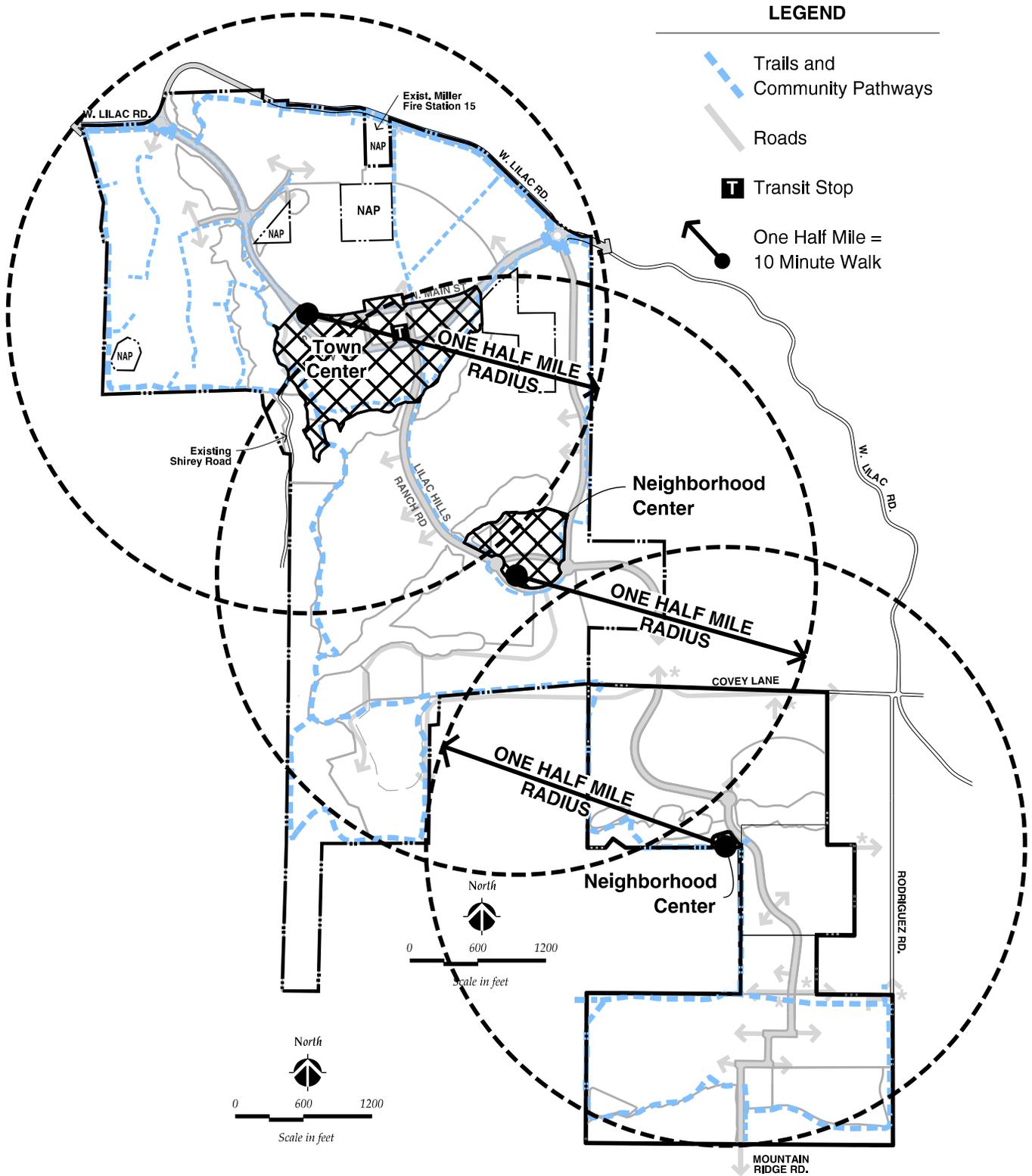
incorporates a number of landscaping measures and policies that enhance sustainable planning principles such as the use of native, drought tolerant and regionally appropriate plants and ornamentals and the use of reclaimed water, allowance for rain-water harvesting, and grey-water systems. A biological preserve compliments the regional habitat program and enhances stormwater management. Grading Design, Erosion Control, Stormwater and Drainage Best Management Practices are incorporated into the Specific Plan and the accompanying project plans such as the Stormwater Management Plan and Water Conservation Plan.

Integrated Transportation Planning. The project site is less than a half-mile from I-15, with access to regional destinations, and approximately a mile of frontage along West Lilac Road (a mobility element light collector roadway), maximizing efficient community access within Valley Center and Bonsall. The village core is planned to include a mass transit stop, which is located within a short walk or bike ride from all points within the community. **A 16-plus mile community path and trail network supports pedestrians, bicyclists, and equestrians and is connected to the County trail system at the north and south ends of the Project. Streets are designed to promote traffic calming through the use of narrow roads, curvatures, roundabouts, treescaping, and parallel parking. The proposed paths are placed parallel to the streets to reduce vehicle speeds, promote pedestrian connections and increase roadway safety.** Finally, the Project will implement a Transportation Demand Management (“TDM”) Plan and private interim-transit program until regional transit plans are coordinated.

Sustainable Building. Lilac Hills Ranch homes and buildings will be designed, constructed and built to CAL-GREEN building standards and will be designed to exceed 2008 Title 24 Energy Standards by 30%. All buildings would be solar ready and have roofs built for solar panels and pipes for solar hot water, and are individually planned to consider solar orientation. All buildings would have dual pipe irrigation systems to conserve fresh water resources. The project would also plant approximately 35,000 trees, which would negate the formation of urban heat islands and reduce energy demand during the hottest weather. Sustainable green buildings, designed to CAL-GREEN and will exceed 2008 Title 24 standards by 30%, consume less energy and water, improve indoor air quality, and preserve and enhance natural biological resources.

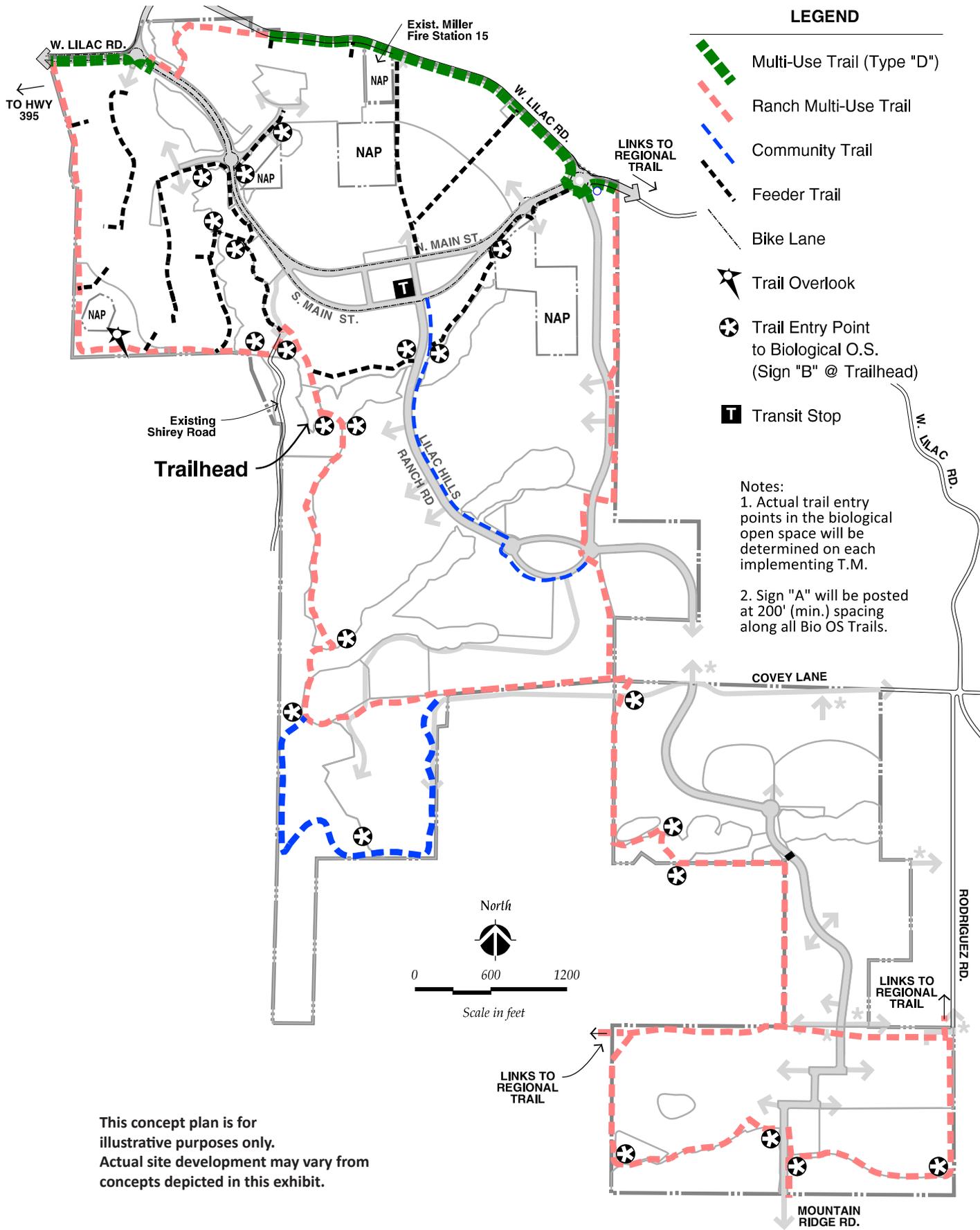
Policy LU-1.8 Density Allocation on Project Sites states that projects which have more than one Land Use Designation, and which are subject to a Specific Plan are allowed to transfer densities within the project, even across Land Use Designation boundaries. This is a new policy and reverses the practice under the previously adopted General Plan.

