

N/A

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

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

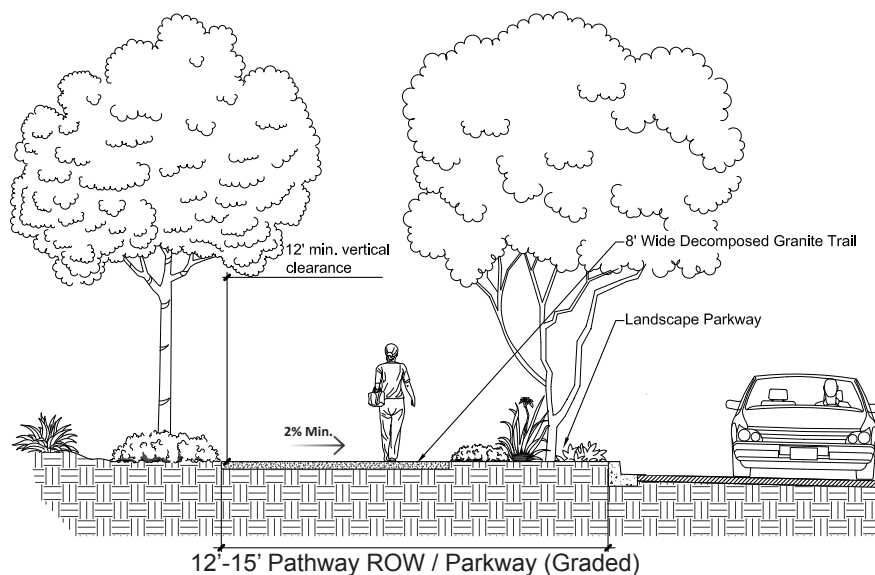
9. Water Conservation Plan

Community landscaping shall conform to the requirements of the County's Water Conservation and Landscape Design Manual, and will be designed in conjunction with the Lilac Hills Ranch Water Reclamation Plan. Measures within this Plan will ensure that water use within the Community's landscape is well managed. The Community may contain an integrated recycled water system which may provide for a dual distribution system for all landscaped areas (i.e., one piping system for potable water and one piping system for recycled water). The VCMWD policy on reclaimed water use (Article 190.7 Conservation and Local Supply Use Requirements) section (c) guides the district in where recycled water may be used for a beneficial use. Groundwater may be used subject to review and approval by the VCMWD.

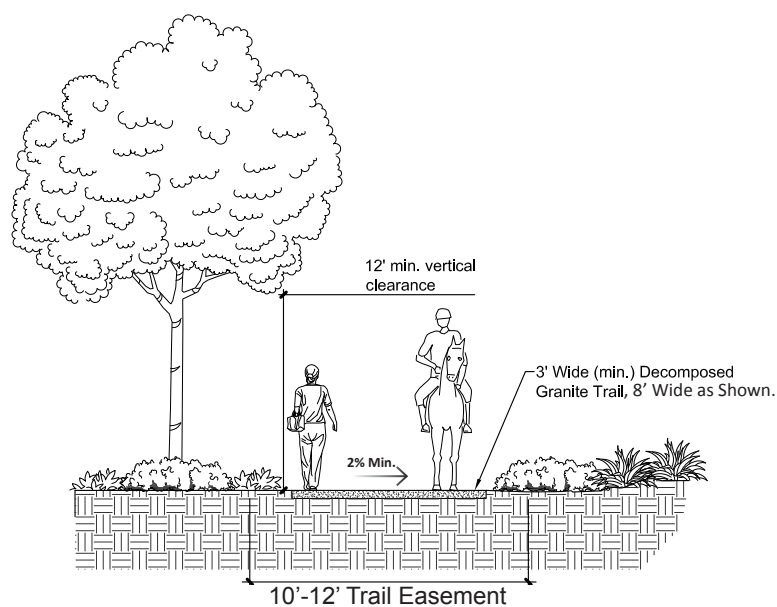
A Water Efficient Landscape Worksheet shall be submitted along with landscape and irrigation improvement plans for the Community. This plan may be revised from time to time to reflect upgrades and improvements in irrigation and landscaping technology.

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

If mandatory potable water restrictions are imposed by the State, the County Water Authority, and/or the Valley Center Municipal Water District, the Community's landscape shall be evaluated and revised, with the assistance of the Water Efficient Landscape Worksheet to reduce or eliminate potable water consumption and most



Type D Pathway
no scale



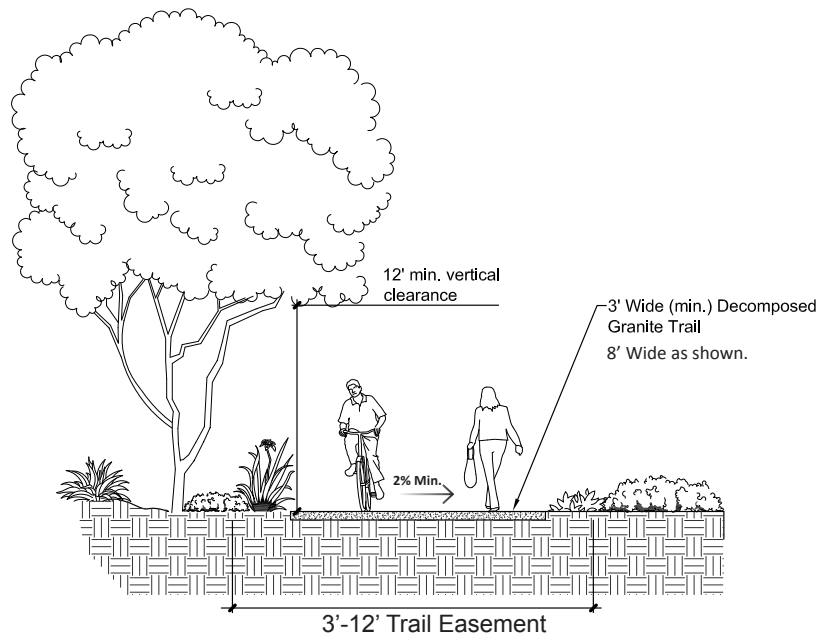
Ranch Multi-Use Trail
no scale

Notes:

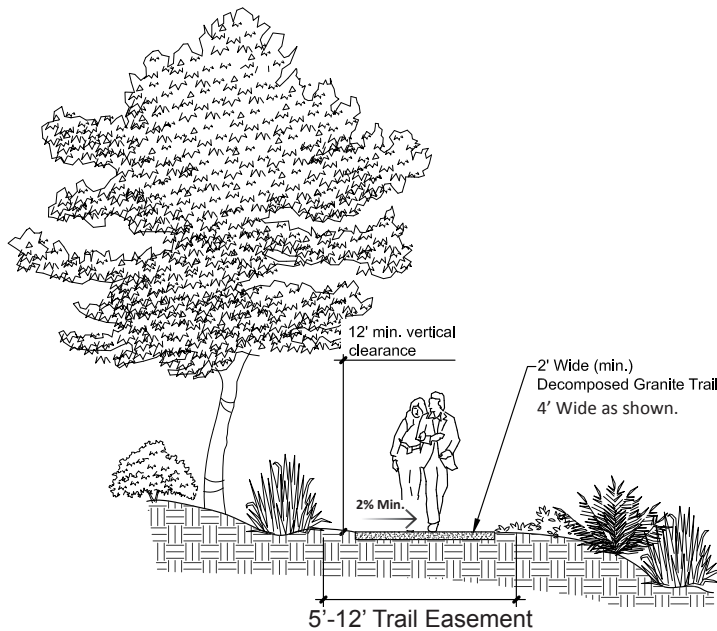
1. All trails and pathways are to be constructed according to the Community Trails Master Plan Design and Construction Guidelines.
2. Native soil may be used in lieu of decomposed Granite if soil has equivalent or better characteristics.

Trail Sections

LILAC HILLS RANCH SPECIFIC PLAN



Community Trail
no scale



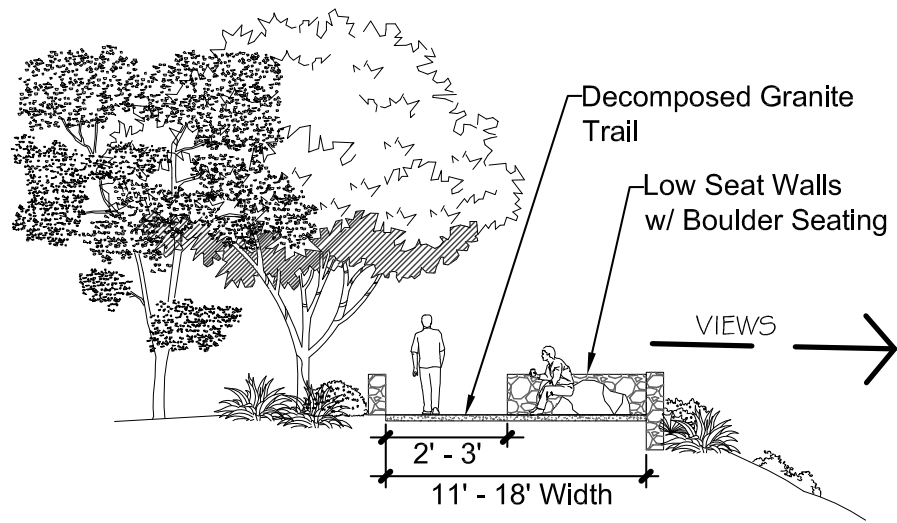
Feeder Trail
no scale

Notes:

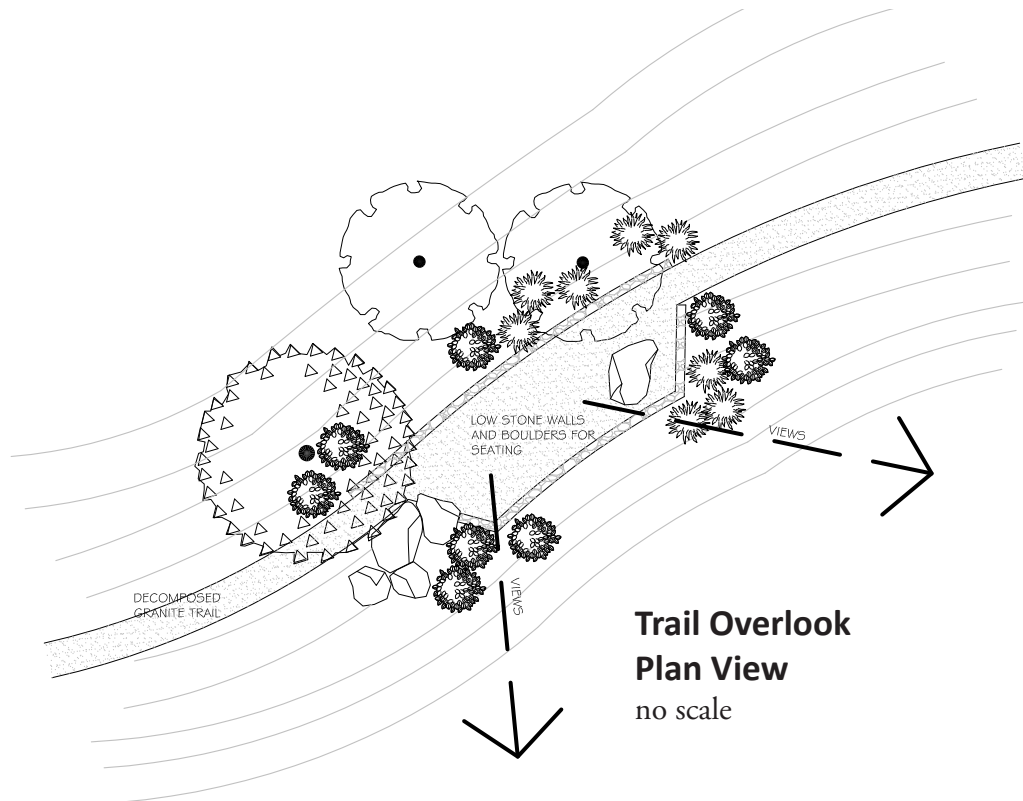
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Trail Sections

LILAC HILLS RANCH SPECIFIC PLAN



Trail Overlook
no scale

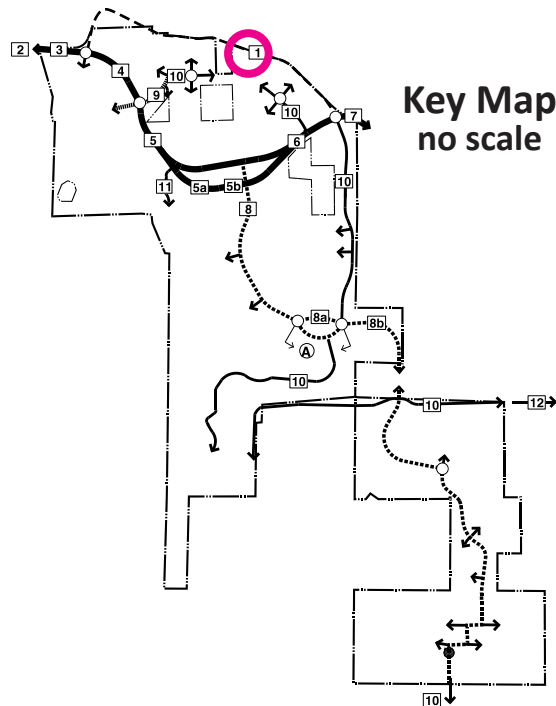
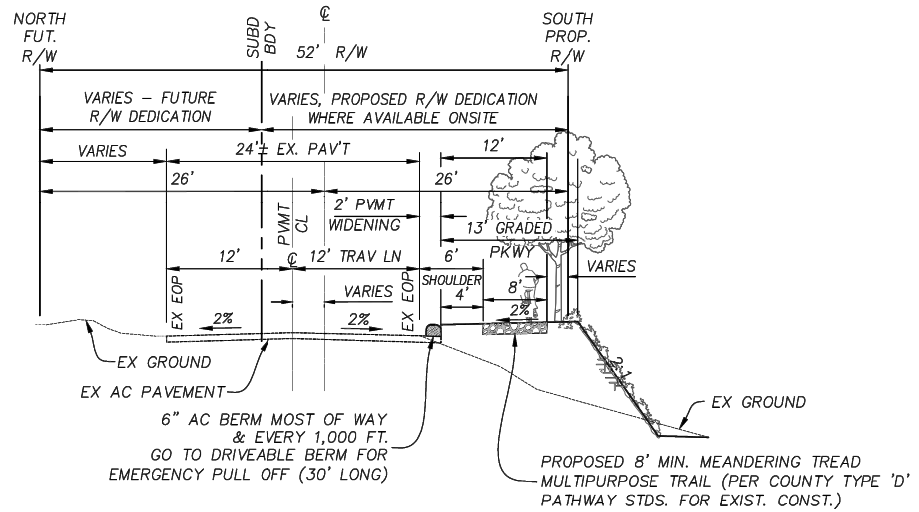