The Lilac Hills Ranch includes more than one land use designation, and also establishes 1,746 units as the maximum number of units that will be allowed. The Specific Plan text includes a



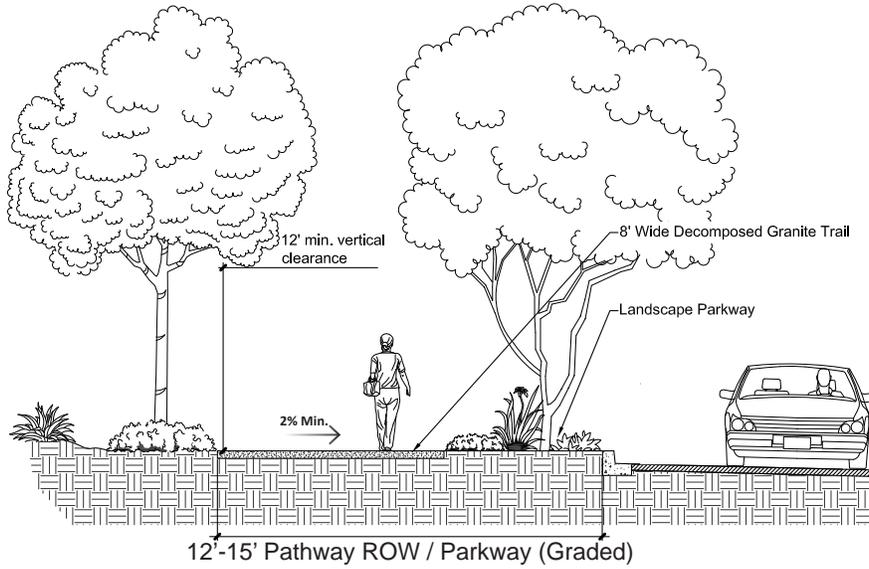
Multi-Modal Concept Plan

LILAC HILLS RANCH SPECIFIC PLAN



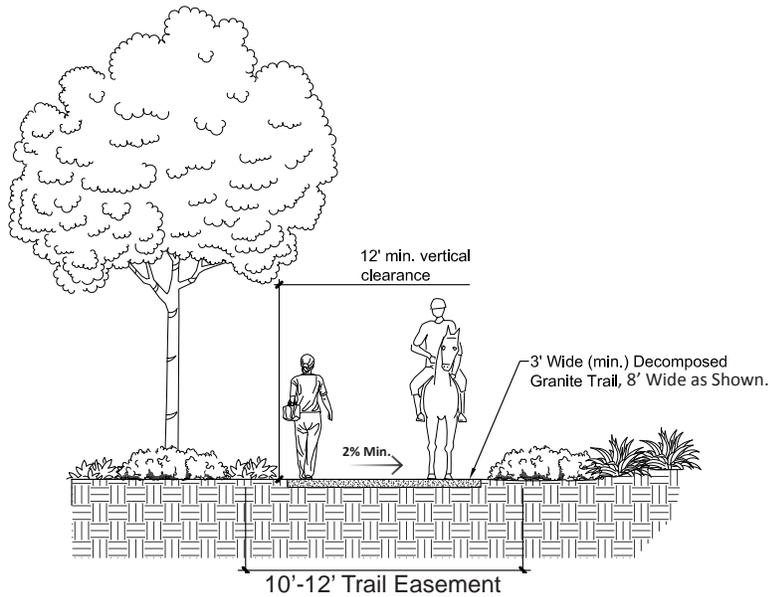
Trails Plan & Biological Open Space Signage

LILAC HILLS RANCH SPECIFIC PLAN



Type D Pathway

no scale



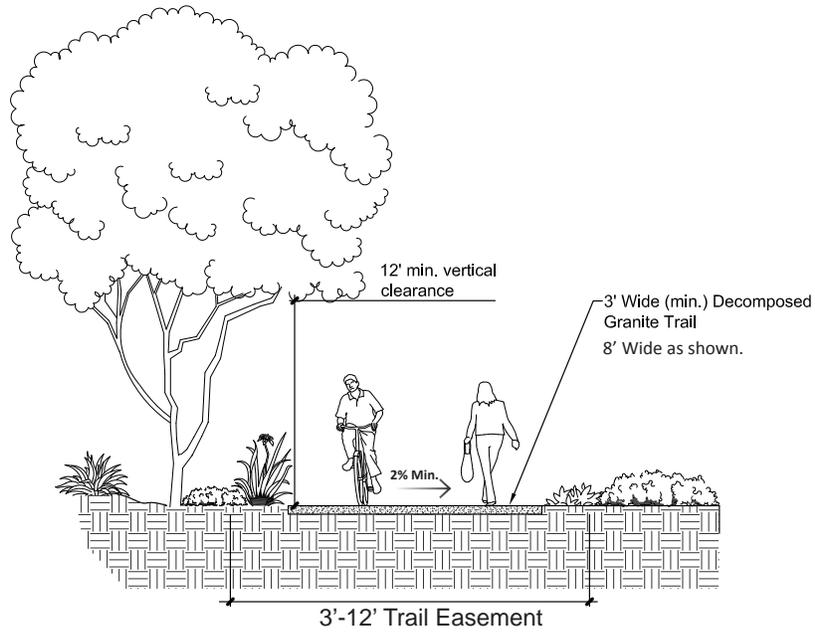
Ranch Multi-Use Trail

no scale

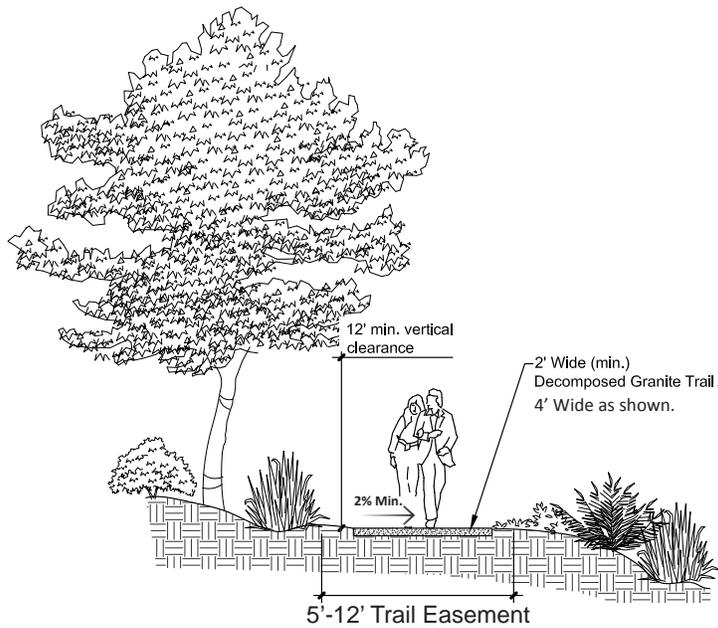
Notes:

1. All trails and pathways are to be constructed according to the Community Trails Master Plan Design and Construction Guidelines.
2. Native soil may be used in lieu of decomposed Granite if soil has equivalent or better characteristics.