Trail Overlook Details

LILAC HILLS RANCH SPECIFIC PLAN

West Lilac Road

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



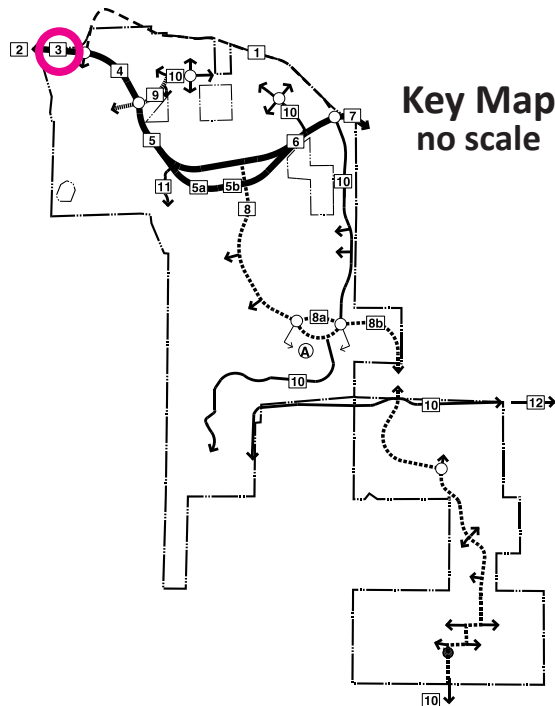
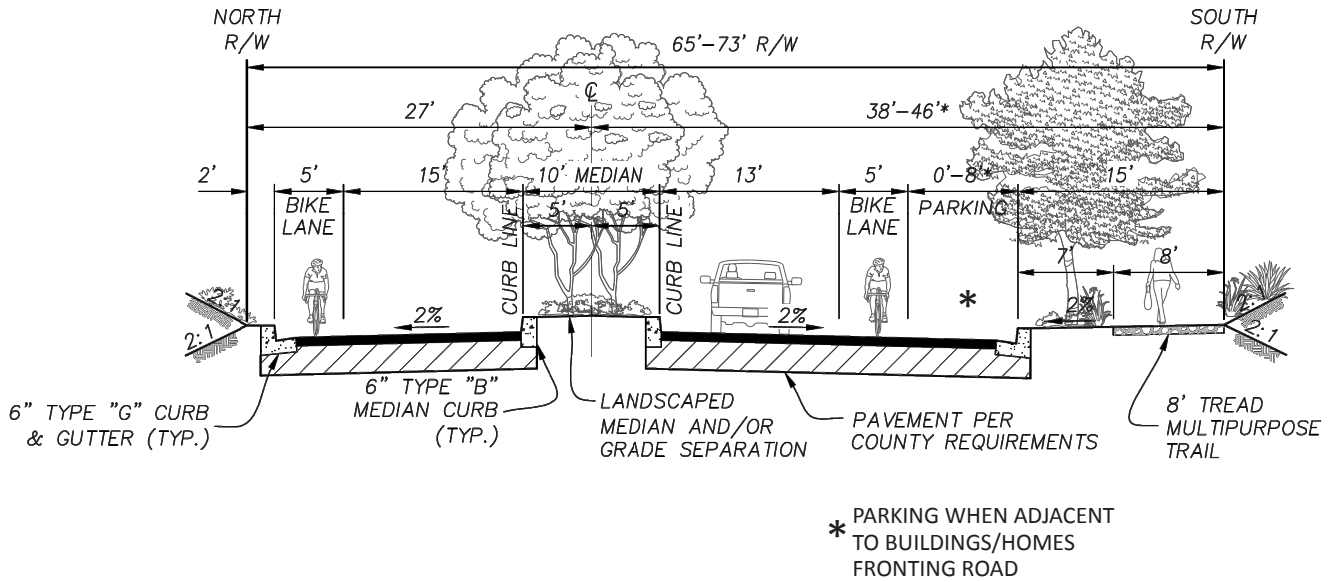
Key Map
no scale

Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

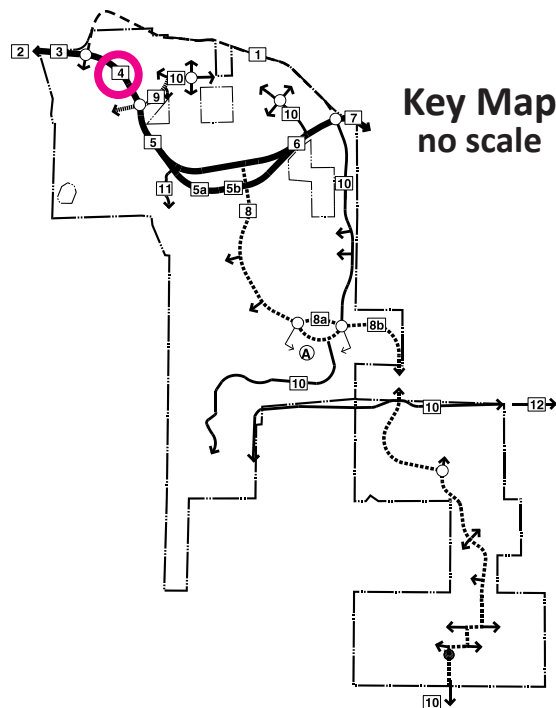
West Lilac Road

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



Typical Street Section

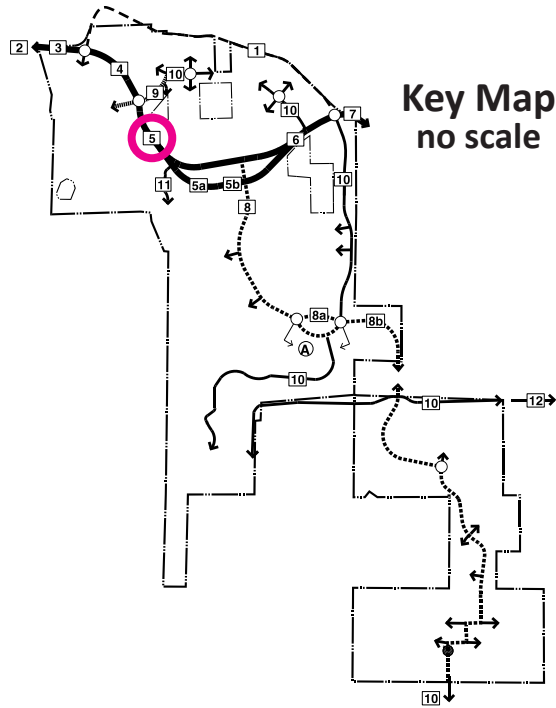
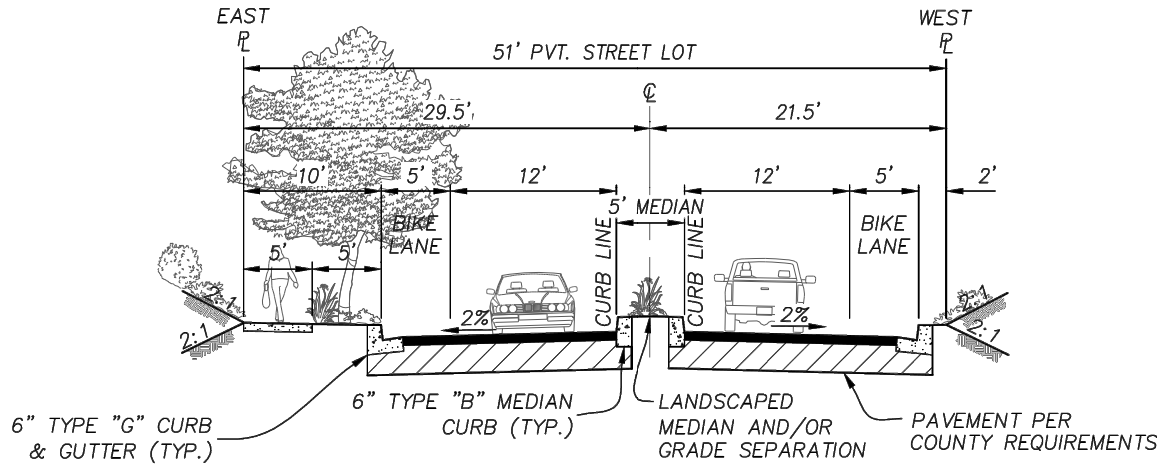
LILAC HILLS RANCH SPECIFIC PLAN



DRAFT

Main Street (On-Site)

No Scale
(Private)



Typical Street Section

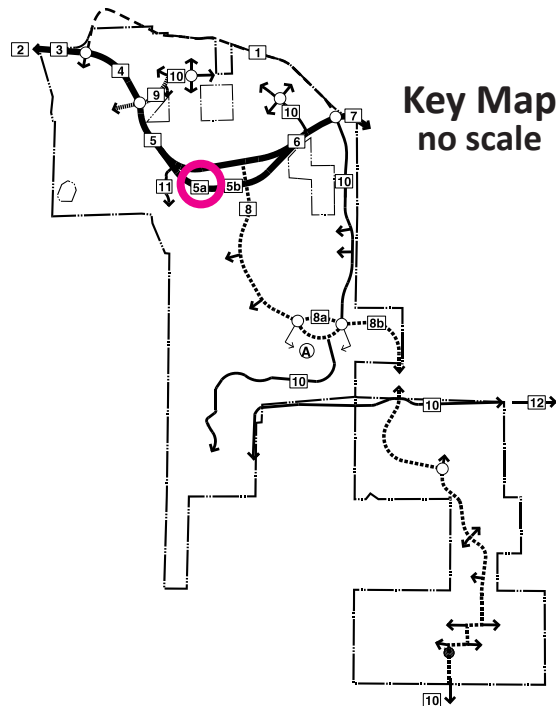
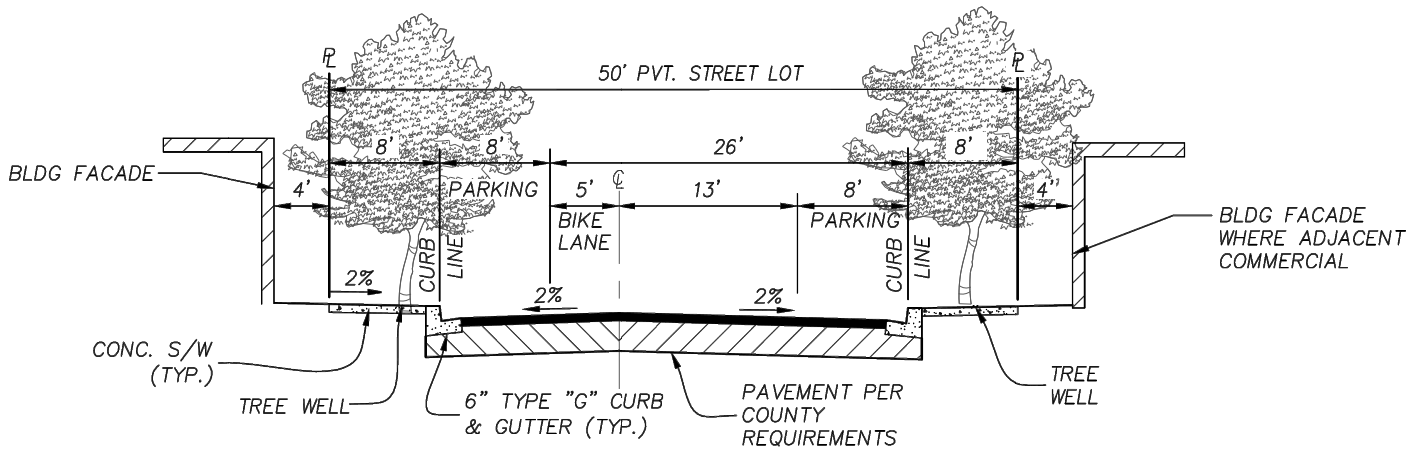
LILAC HILLS RANCH SPECIFIC PLAN

5a

Main Street (On-Site)

(Off-Square)

No Scale (Private)