Trail Sections



Community Trail
no scale

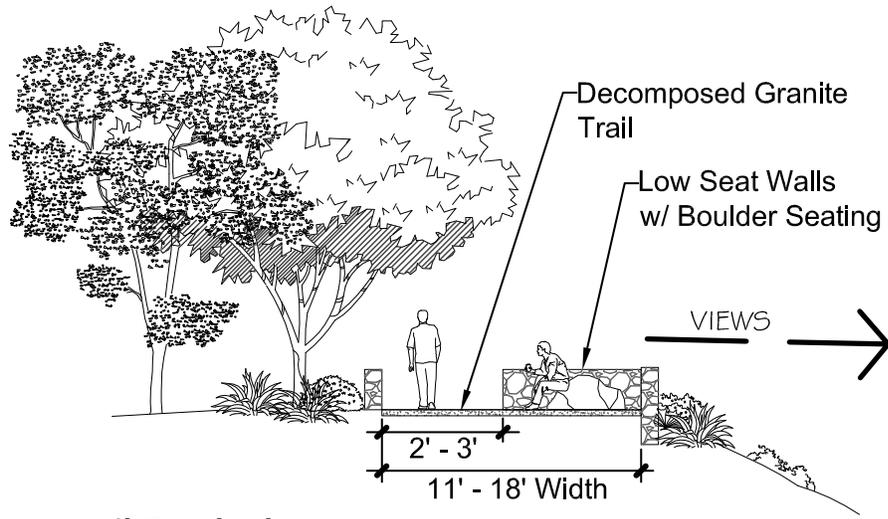


Feeder Trail
no scale

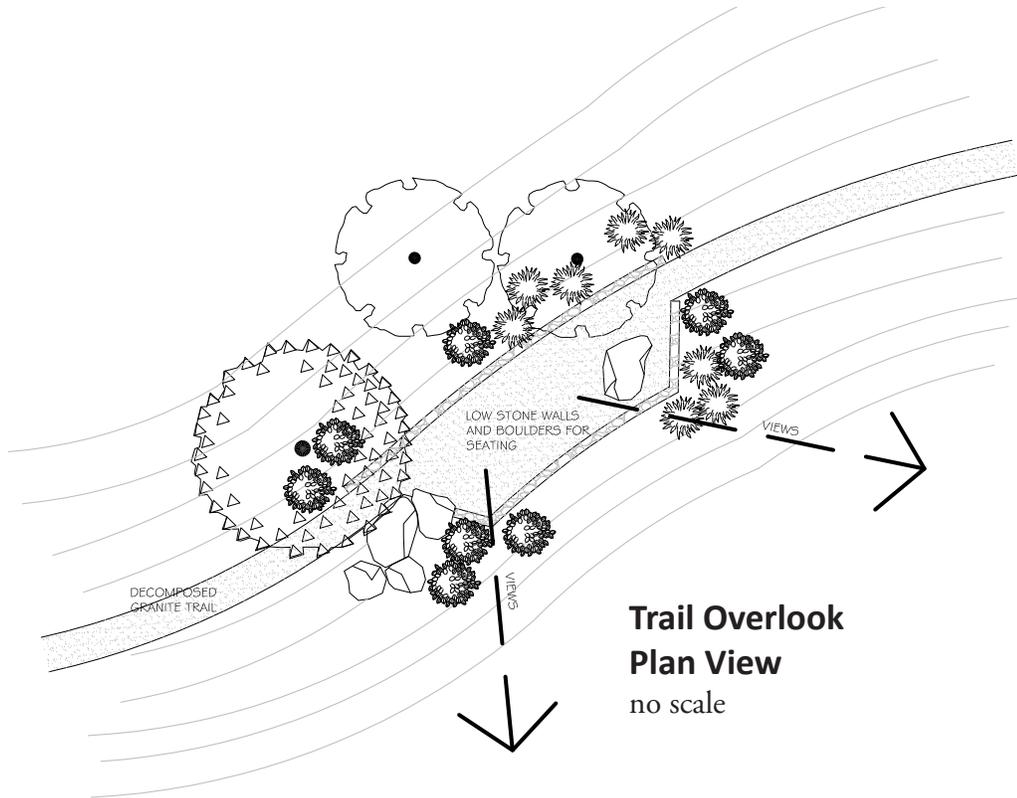
Notes:

1. All trails and pathways are to be constructed according to the Community Trails Master Plan Design and Construction Guidelines.
2. Native soil may be used in lieu of decomposed Granite if soil has equivalent or better characteristics.

Trail Sections



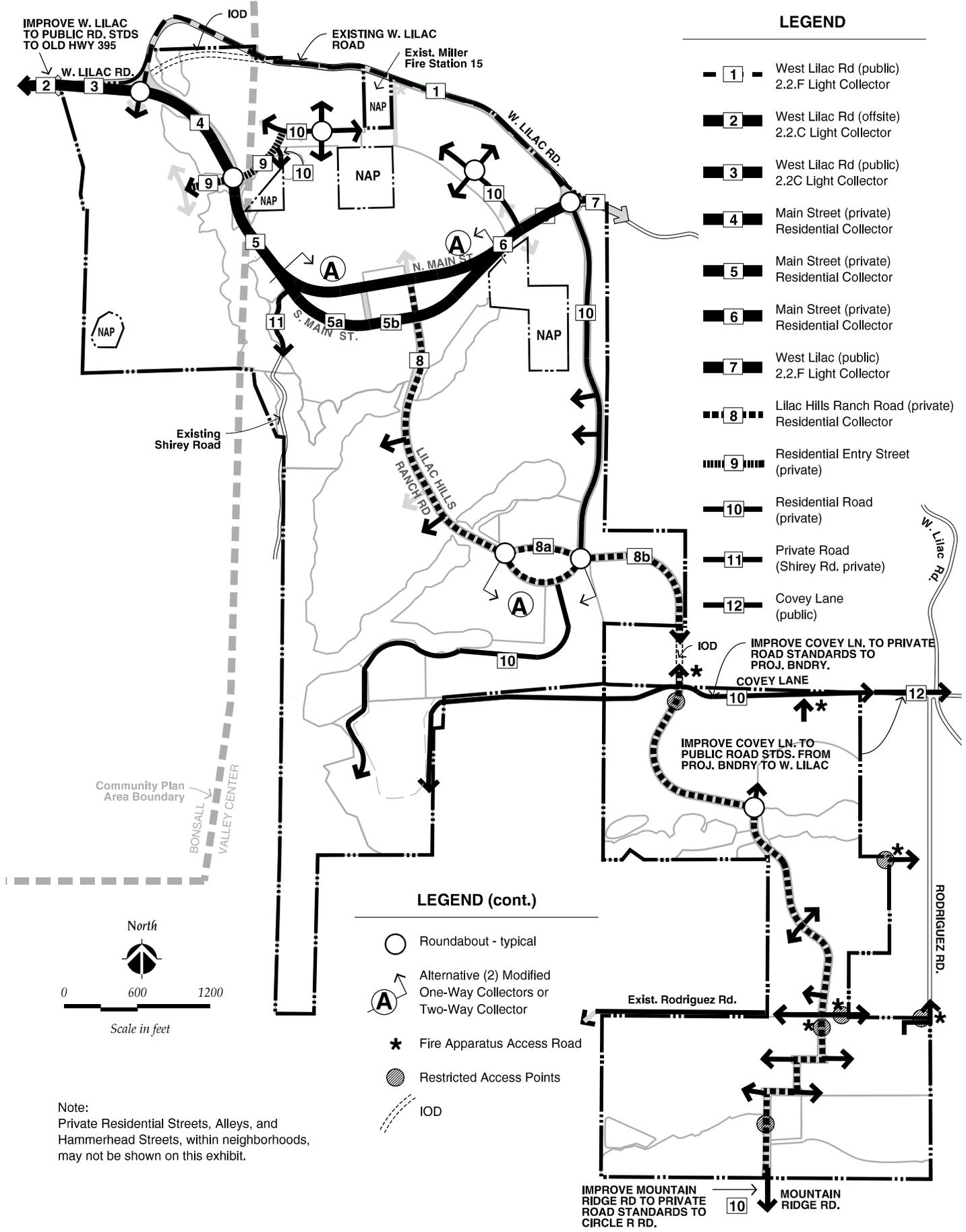
Trail Overlook
no scale



**Trail Overlook
Plan View**
no scale

Trail Overlook Details

LILAC HILLS RANCH SPECIFIC PLAN

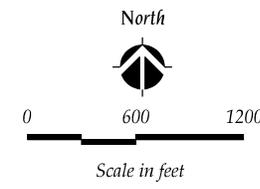


LEGEND

- 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



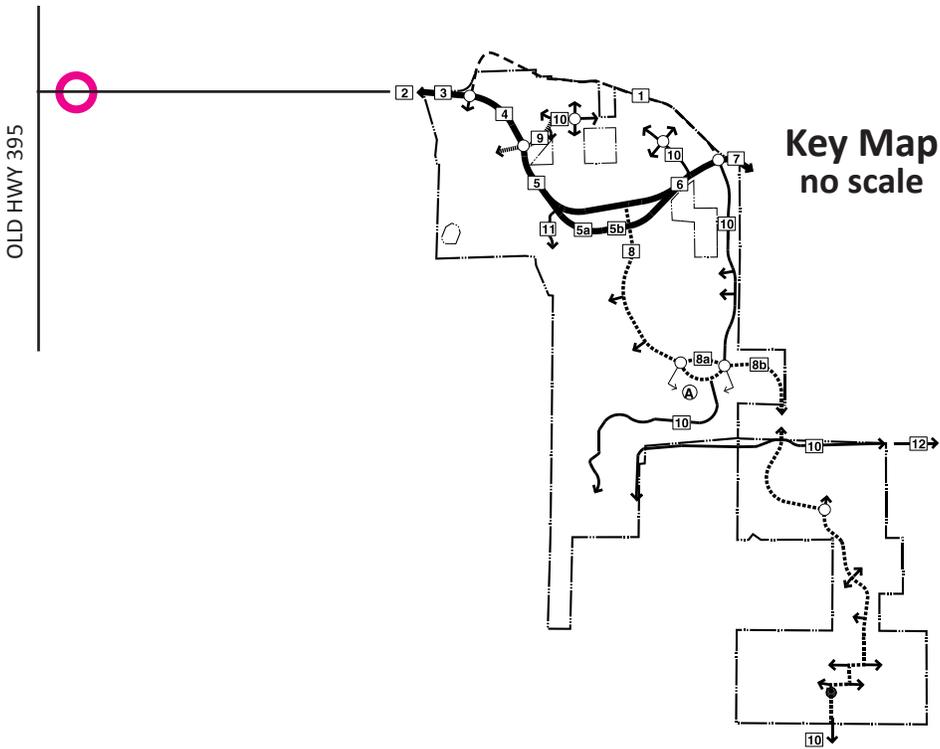
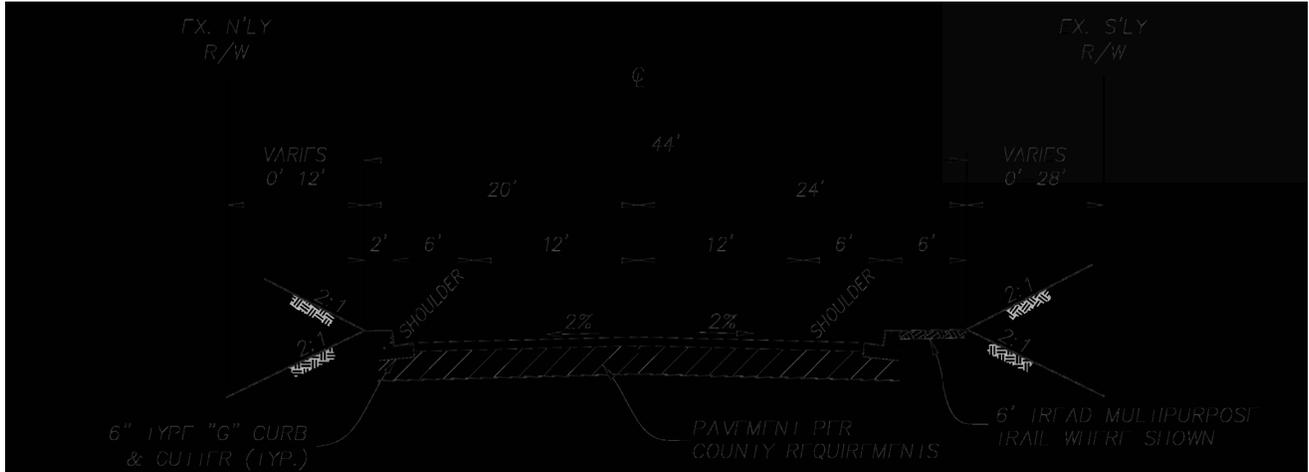
Note:
Private Residential Streets, Alleys, and Hammerhead Streets, within neighborhoods, may not be shown on this exhibit.

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

Project Internal Circulation

LILAC HILLS RANCH SPECIFIC PLAN

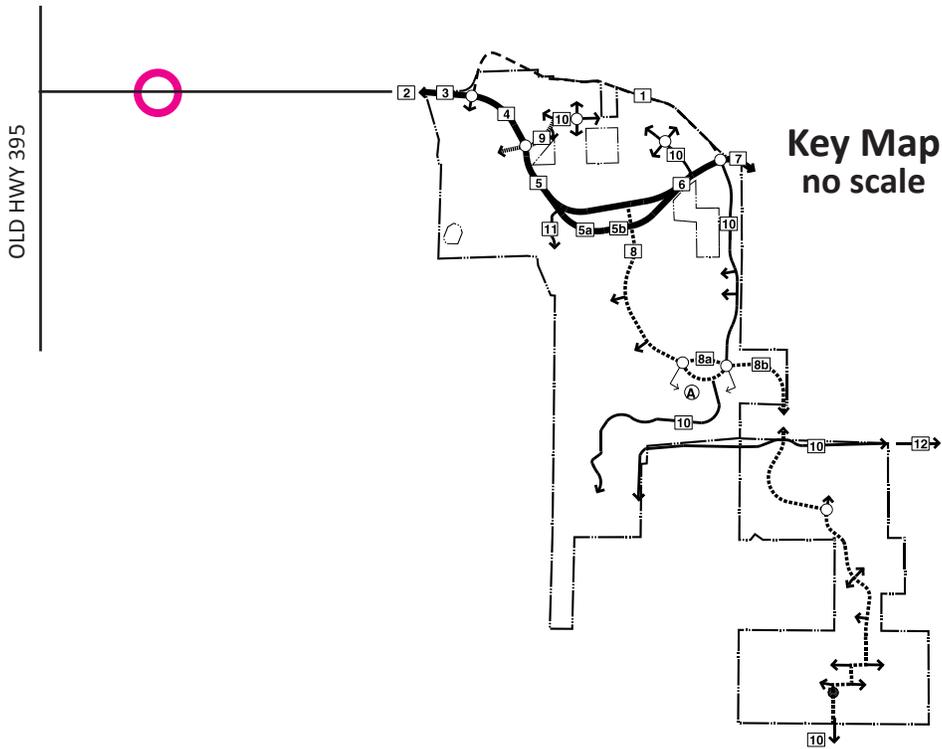
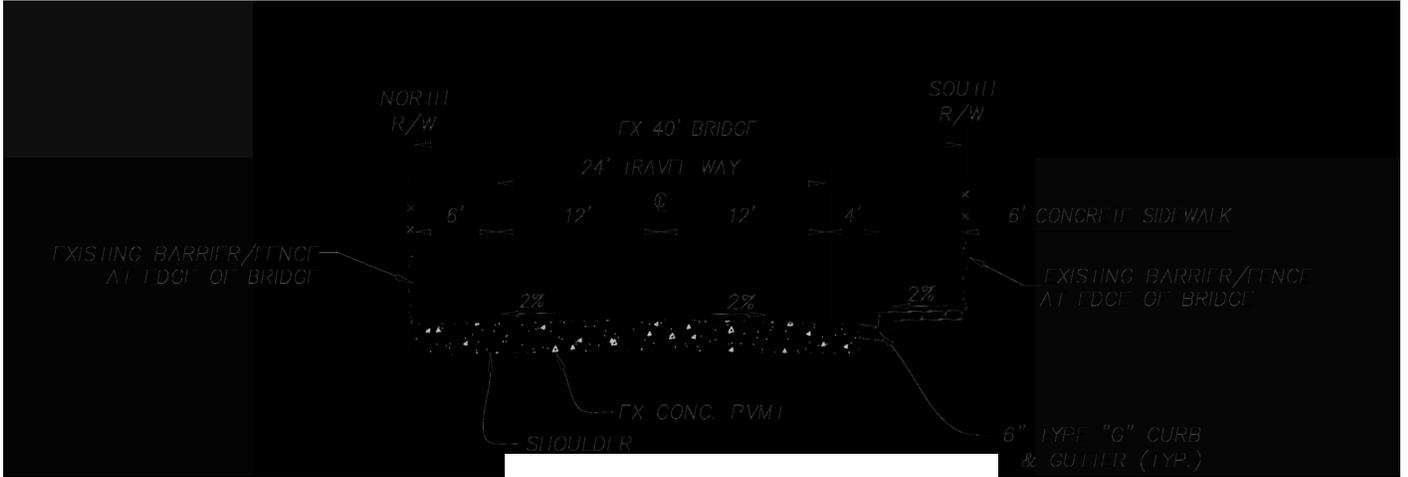
West Lilac Road (Off-Site)
(2.2C Light Collector Per County Stds)
(From Highway 395 to I-15 Bridge)
No Scale (Public)