Typical Street Section

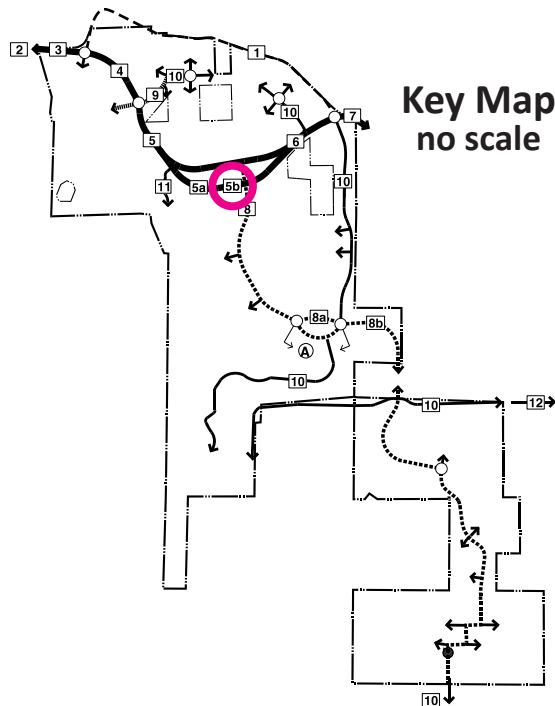
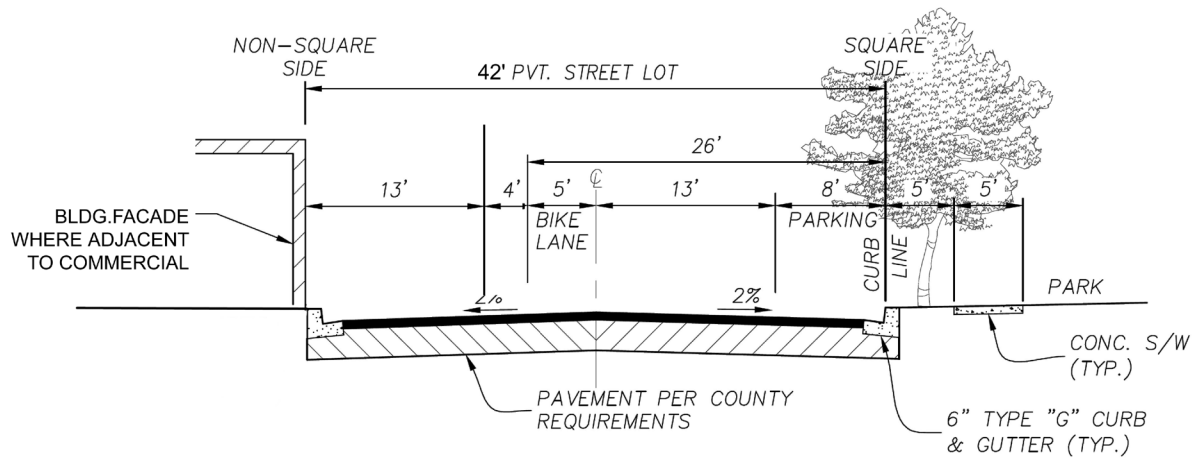
LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 31

5b

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

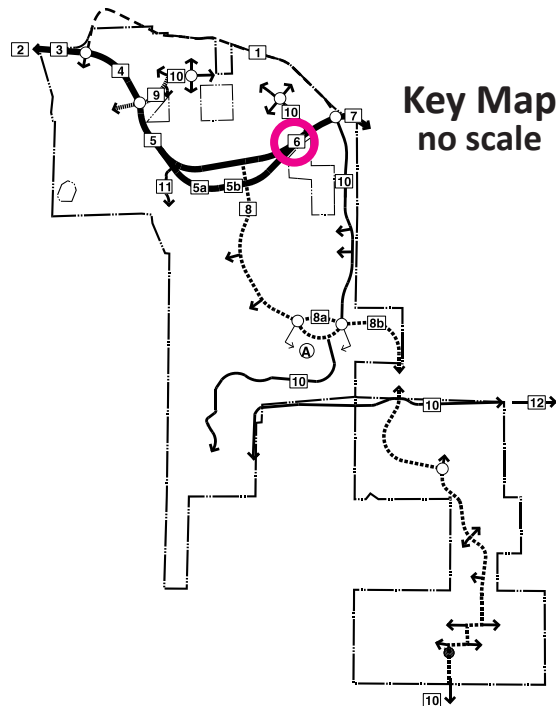
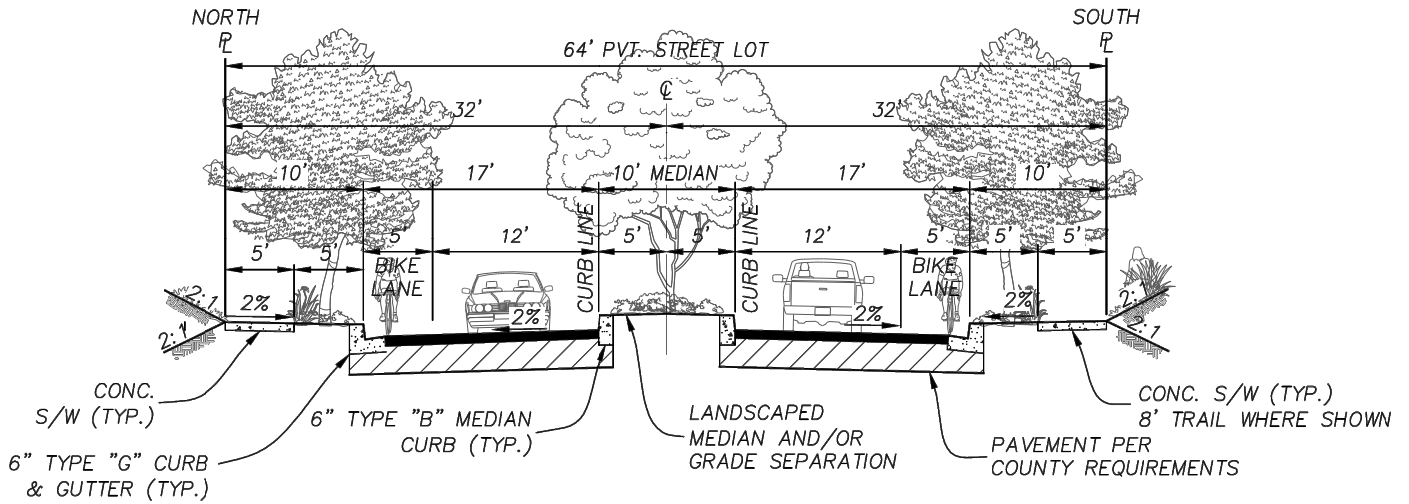


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Main Street (On-Site)

No Scale
(Private)

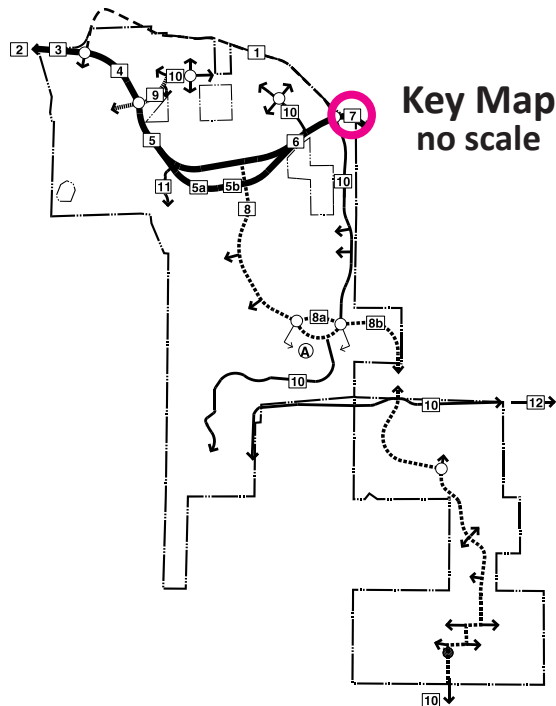
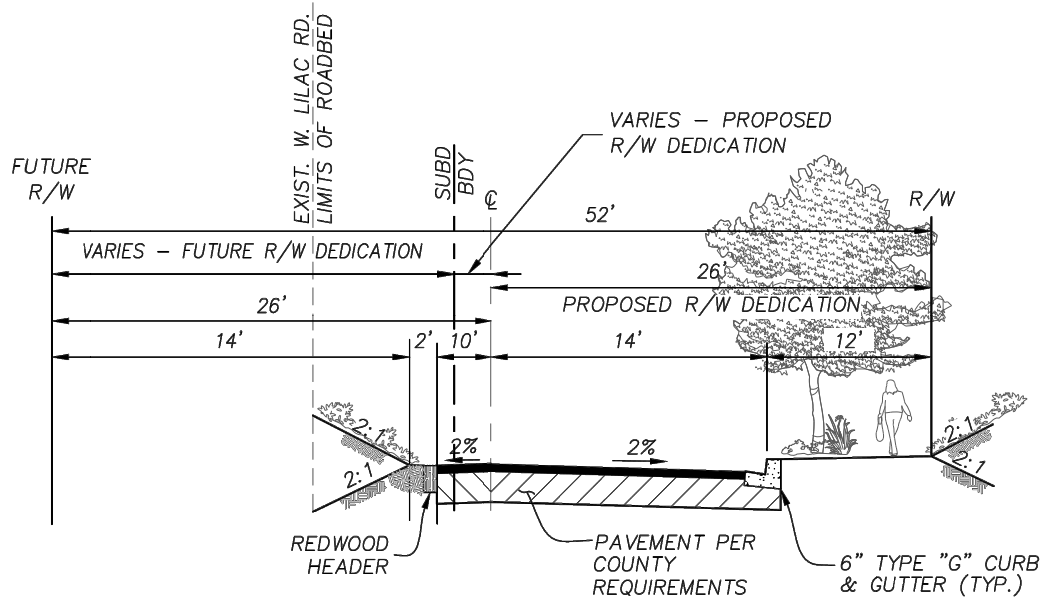


Key Map
no scale

Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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

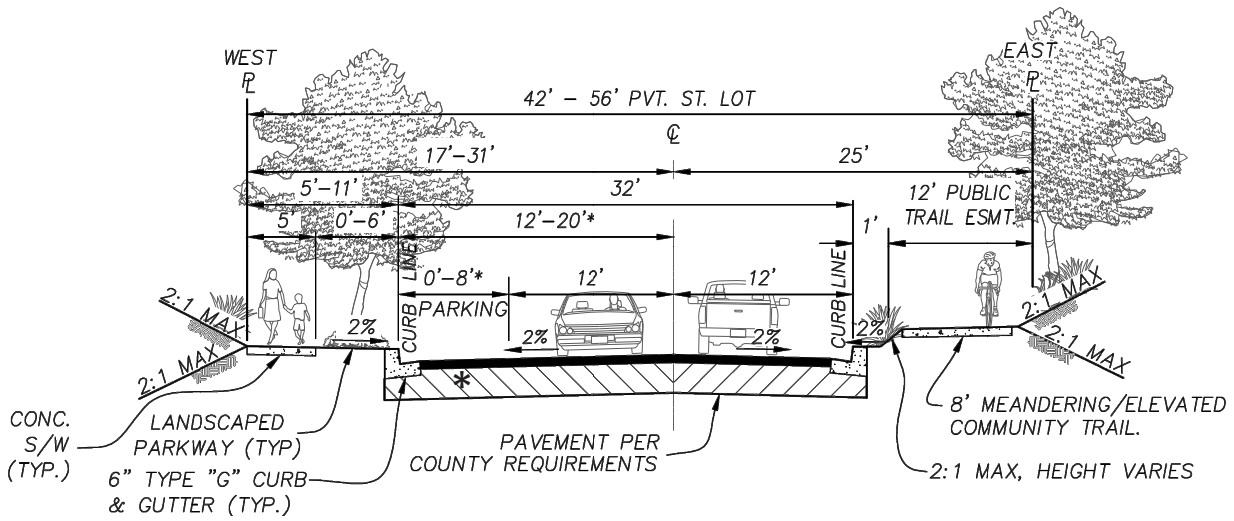


Typical Street Section

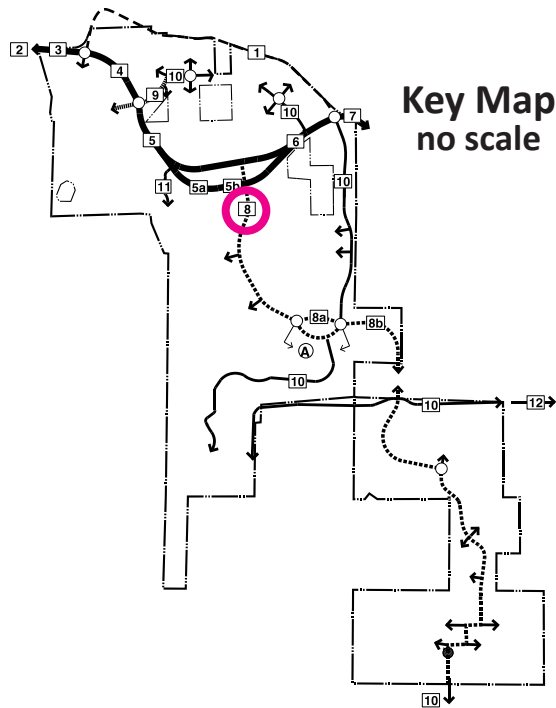
LILAC HILLS RANCH SPECIFIC PLAN

Lilac Hills Ranch Road (On-Site)
(w/ Community Trail and Parking on one side)

No Scale
(Private)