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)



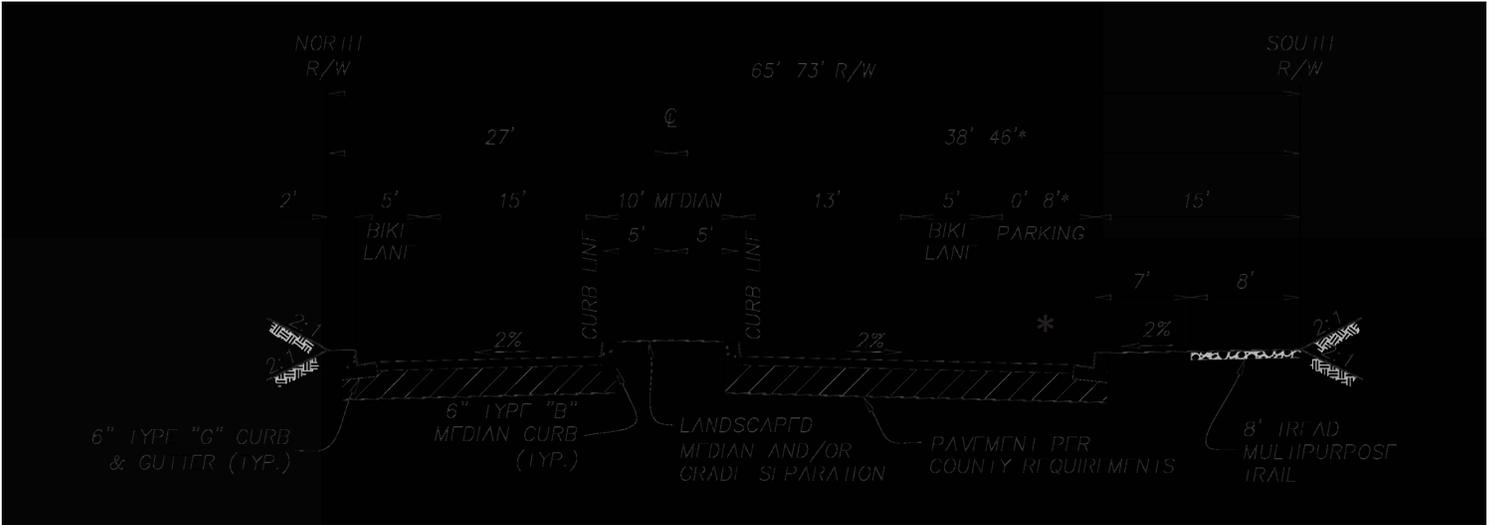
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

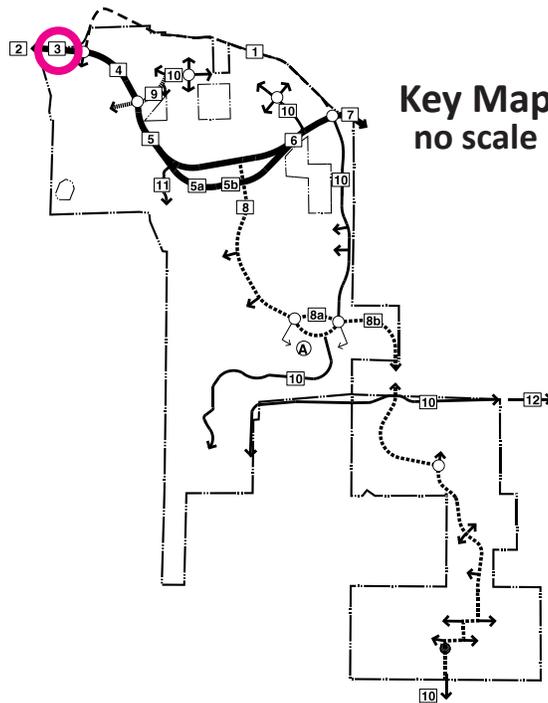
3

West Lilac Road

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



* PARKING WHEN ADJACENT TO BUILDINGS/HOMES FRONTING ROAD



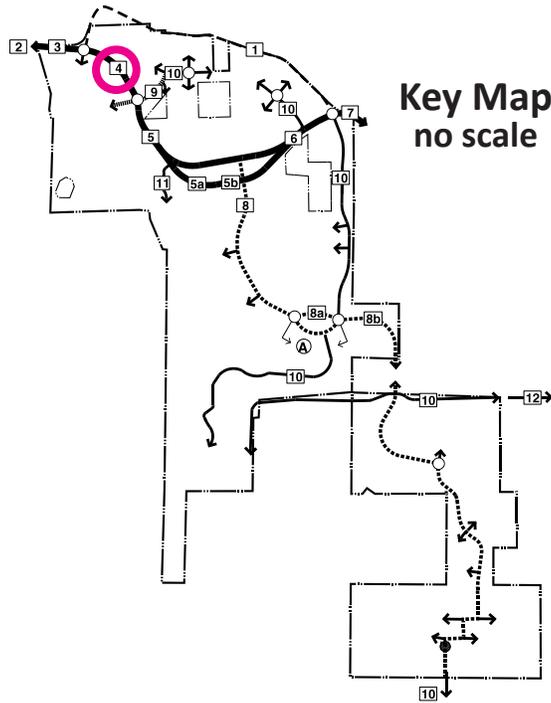
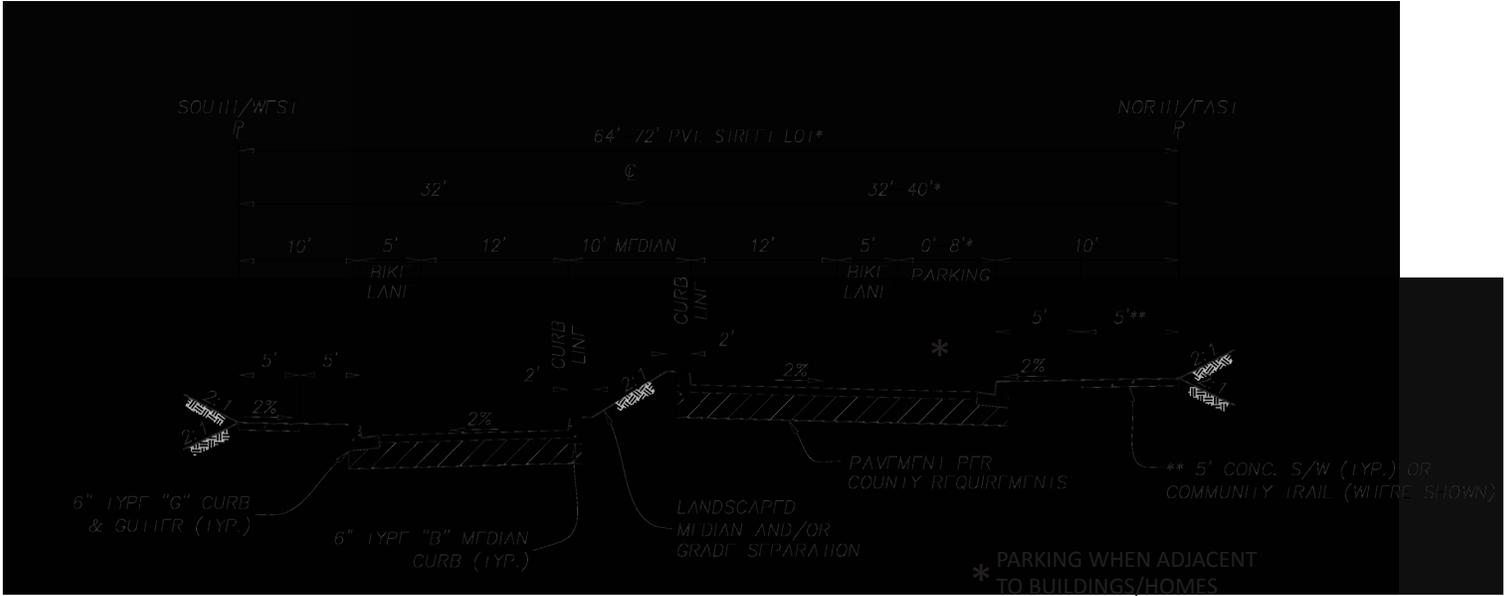
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

4

Main Street (On-Site)

No Scale
(Private)



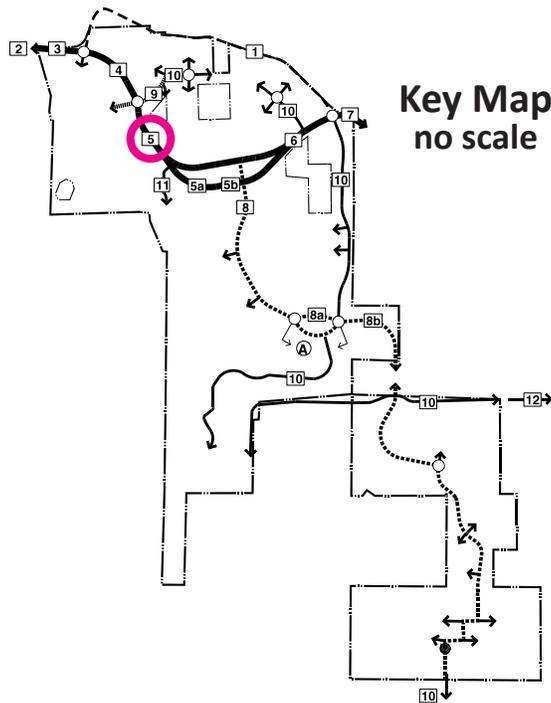
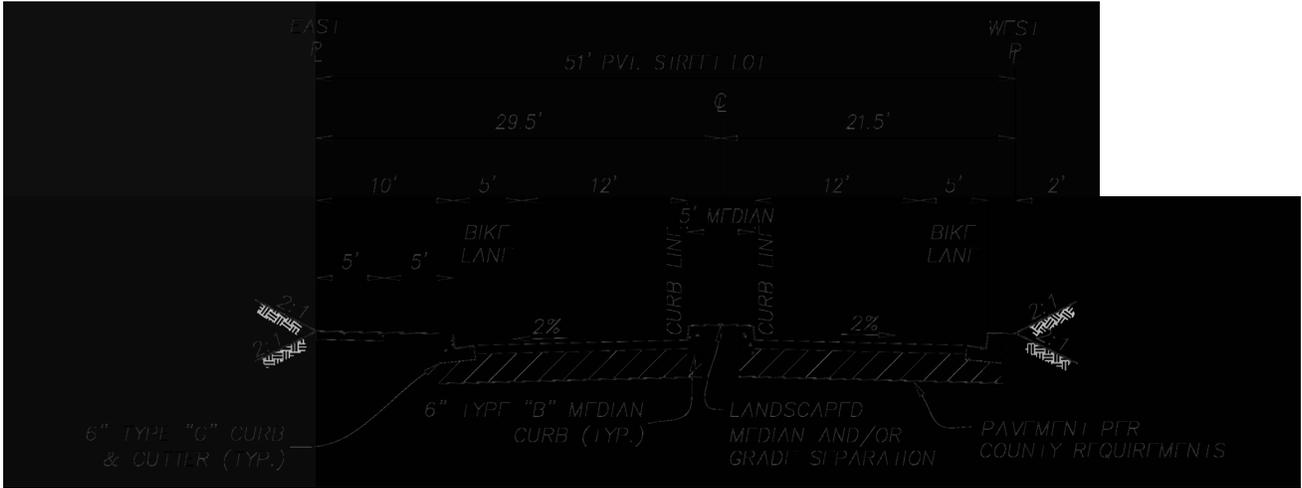
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

5

Main Street (On-Site)

No Scale
(Private)

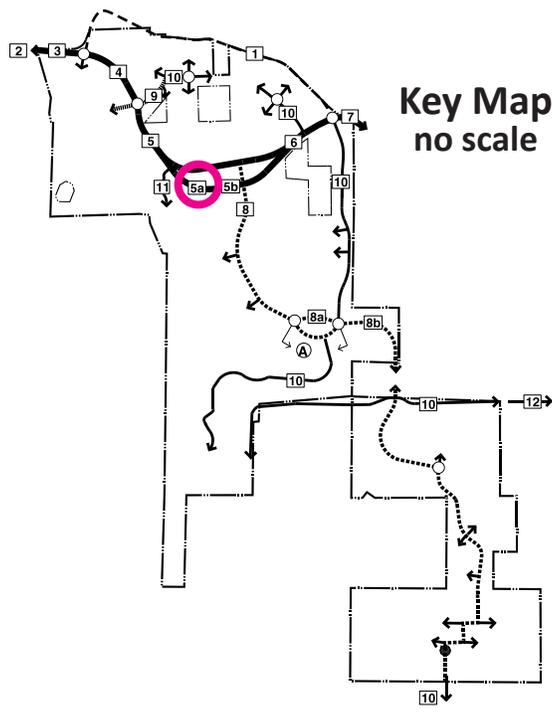
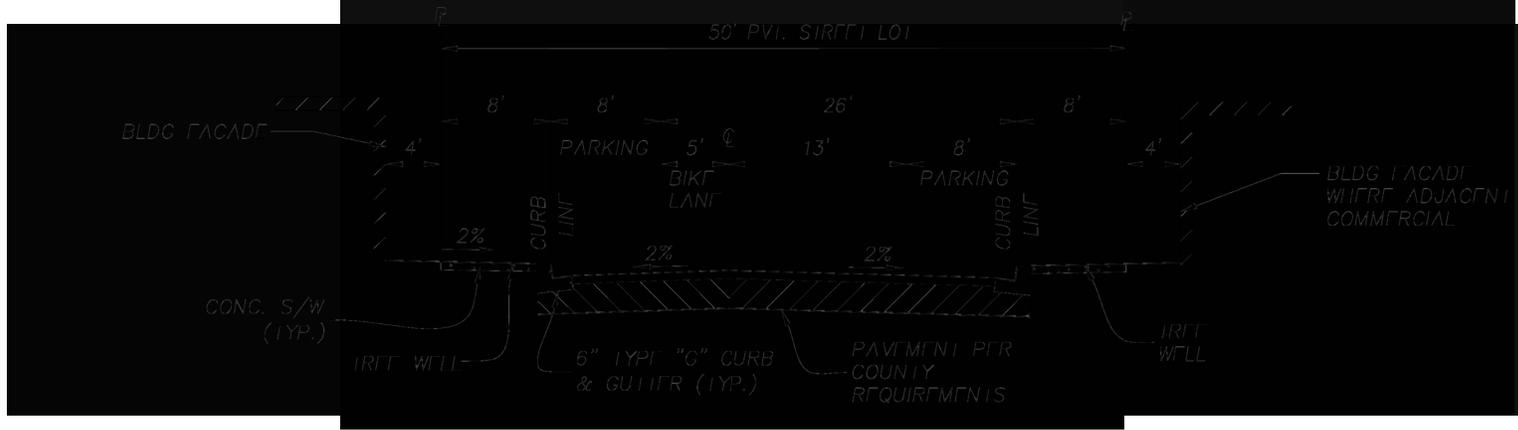


Key Map
no scale

Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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

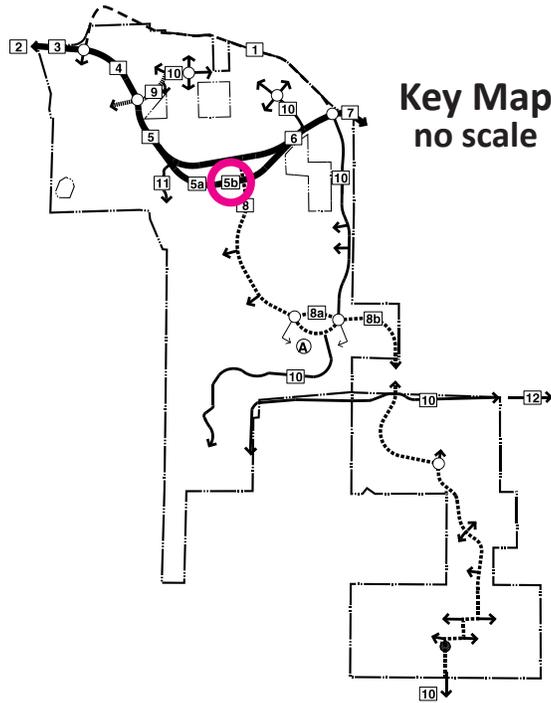
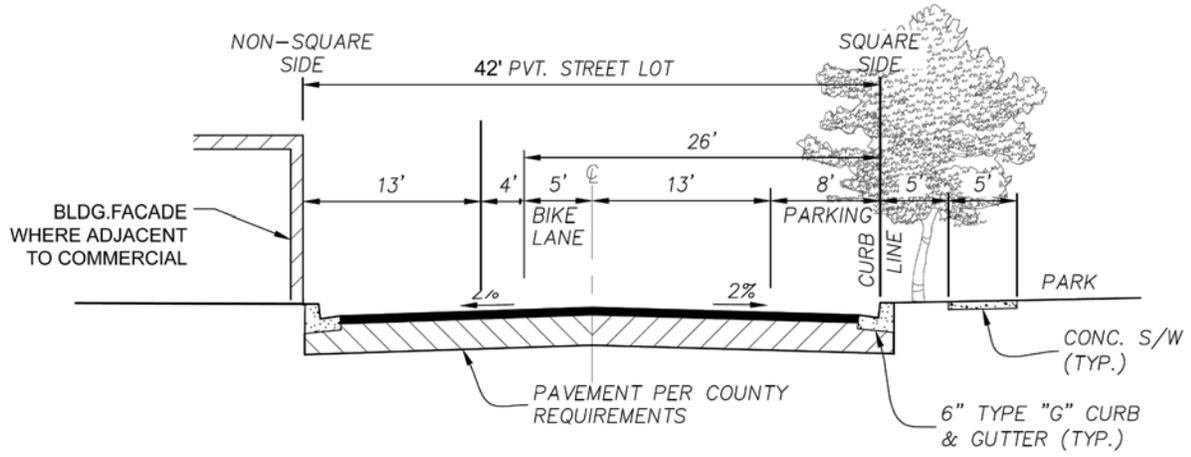