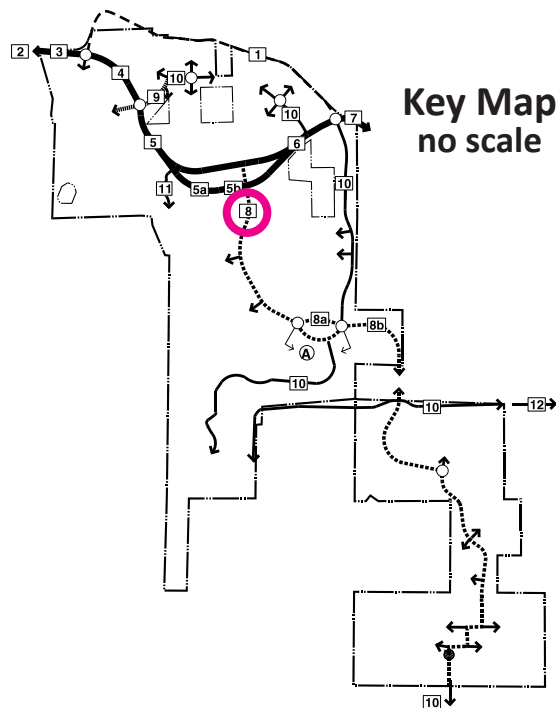
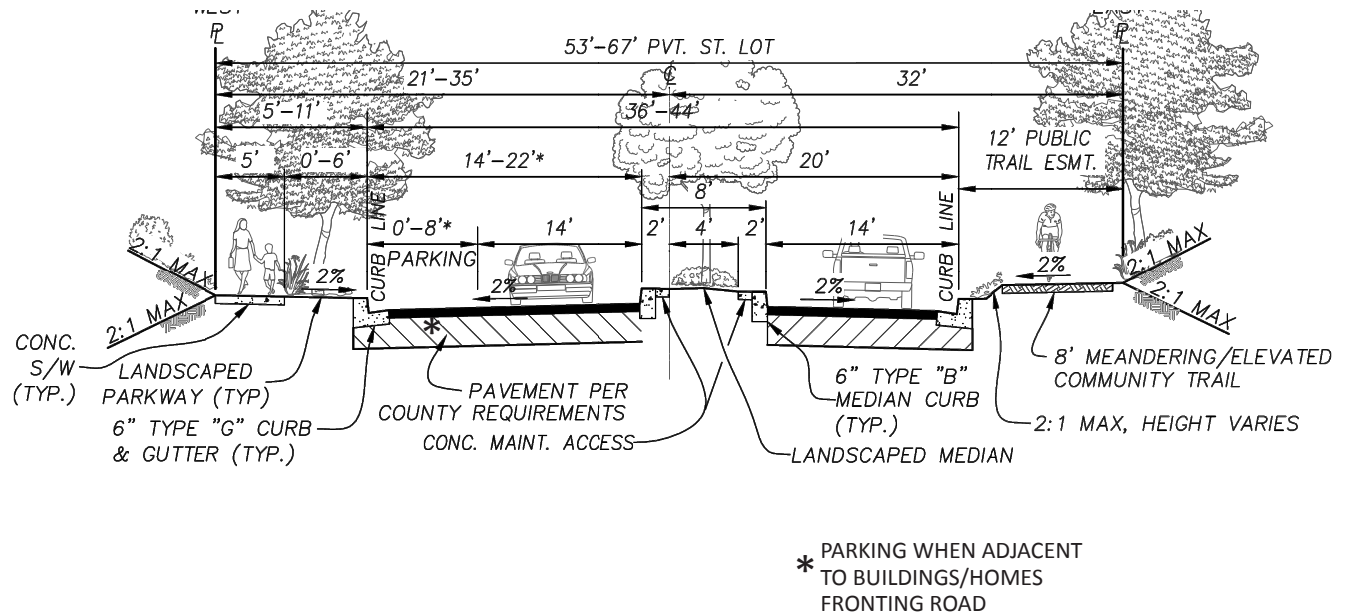
* PARKING WHEN ADJACENT
TO BUILDINGS/HOMES
FRONTING ROAD



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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



Typical Street Section

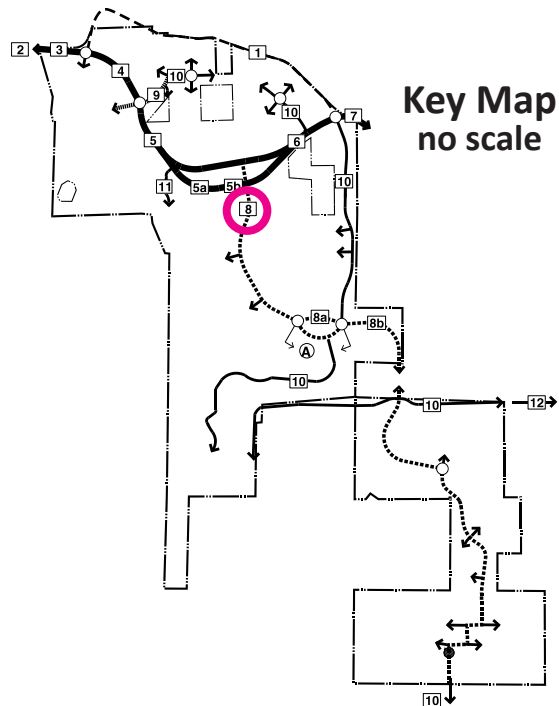
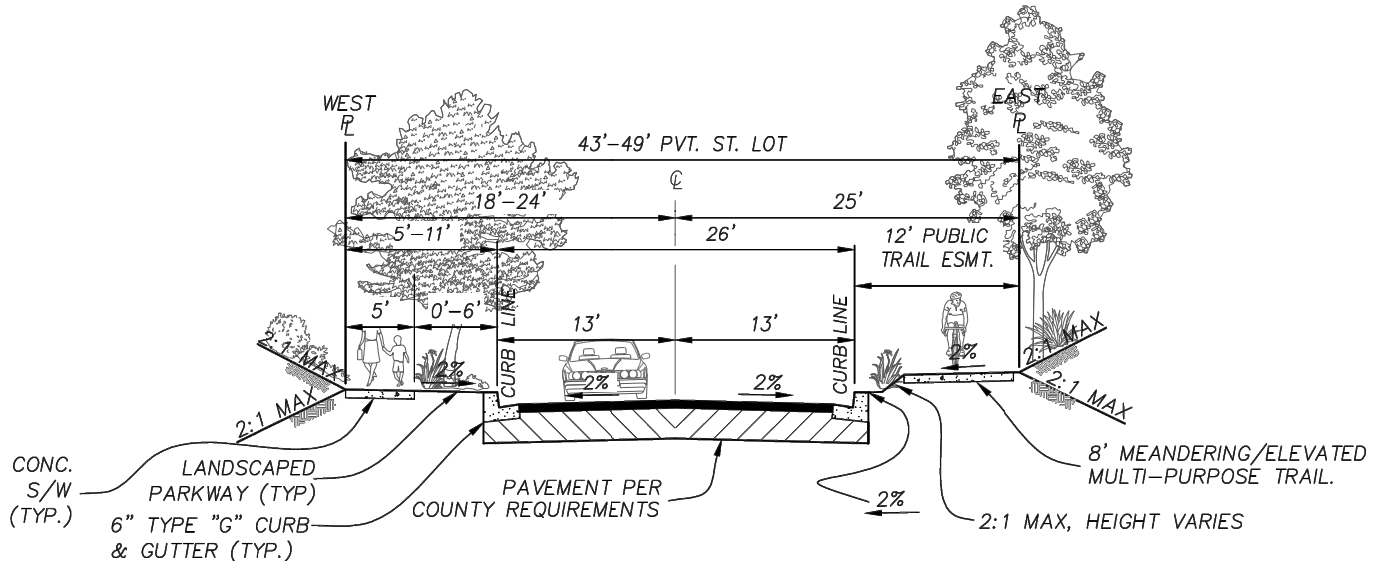
LILAC HILLS RANCH SPECIFIC PLAN

Lilac Hills Ranch Road - Alt. 2 (On-Site)

(w/ Community Trail and No Parking)

No Scale

(Private)

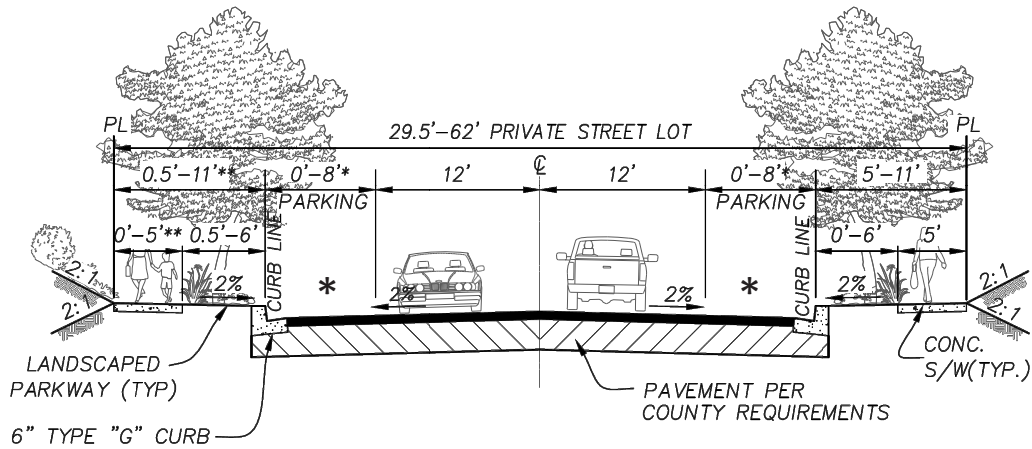


Typical Street Section

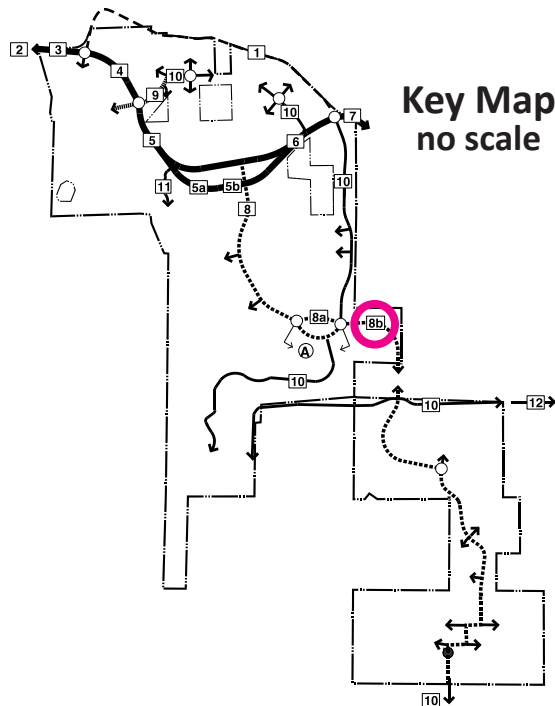
LILAC HILLS RANCH SPECIFIC PLAN

8b

Lilac Hills Ranch Road (On-Site)
(From Couplet To Covey Lane)
No Scale (Private)



* PARKING WHEN ADJACENT
TO HOMES FRONTING ROAD



Typical Street Section

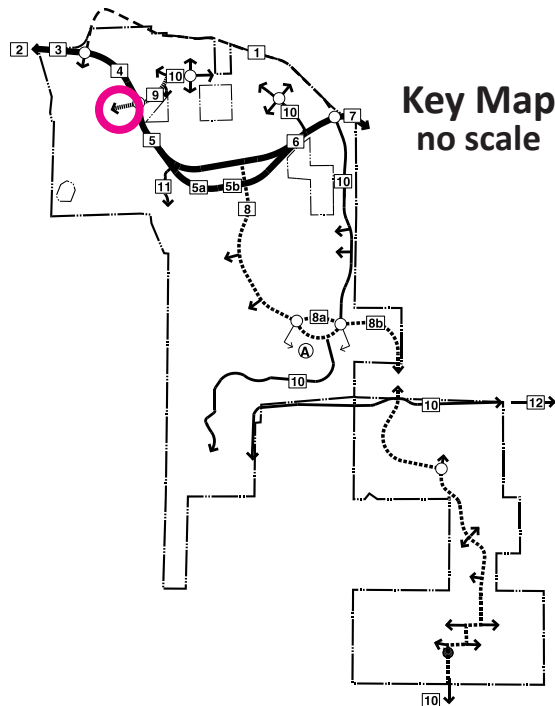
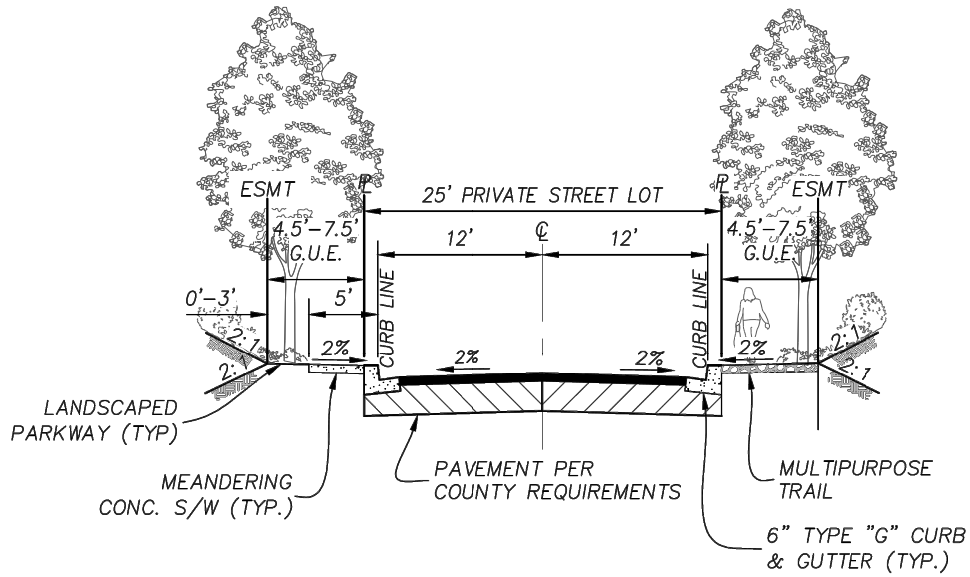
LILAC HILLS RANCH SPECIFIC PLAN

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FIGURE 40

Residential Entry Street - Typ.