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

5b

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



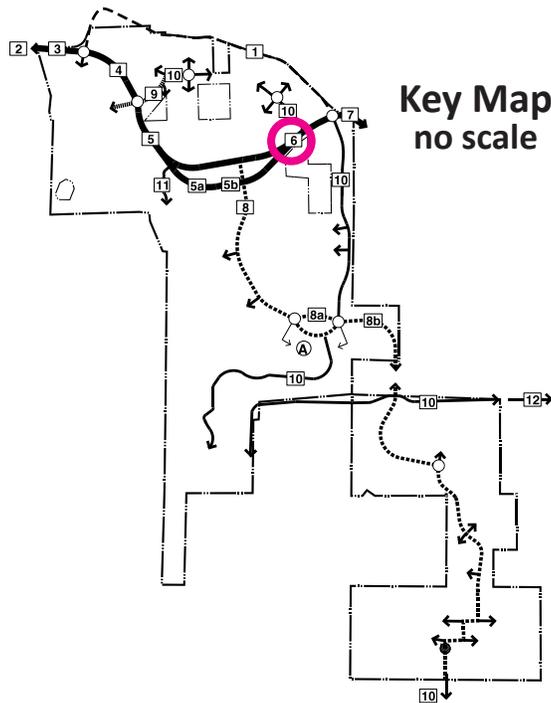
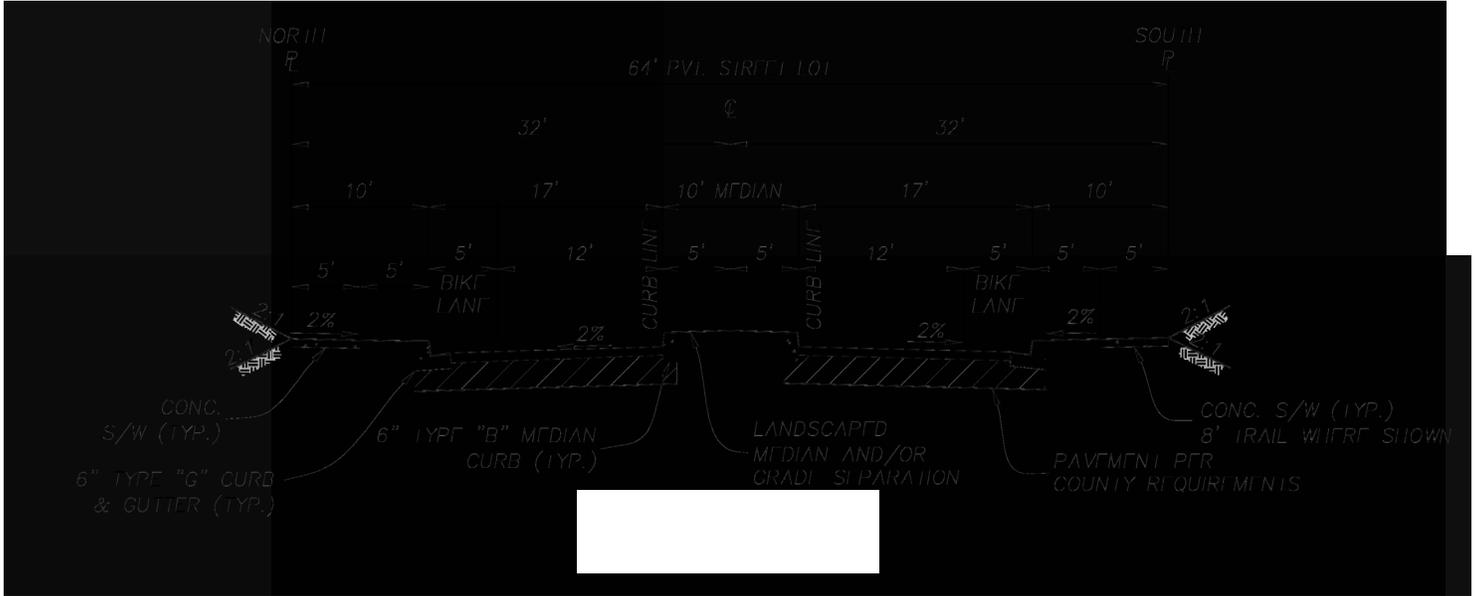
Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

6

Main Street (On-Site)

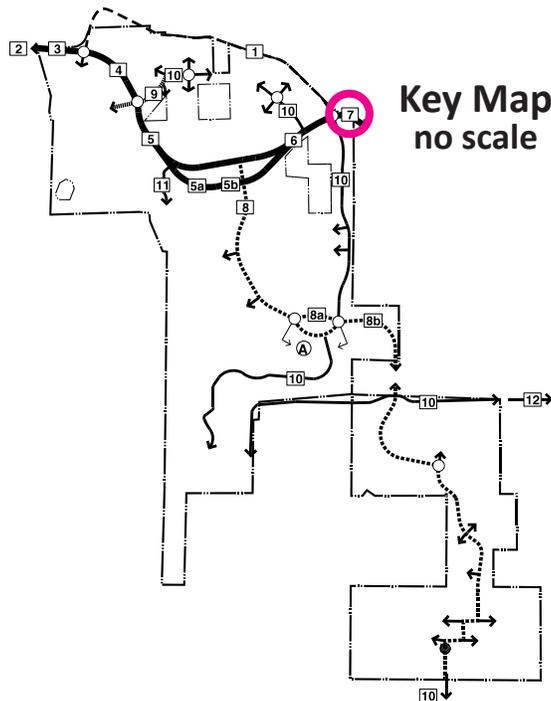
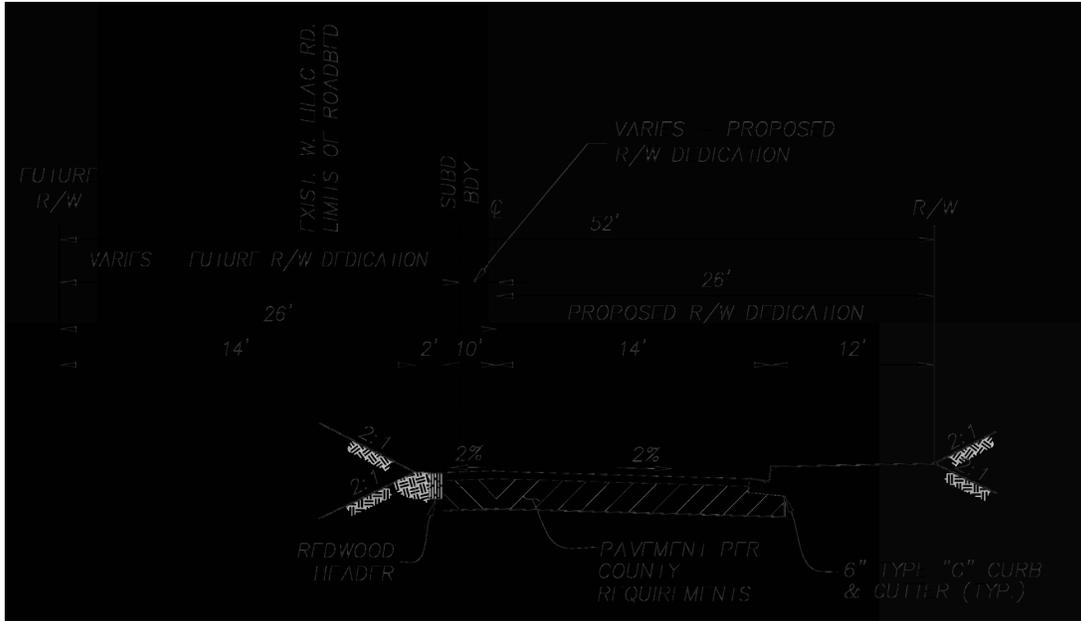
No Scale
(Private)



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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



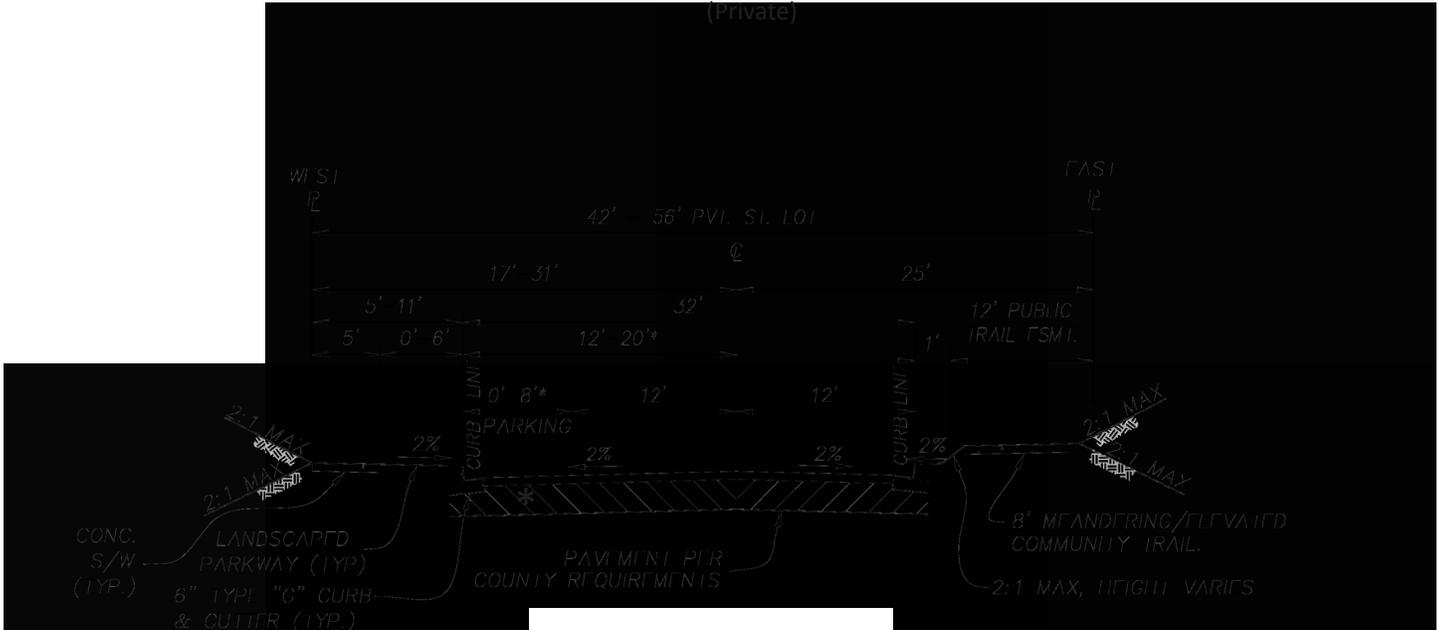
Key Map
no scale

Typical Street Section

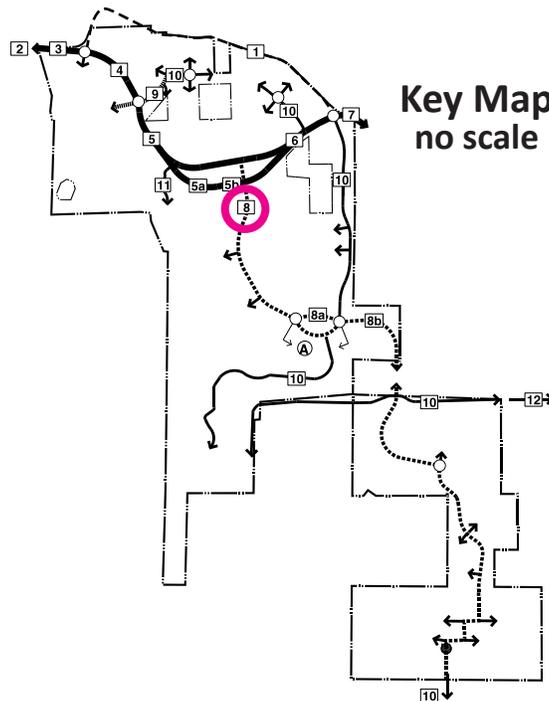
LILAC HILLS RANCH SPECIFIC PLAN

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



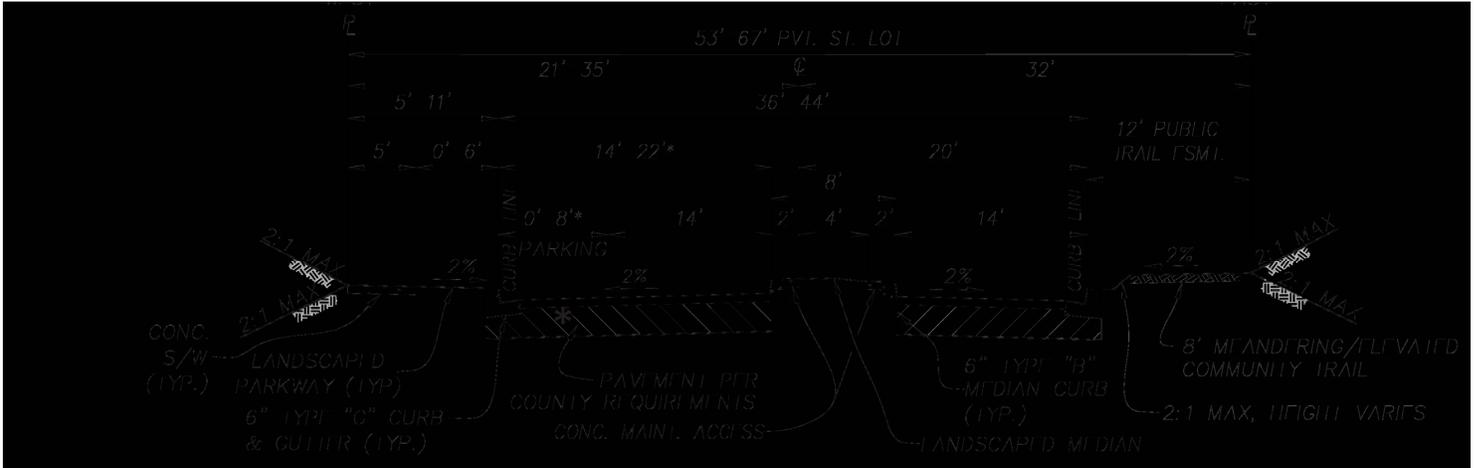
Key Map
no scale

Typical Street Section

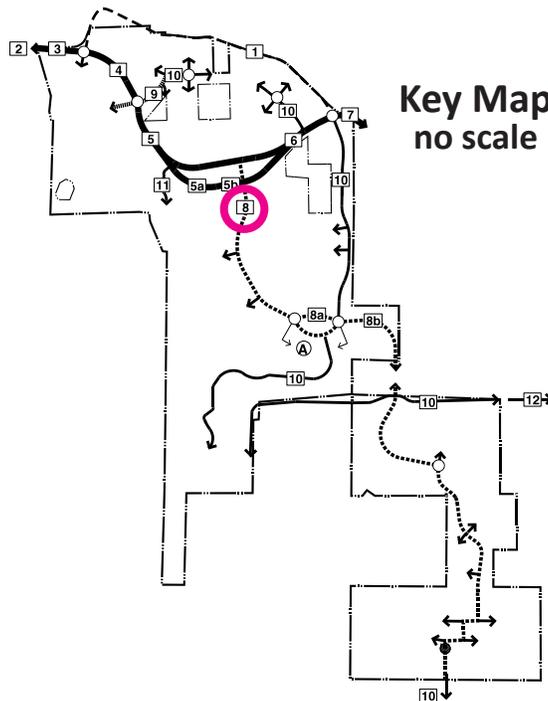
LILAC HILLS RANCH SPECIFIC PLAN

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