No Scale
(Private)



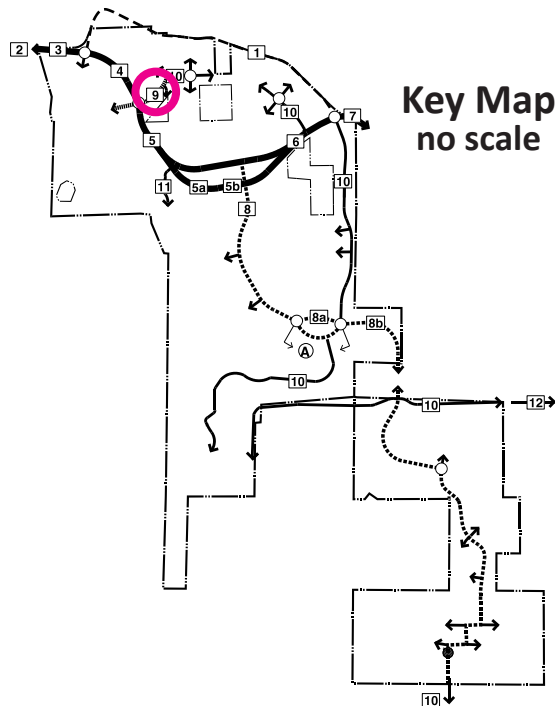
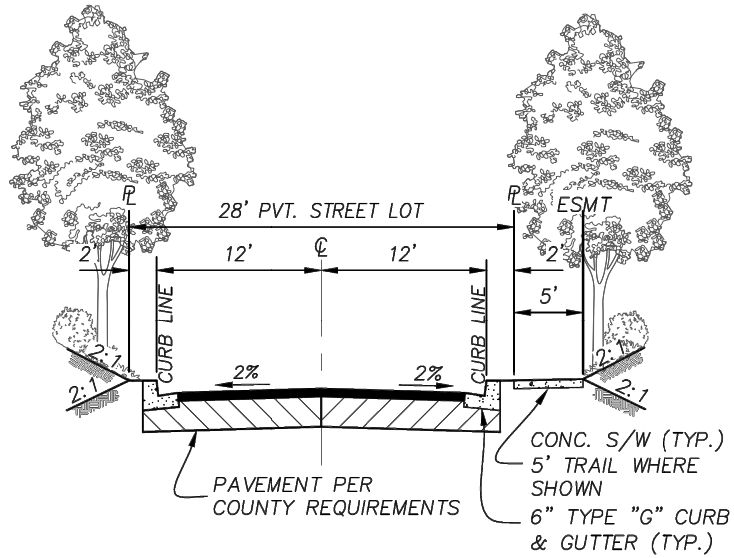
Key Map
no scale

Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Residential Entry Street - Typ.

No Scale
(Private)

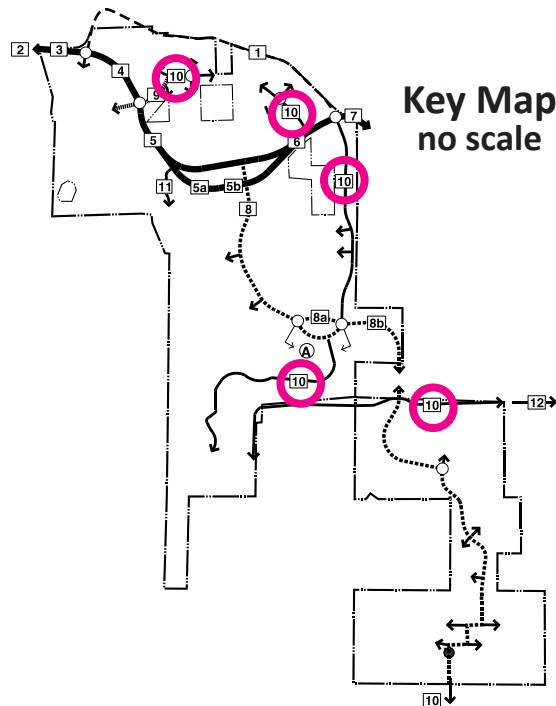
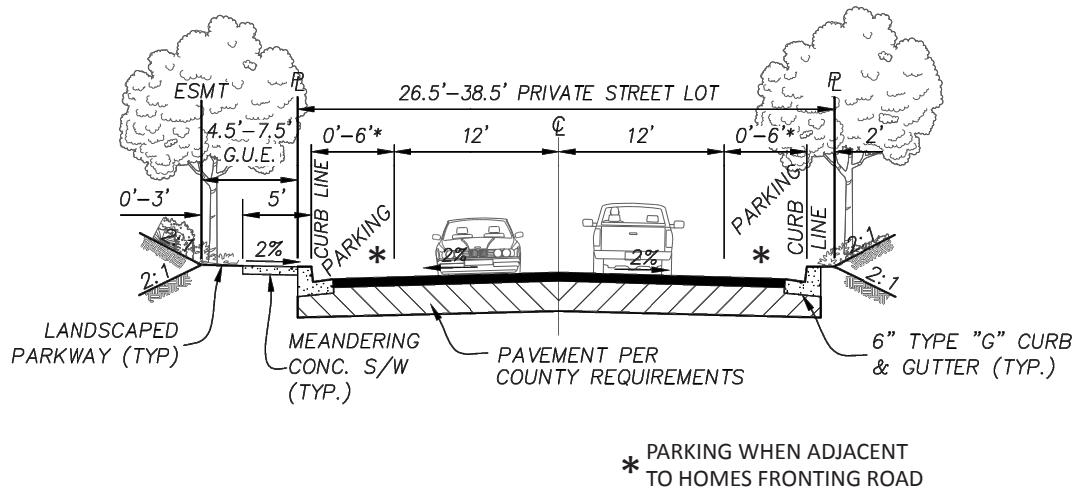


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Typical Residential Road

No Scale
(Private)

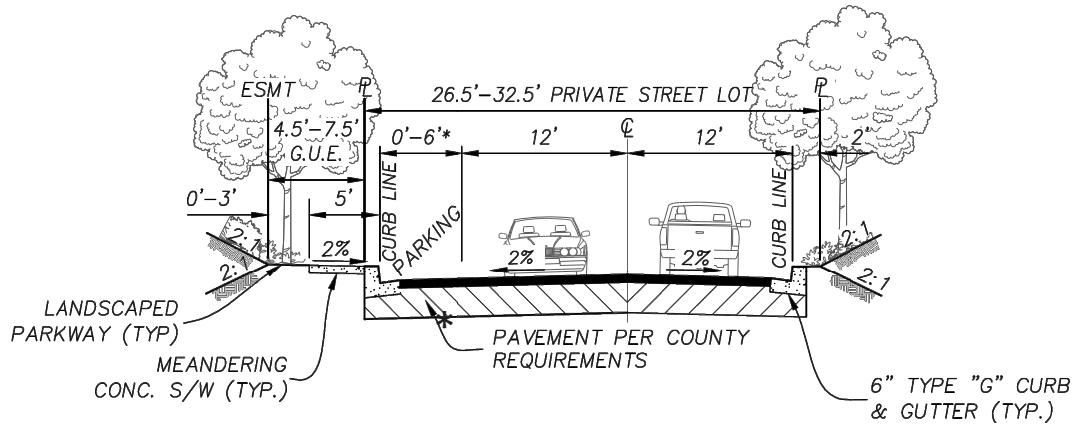


Typical Street Section

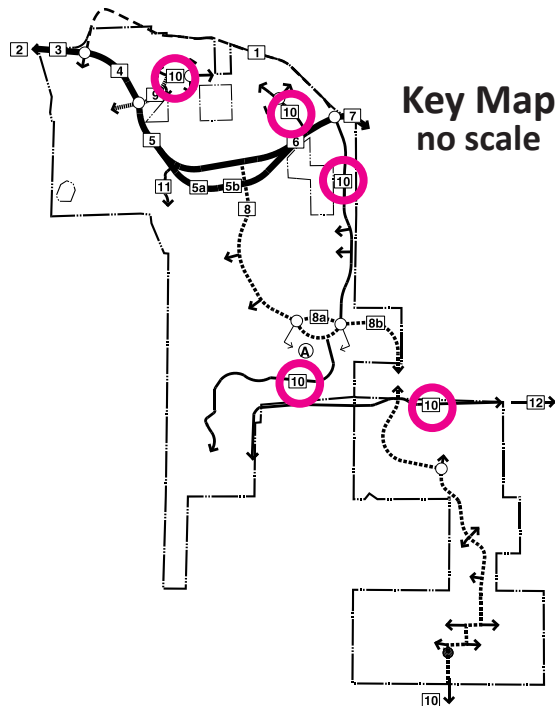
LILAC HILLS RANCH SPECIFIC PLAN

Typical Residential Road

No Scale
(Private)



* PARKING WHEN ADJACENT
TO HOMES FRONTING ROAD

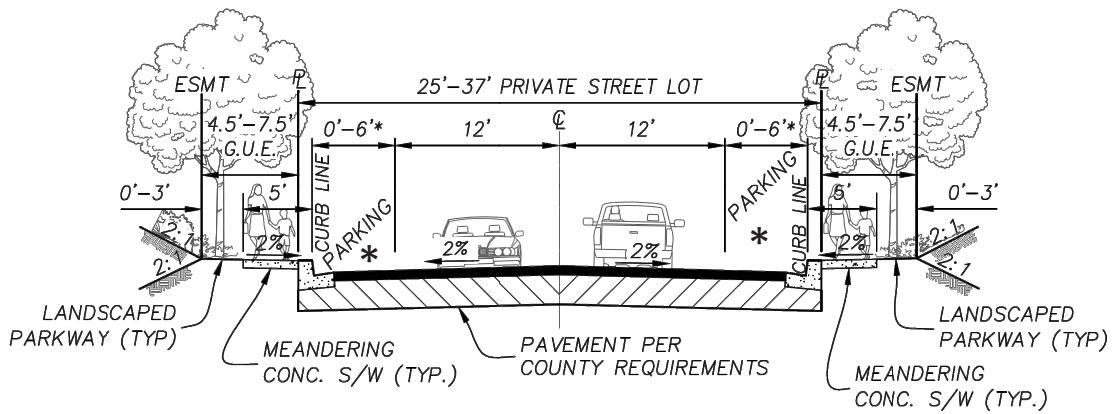


Typical Street Section

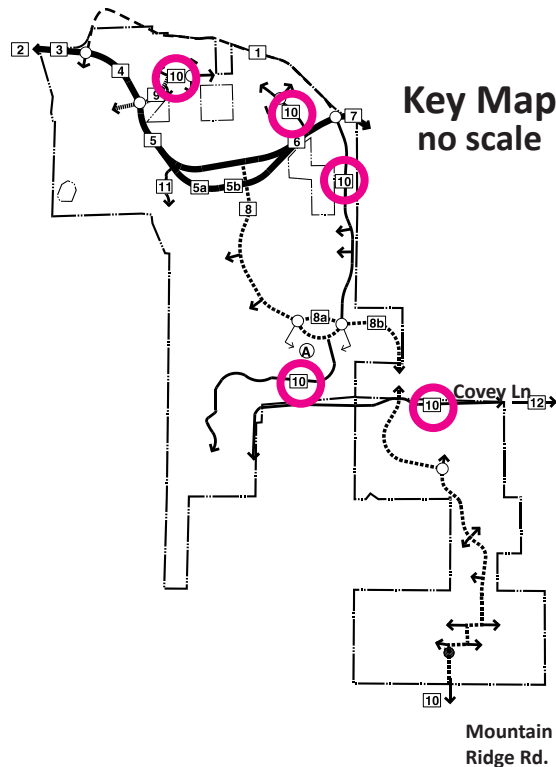
LILAC HILLS RANCH SPECIFIC PLAN

Typical Residential Road

No Scale
(Private)



* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

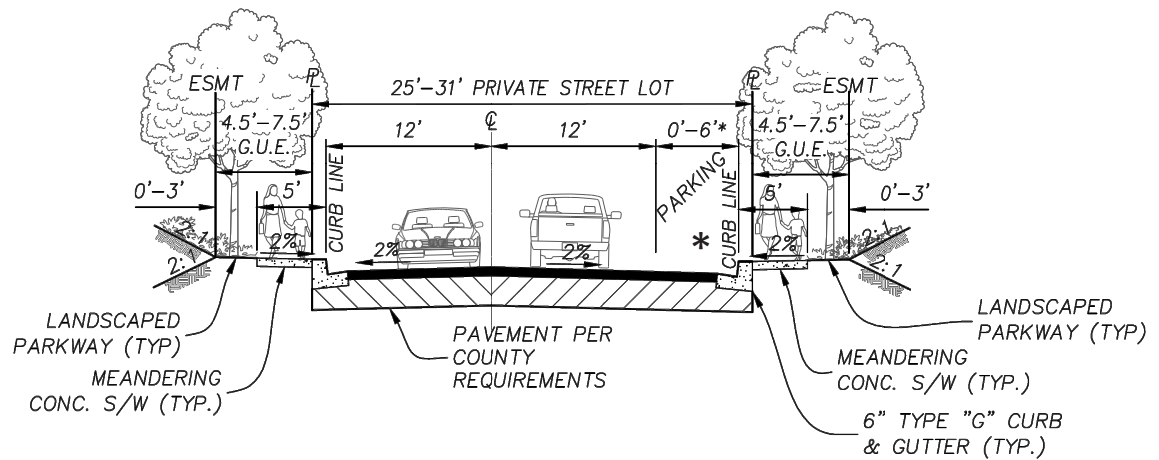


Typical Street Section

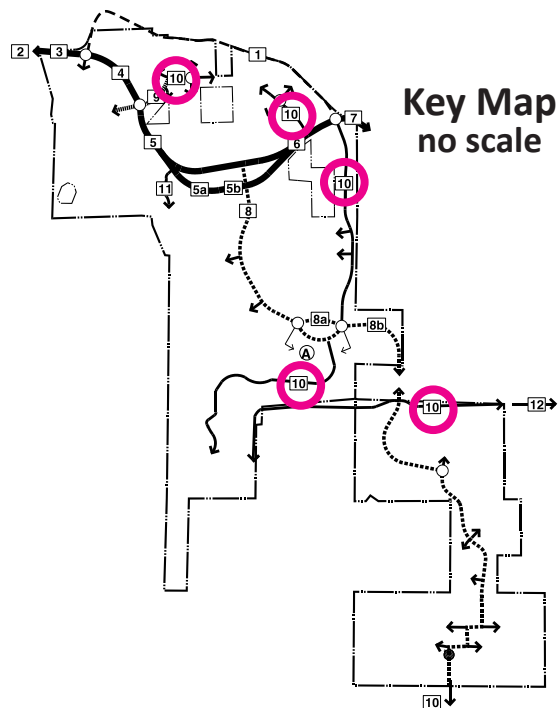
LILAC HILLS RANCH SPECIFIC PLAN

Typical Residential Road

No Scale
(Private)



* PARKING WHEN ADJACENT
TO HOMES FRONTING ROAD

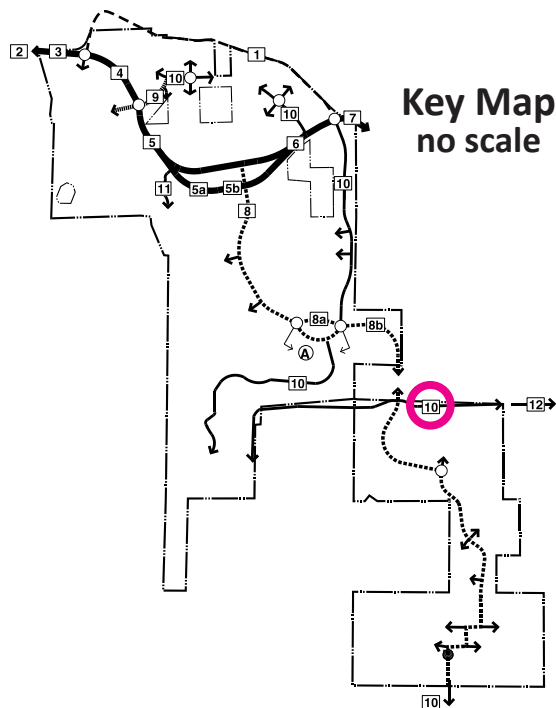
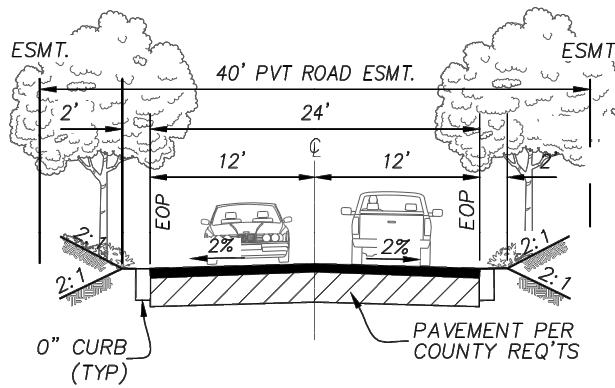


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

Covey Lane (On-Site)

No Scale
(Private)

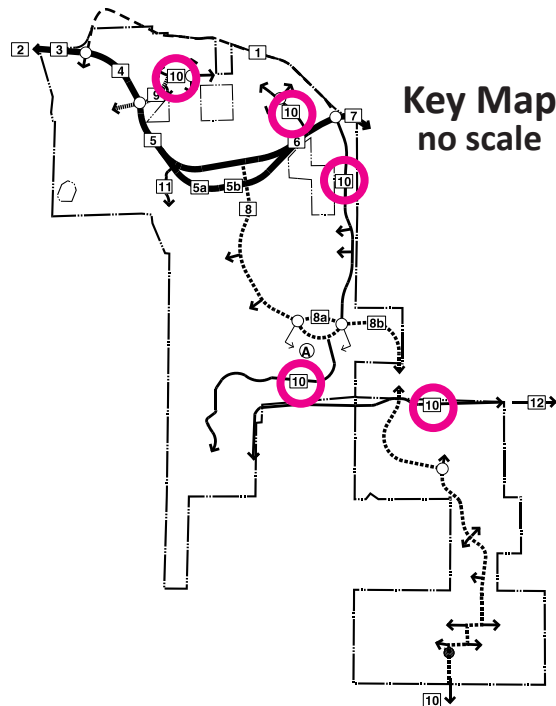
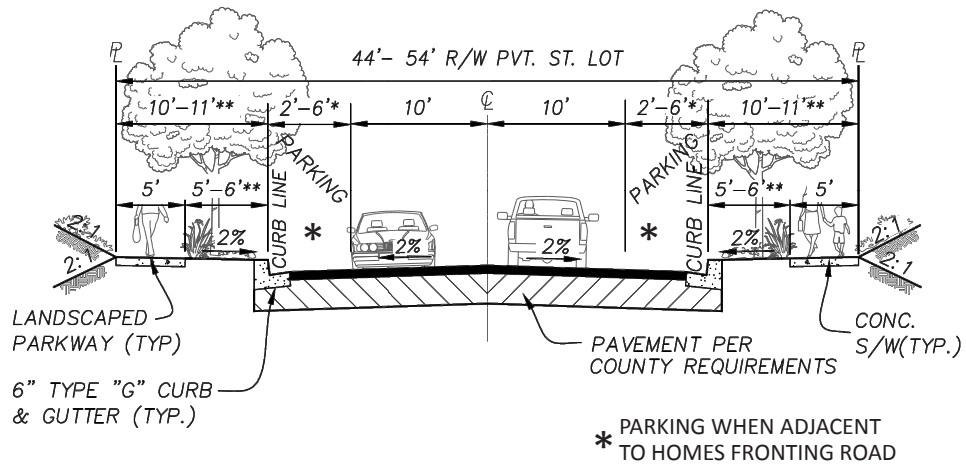


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

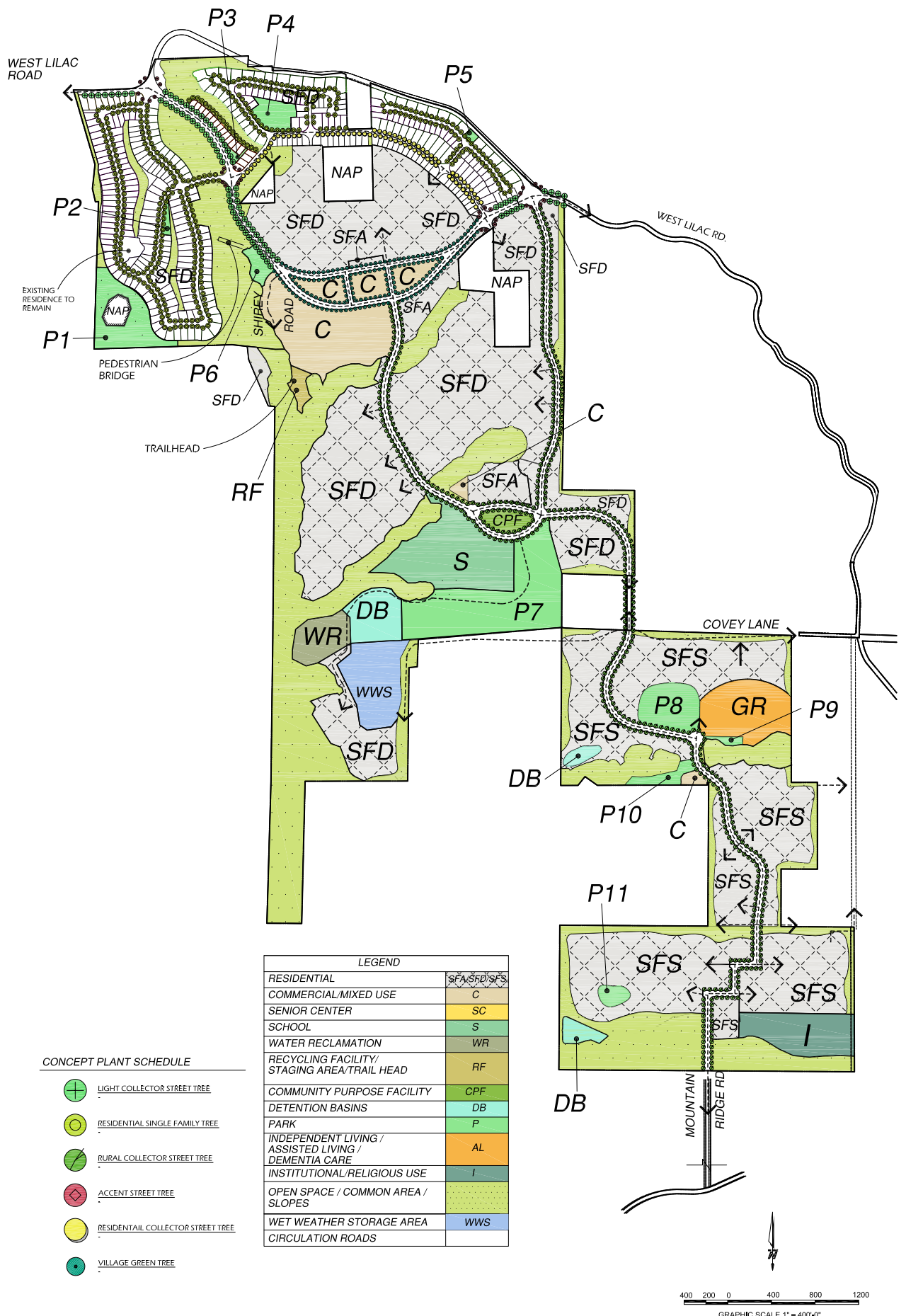
Typical Private Residential Street Cul-De-Sac or Loop

No Scale
(Private)



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

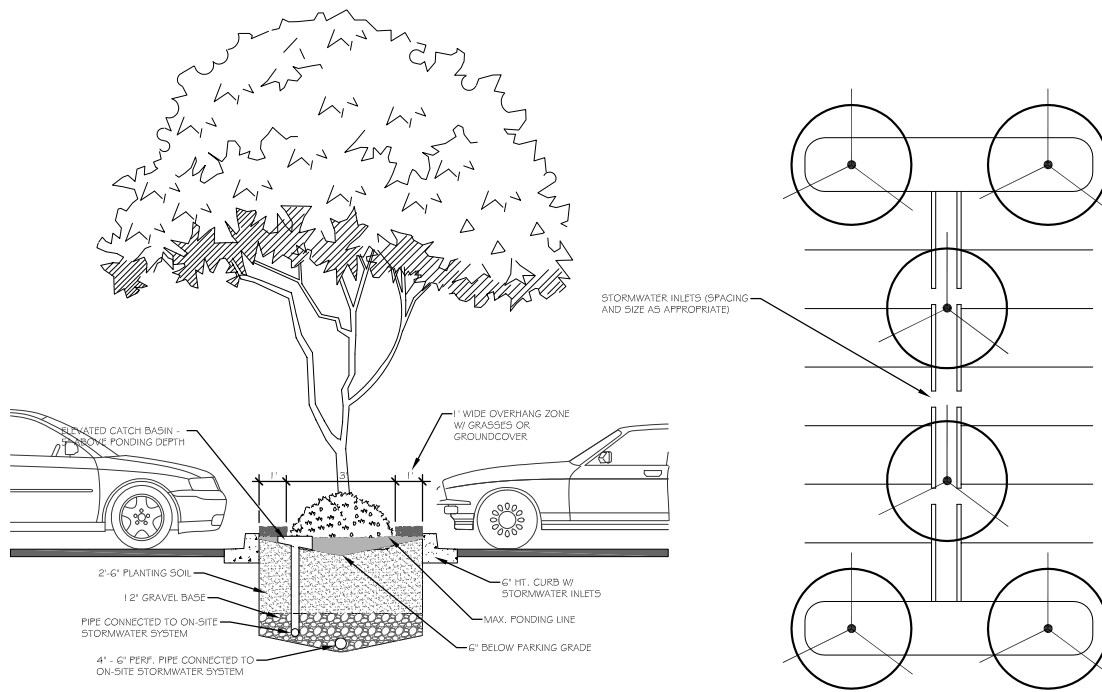


Master Landscape Concept Plan

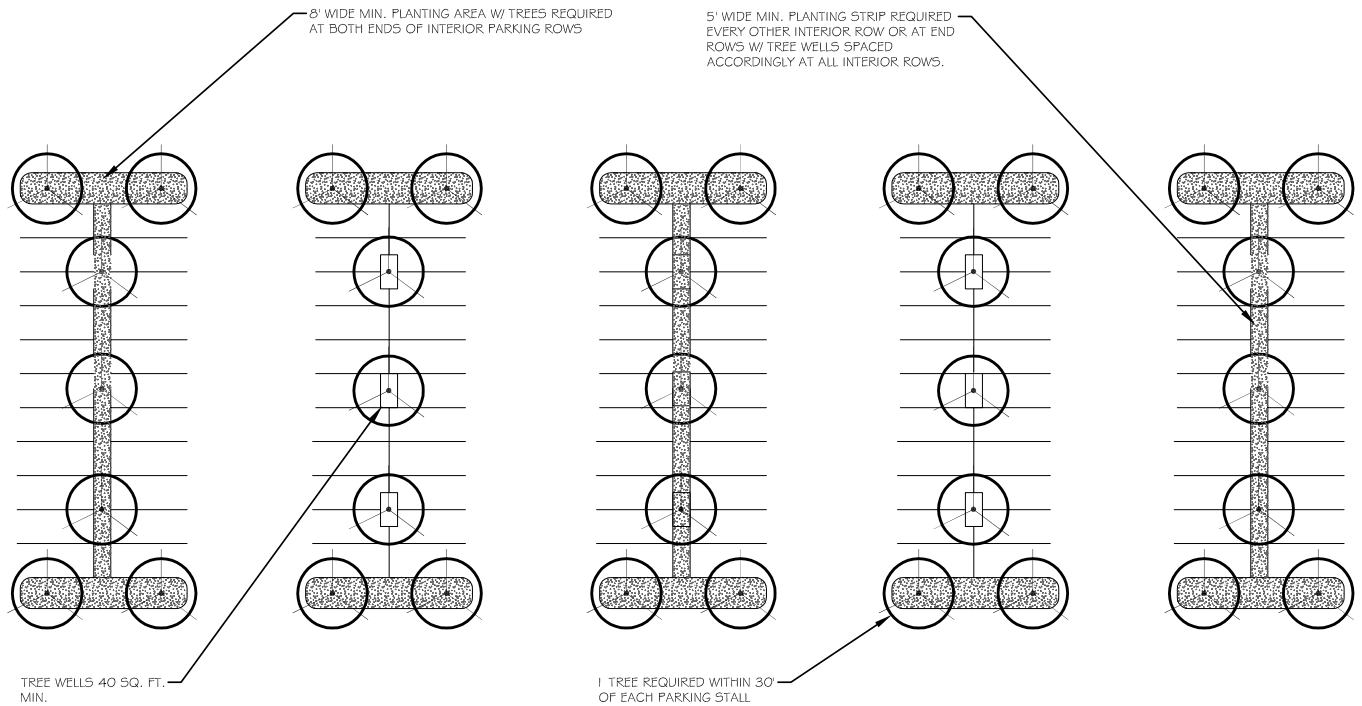
LILAC HILLS RANCH SPECIFIC PLAN

DRAFT

FIGURE 70



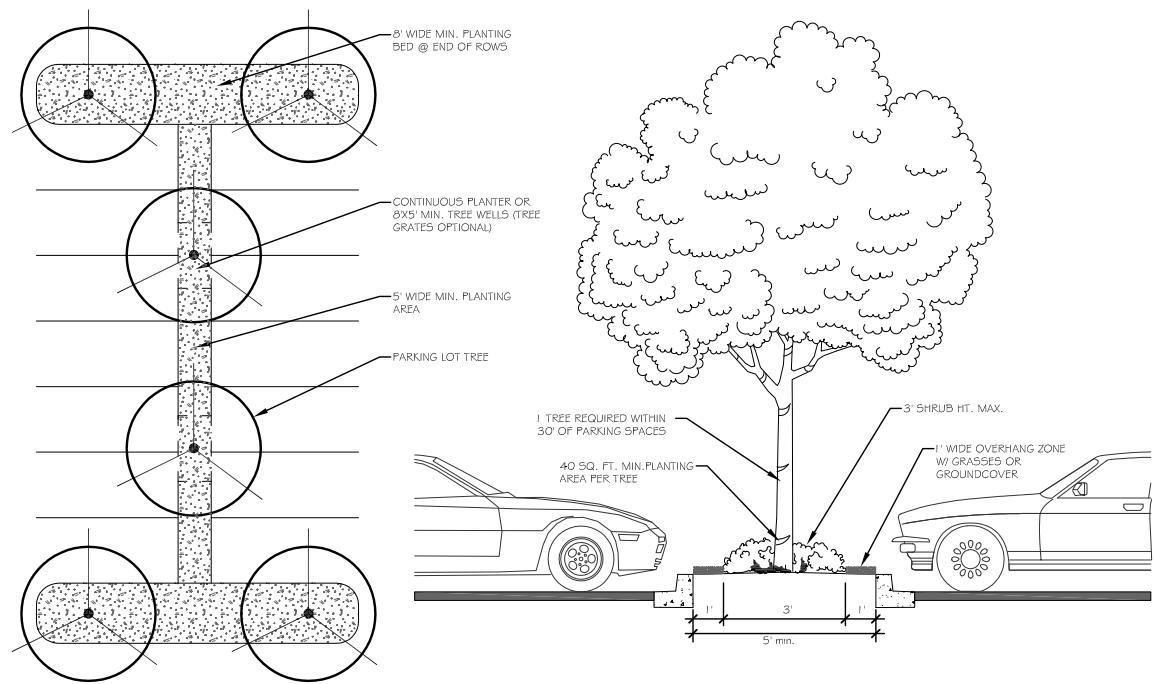
Parking Area Bioretention
no scale



**Large Commercial Parking Area
Landscaping (100,000 s.f. and greater)**
no scale

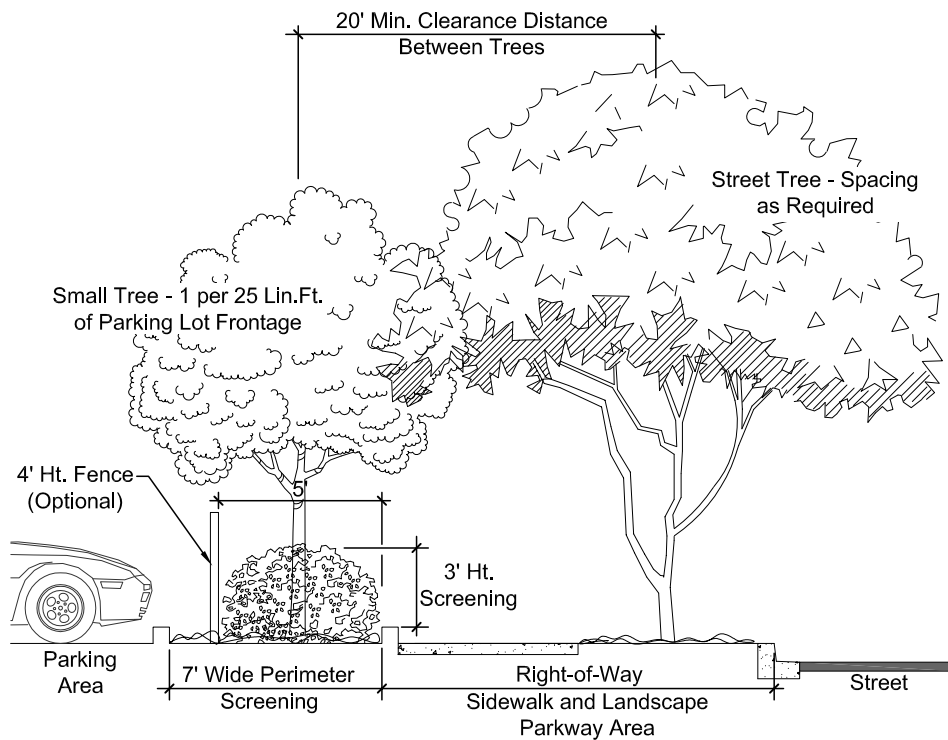
Parking Area Landscaping

LILAC HILLS RANCH SPECIFIC PLAN



Parking Area Landscaping

no scale



Parking Area Perimeter Screening

no scale

Parking Area Landscaping

LILAC HILLS RANCH SPECIFIC PLAN

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

WATER EFFICIENT LANDSCAPE DESIGN MANUAL

COUNTY OF SAN DIEGO

CREDIT
403.6 (10)



DEPARTMENT OF PLANNING AND LAND USE

WATER EFFICIENT LANDSCAPE DESIGN MANUAL

14. Coverage

- a. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's specifications.
- b. Head to head coverage is recommended. However, sprinkler spacing shall be set to achieve distribution uniformity using the manufacturer's specifications.

15. Equipment Protection

- a. Any irrigation equipment located within 24 inches of pedestrian and vehicular use areas shall be located entirely below grade, including the use of pop-up type heads, or otherwise adequately protected from potential damage.
- b. Pop-ups heads shall be installed with swing joints or other flexible assembly. Swing joints shall be installed in lines at all abrupt changes of grade.
- c. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to high traffic areas.

16. Broken or Malfunctioning Equipment

High flow sensors that detect and report high flow conditions created by system damage or malfunction are recommended.

17. Control Systems

- a. Automatic control systems are required, and must be able to accommodate all aspects of the design, including multiple schedules, repeat cycles, and moisture sensing and rain sensing override devices. Control mechanisms for moisture-sensing systems shall be accommodated within the controller enclosure. All control circuits shall be designed to operate one valve at a time unless otherwise approved by the Director of Planning and Land Use.



Smart Controllers

WATER EFFICIENT LANDSCAPE DESIGN MANUAL



DEEP ROOT SYSTEMS

- Deep root systems use less water.
- Deep root systems require less frequent irrigation.
- Encourage deep rooting:
 - Water in 2 to 3 short cycles rather than one long cycle with at least 30 minutes delay between each short cycle.
 - Slowly increase the number of days between waterings until you irrigate only 1 or 2 days per week. If necessary, increase the number of short cycles.
 - In winter, irrigate only after the top 2 or 3 inches of soil dries out.

b. Controller units shall be enclosed in secure, weather and vandal resistant, locking housings manufactured expressly for that purpose or located within a structure.

c. All irrigation systems shall be adjusted seasonally and as weather and plant conditions warrant. Scheduling tools may be found at: www.cimis.water.ca.gov.

d. All control systems shall include rain sensing override devices acceptable to the Director of Planning and Land Use and installed per manufacture's recommendations.

e. Irrigation systems must use self-adjusting, weather based automatic irrigation controllers.

18. Valves

a. Shutoff Valves: Globe or ball valves shall be provided at points of connection and loop or zone isolation points to divide the irrigation system into controllable units, and to avoid draining long runs of piping for system repairs. For manifold remote control valves, the globe or ball valve shall be equal to or larger than the size of the largest control valve in the manifold.

b. Remote Control Valves: Control valves shall be manifolded when the main line is greater than two inches in diameter and installed in individual valve boxes. Valves shall be of slow closing design, and automatically close in the event of power failure. Valves shall be sized to provide adequate pressure differential for proper operation.

c. Quick Coupling Valves/Hose Bibs: Quick coupler valves or hose bibs shall be spaced at 100 foot intervals, maximum, and as needed to logically service areas. Quick coupling valves located with valve manifolds shall be separate and up stream of the manifold shutoff valve.

d. Check valves or anti-drain valves are required for all irrigation systems.

II. SPECIFIC PLAN SUMMARY

All of the reclaimed water from the Water Reclamation Facility that is treated to Title 22 Standards will irrigate the on-site parks, street parkways, private residential lots, private and public open space, agricultural land in both common areas and Biological Open Spaces, manufactured slopes and the school site, or as allowed by the VCMWD and other regulatory agencies.

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

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

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

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II. SPECIFIC PLAN SUMMARY

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

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

10. Sign Plan

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

G. Sustainable Community Design

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

The Community Development Model in Chapter 2 states:

Guiding Principle 2

II. SPECIFIC PLAN SUMMARY

Interim transit services would be provided upon build-out of the community and would terminate when a transit linkage is proposed by the local transit district.

4. Non-Vehicular Circulation System

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

5. Transportation Demand Management

The project includes a requirement for an ongoing Transportation Demand Management (TDM) program, to be submitted upon Final Map, in order to reduce vehicle trips in favor of alternative modes of transportation. The TDM program will facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as providing the resources, means and incentives for ridesharing and carpooling opportunities.

E. Fire Protection Plan (FPP)

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

F. Infrastructure / Public Facilities and Services Plan

1. Water and Wastewater Plans

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

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a. Potable Water Supply

Current Water Service for the Lilac Hills Ranch Community is located within the boundaries of the Valley Center Municipal Water District. Potable water service to the Community will be provided by the Valley Center Municipal Water District and

II. SPECIFIC PLAN SUMMARY

is depicted on **Figure 54 – On-Site Water System**. The estimated daily water demand for the Lilac Hills Ranch Community 967 acre-feet per year.

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

The Master Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the Community, if necessary. The project is served primarily from the VCMWD's Country Club Zone. As part of the initial development phase, the project includes construction of improvements needed to provide sufficient redundant reservoir capacity within the zone to serve the project. To provide the redundancy, improvements would be made within the existing Country Club Reservoir site, subject to the discretion of VCMWD. To provide the redundancy, three options could be implemented within the existing site of either the 10 million gallon (MG) Country Club Reservoir or the 0.1 MG Old Country Club Reservoir. These options include: (1) construction of a dividing wall within the existing Country Club Reservoir to effectively create two, 5 MG reservoirs; (2) replacement of the Country Club Reservoir with two, 5 MG reservoirs; and (3) replacement of the Old Country Club Reservoir with a 3 MG reservoir. Implementation of any of these alternatives would provide adequate redundancy and will be pursued at the discretion of VCMWD. Additional discussions related to redundancy are included in EIR subchapter 3.1.7.

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

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

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

b. Non-Potable/Exterior Water Supply

The water supply assessment for the Lilac Hills Ranch Community split the water needs for the project into three categories: 1) Interior demand for potable water, 2) Exterior demand for potable water, and 3) Non-potable water exterior demand.

II. SPECIFIC PLAN SUMMARY

The Lilac Hills Ranch Community is looking at four sources of water to meet the exterior demands for the project water. These sources include ground water, rain water harvesting, grey water, and reclaimed water. Each of these sources and their possible uses will be described below. The water supply assessment and verification report (WSAV) for the Lilac Hills Ranch community, approved by the VCMWD on 10-9-2012, estimated the total water need for the project to be 967 AFY. 289 AFY of this use was interior/potable demand, 169 AFY was exterior potable demand, and 510 AFY was exterior non-potable demand.

- i. **Ground Water:** There are 10-existing on-site ground water wells. Nine (9) of these private wells are operating within the Lilac Hills Ranch Community area at the present time. Six (6) of these wells have been in production for more than 5 years. Based on analysis by the projects hydro geologist a minimum available ground water supply of 191 AFY will be available. This water could be used to meet both exterior potable and non-potable demand.

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- ii. **Rain Water Harvesting:** Cisterns and roof collection systems are allowed on single family dwellings to allow for the storing and irrigation use of rain water on single family homes. This supply could be used to offset potable exterior demands. It is estimated that up to 35 AFY of rain water could be harvested by single family homes in this project.

- iii. **Grey Water:** A grey water system is an allowed use that could offset the potable exterior demand for residential units. Approximately 91 AFY of grey water could be utilized to offset the potable exterior demand.

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- iv. **Reclaimed Water:** Reclamation Services for the Lilac Hills Ranch Community will be provided by the VCMWD. Approximately 286 AFY of recycled water is estimated to be generated by the project. This amount would be reduced by 91 AFY if a grey water system was installed. Up to an additional 400 AFY of recycled water could be made available to the project from the Moosa Treatment Plant. The Moosa Treatment Plant currently does not have tertiary facilities and does not produce recycled water. All water from this plant is disposed of through a percolation pond. Thus a total of up to 686 AF of reclaimed water could be made available for non-potable water supply for the project if needed. The reclaimed water could only be used for non-potable exterior uses as defined in the water supply assessment.

The proposed Water Reclamation Facility for the Lilac Hills Ranch Community is expected to treat a daily average of 353,474 gallons per day (396 AFY) of wastewater based on an ultimate build-out of 1,746 homes plus some commercial and retail development (as well as the 16 existing home sites and six not-a-part parcels). This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of

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II. SPECIFIC PLAN SUMMARY

Regulations. With this level of treatment the recycled water can by State law be used for landscape irrigation and non-contact water features such as fountains and ponds. Currently the VCMWD staff has indicated that the District will not support the use of recycled water on front or rear yards of private residential homes, nor will it support the introduction of recycled water into the potable water distribution system for fire protection. The Community goal is to beneficially reuse as much of the treated water as possible to minimize the use of imported water for the Lilac Hills Ranch Community and surrounding areas.

c. On-site Water Reclamation Facility (WRF)

The Lilac Hills Ranch Community is planning to phase the implementation of the water reclamation facility. The VCMWD is considering a number of alternative methodologies for the initial treatment of effluent in the first phase of development and has not yet selected the preferred treatment option. On a temporary basis the initial phase of either the interim or permanent WRF may require some wastewater to be trucked to an off-site treatment facility maintained by VCMWD in order to allow for sufficient flows to accumulate to start the treatment equipment. Once the wastewater flows generated by the development reach approximately 20,000 gpd (the equivalent wastewater generated by 100 homes) the interim or permanent facility can begin normal operation.

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

In the event that the VCMWD decides that the Water Reclamation (WR) site is not required for the intended purpose, it may be developed with single family detached residential units in accordance with the provisions of the RU land use Regulations and the requirements of the Specific Plan. Should the 2.4-acre site be developed for said residential uses, the density (and resultant lots) would only be transferred from other areas within the project which are zoned with the RU use regulation. The total number of units for the Project cannot exceed 1,746.

2. Recycling Facility (RF)

NGBS Credit

403.7 Wildlife habitat. *Measures are planned that will support wildlife habitat.*

(1) Documentation in the site development plans for the location and type of wildlife habitat support measures.

APPLICANT RESPONSE

See attached, Specific Plan Section V.B (“Sustainable Site Design”)

See attached, Conceptual Wetland Revegetation Plan

V. GENERAL PLAN CONFORMANCE

Smart Location. The project incorporates principles of smart location as required by the County General Plan, which requires new villages to be located within existing water and sewer districts and near existing infrastructure and facilities. In addition, State and Local planning policies (for example, SB-375 and AB-32) encourage locating Projects near major transportation corridors, in part to reduce commuting distances and carbon footprints by lowering vehicle miles travelled (“VMT’s”). The project site is located less than a half-mile from the I-15, and as shown in Table 4.12 of the Traffic Impact Study (EIR, Appendix E), would reduce trip lengths within the Valley Center community by 0.08 miles, assuming the construction of Road 3, and 0.09 miles without the construction of Road 3. The proposed project is projected to have an average vehicular trip length of 7.6 miles, which is over a half-mile lower than the rest of the Valley Center community, both with and without the construction of Road 3. Finally, the project is outside the pre-approved mitigation area of the draft North County MSCP and is not located within an Agricultural Preserve or Williamson Contract lands.

Sustainable Site Design. The project was designed to be consistent with the Community Development Model. Lower intensity, residential land uses graduate out from a dense, clustered, mixed-use, high intensity, village core. The project is pedestrian-oriented and shifts reliance from automobile as every resident is a short walk from goods and services. Live/work units and offices offer alternatives to highway commuting. Recycling of wastewater, containers, and compost conserve water, energy and raw materials. Community gardens and orchards, and specialty retail, including farmer’s markets, promote agricultural sustainability by supporting local farms. The project would preserve sensitive biological resources over one-sixth of the project site. The open space areas would support wildlife habitat, protect creeks and wetlands, associated upland habitats and management of open space preserve areas, and oak woodlands. 99.7 percent of all proposed grading will not impact RPO Steep Slope land. The project also proposes to restore natural drainages and wetland habitat on-site. Portions of the existing agricultural on-site would remain within open space and the project would mitigate its direct impacts to agriculture by purchasing a conservation easement for agriculture land on or off-site. The project’s Specific Plan incorporates residential and commercial uses in the village core, diversifying housing types from 1,000 square foot live/work lofts, to townhomes, to larger attached and detached homes, of varying configurations, creating thoroughly integrated, walkable commercial centers and neighborhoods, making a development footprint that is compact and provides community-based amenities, thus reducing regional automotive trips.

Innovative Land Use. As stated above, the project design and proposed compact land uses would create a walkable community. All residents could walk or bike on dedicated, community paths, to stores, parks and recreational fields, the civic center, professional offices, a senior center, a recycling center, a gym and pool, community gardens and orchards, and nature trails. The location of homes near the Town Center reduces driving distances thus reducing gas and electricity consumption. The project’s Specific Plan

waters would result from general project grading. In general, the habitats supported by these jurisdictional waters and wetlands function to provide wildlife habitat for local animal species, erosion control, and provide water quality benefits (i.e., uptake of pollutants). Habitat value for the jurisdictional waters and wetlands are overall moderate, but range from low values for areas affected by adjacent agricultural activities to high values for the larger, mature riparian woodlands.

CHAPTER 2.0 GOALS OF THE COMPENSATORY MITIGATION PROJECT

2.1 Responsibilities

The owner/project proponent will be responsible for funding long-term maintenance, monitoring, and remedial actions as determined by the County. The owner/project proponent shall provide detailed construction drawings, accurate timelines, and written project specifications in conformance with the approved final revegetation plan. The owner/project proponent shall be responsible for coordination between the grading contractor and project biologist to ensure the implementation of the final revegetation plan will occur on the proper schedule.

The owner/project proponent shall manage project activities in the best interest of the project goals. The owner/project proponent will be solely responsible for administration of project contracts. Decisions to stop work are the responsibility of the owner/project proponent and the designated project manager. The owner/project proponent shall have sole authority in decisions to suspend payment or terminate such contracts. This includes all phases of project installation, long-term maintenance, and biological monitoring. The owner/project proponent may, with sole discretion at any time, replace any of these parties if necessary.

The County of San Diego (County) will be responsible to ensure that the revegetation plan is implemented according to the agreed requirements and schedule. The County, in coordination with other resource agencies, will have final approval authority in determining the success of the revegetation effort in relation to meeting the success criteria for the compensatory mitigation.

2.1.1 Project Designer

The preparation of the construction drawings and landscape plans used to implement the wetland revegetation plan shall be the responsibility of a qualified engineer and landscape architect. The project engineer and landscape architect shall consult with the project biologist during the preparation of the construction/landscape plans to ensure that the site preparation grading, plant palettes, plant installation instructions, and maintenance/monitoring requirements outlined in the final wetland revegetation plan are incorporated into the plans.

2.1.2 Installation Contractor

The installation contractor shall be responsible for the implementation of the project construction (e.g., site preparation) and landscape plans (e.g., plant installation). The installation contractor shall have a minimum of five years of experience in the revegetation, restoration, and enhancement of native wetland plant species and habitat.

2.1.3 Revegetation Monitor

The revegetation monitor will be responsible for monitoring and consulting on the implementation of the revegetation plan. The revegetation monitor shall be a biologist with a minimum of five years of experience in the revegetation, restoration, and enhancement of wetland plants and habitats. The revegetation monitor responsibilities shall include:

- Coordinate with the project engineer and landscape architect during the preparation of the construction plans to be used to implement the final wetland revegetation plan.
- Attend pre-grading and pre-construction meetings to consult with the owner/project proponent and grading contractor, and to educate the contractors on project goals and habitat sensitivity.
- Monitor the site preparation, installation of native plant materials, and monitoring of qualified subcontractors in execution of aspects of this plan.
- Consult with the contractor on any activities that may be disruptive to the mitigation.
- Overseeing and performing the required biological monitoring and reporting in accordance with the procedures established in this plan.

2.1.4 Revegetation Maintenance Contractor

The revegetation maintenance contractor shall have a minimum of five years' experience in upland and stream/wetland habitat restoration. The maintenance contractor will be responsible for implementing the tasks outlined in this plan under the supervision of the project biologist.

- Maintain site as outlined in this plan in coordination with the project biologist.
- Perform remedial measures as prescribed by the project biologist and approved by the owner/project proponent (e.g., control non-native plants, plant supplemental native plants, repair irrigation system, remove trash, etc.).

2.2 Type(s) and Area(s) of Habitat to be Established, Revegetated, Restored, Enhanced, and/or Preserved

2.2.1 Revegetation Design Concept

One element of the revegetation design concept for this wetland revegetation plan is the creation of wetlands on-site in an area that will add to existing wetlands. The purpose of this wetland creation is to replace functions and habitat values lost by impacts to jurisdictional wetlands. The term creation implies a newly constructed wetland area that aims to replace habitat functions and values of the impacted wetland. The quality of the created habitat will exceed that of the existing impacted wetland habitat. A total of 6.0 acres of wetland/riparian habitat will be created on-site in the southern portion of the project area. A breakdown of habitat types and mitigation required is given in Table 3.

TABLE 3
SUMMARY OF WETLAND IMPACTS AND MITIGATION

Vegetation Community	Agency Jurisdiction	Impact (acres)	Mitigation Ratio	Total Mitigation Requirement (acres)
Southern Coast Live Oak Riparian Woodland (61310)	ACOE, CDFG, County of San Diego ¹	1.9	3:1	5.7
Coastal/Valley Freshwater Marsh (52410)	ACOE, CDFG, County of San Diego ¹	0.2	3:1	0.6
Southern Willow Riparian Woodland (62500)	ACOE, CDFG, County of San Diego ¹	0.5	3:1	1.5
Mule Fat Scrub (63310)	ACOE, CDFG, County of San Diego ¹	0.1	3:1	0.3
Southern Willow Scrub (63320)	ACOE, CDFG, County of San Diego ¹	0.6	3:1	1.8
Disturbed Wetland (11200)	ACOE, CDFG, County of San Diego ¹	0.1	3:1	0.3
Non-wetland Waters/Streambed	ACOE, CDFG	3.1	1:1	3.1
TOTAL		6.5		13.3

¹Where RPO wetlands occur.

The second element of the revegetation design concept for this wetland revegetation plan is the restoration/enhancement of existing disturbed wetlands being preserved in biological open space in the project area. The purpose of the restoration/enhancement is to increase the functions and values of the existing disturbed riparian habitat on-site. Enhancement activities will include the removal of non-native species, planting of native species, restoration of hydrological connections, and removal of trash. This mitigation would provide an increase in habitat values beyond extant conditions. A total of 12 acres of preserved wetland/riparian habitat will be restored/enhanced within the biological open space.

2.2.2 Agency Coordination

Agency coordination (i.e., USACE, CDFG, RWQCB) will occur as project design is completed and the final impacts are approved by the County of San Diego. Permit conditions and requirements of other resource agencies will be provided once consultation with these agencies has occurred. An environmental impact report is being prepared for this project, which will include a copy of this conceptual wetland revegetation plan, when approved.

2.3 Functions and Values

The establishment of wetland habitat in the southern portion of the project site will increase the habitat functions and values of the adjacent riparian habitat that is being preserved at the location. The added acreage of wetland habitat will increase the value of the riparian corridor for wildlife species by providing additional habitat structure for nesting, feeding, and shelter. Increased erosion protection, decreased sedimentation, better nutrient and pollutant uptake, and a more stable hydrologic regime are habitat functions that will benefit from the additional established wetlands.

The restoration and enhancement of the wetlands and riparian habitat along the drainage courses being preserved as part of the project will also benefit the existing functions and values of these habitat areas. Removal of invasive plant species such as

pampas grass and giant cane, in conjunction with the removal of trash and the restoration of hydrologic connections through the elimination of existing road crossings no longer needed will increase the value of the habitat for wildlife. Restoring the disturbed areas with native riparian plant species will improve erosion control, decrease sedimentation, improve nutrient cycling and pollutant absorption, and improve the hydrologic functions of the drainage systems.

2.4 Time Lapse

Implementation of compensatory mitigation for impacts to wetlands will occur in the same calendar year as the impacts occur. It is expected to take five years after implementation of the revegetation effort to achieve compensatory mitigation success.

2.5 Cost

The cost estimate for wetland revegetation program will be determined once project approvals have been received from the County of San Diego.

CHAPTER 3.0 DESCRIPTION OF THE PROPOSED COMPENSATORY MITIGATION SITE

3.1 Site Selection

Suitability of the proposed revegetation areas for wetland creation and restoration/enhancement was based on factors including physical factors (i.e., soils, landscape position, hydrology, topography), biological factors (i.e., existing vegetation, adjacent wetland habitat), logistical factors (i.e., accessibility, site protection), and historical factors (i.e., suitability of the site for restoration). All creation and restoration/enhancement areas will be conserved in biological open space as part of the proposed Lilac Hills Ranch project.

3.1.1 Physical Factors

The soils in the wetland creation areas are likely suitable for the establishment of riparian vegetation as they are adjacent to areas of existing riparian vegetation on the same soil type. It is important that in areas where the ground elevations will be lowered that the upper 12 inches of topsoil be removed, stockpiled separately, and then spread over the graded creation site to ensure good topsoil for establishment of the native vegetation to be installed. However, should it be determined during site preparation that suitable topsoil is not present on-site, the project biologist will determine the soil amendments and/or additives (i.e., fertilizer, mycorrhiza, organic matter) to be added prior to installation of the native plant materials.

It is assumed that soils in the wetland restoration/enhancement areas are suitable for the establishment of riparian vegetation as these areas already support native riparian plants. The use of soil amendments or additives, such as fertilizer or mycorrhiza, is not anticipated for these areas.

The wetland creation areas will be located adjacent to existing southern willow riparian habitat in the southern portion of the Lilac Hills Ranch project area (see Figures 4a and 4b). Creation of wetland will occur in areas adjacent to the existing riparian habitat in

areas that are currently characterized as disturbed, developed, or under extensive agriculture. Contouring during site preparation will lower the topography of the creation areas to spread out existing surface flows and to bring the elevation of the site closer to the groundwater table to ensure adequate surface and subsurface hydrologic connections to support the new wetland vegetation after supplemental irrigation is removed. The elimination of adjacent agricultural activities and the maintenance of natural freshwater inputs will reduce/eliminate any salinity issues.

The location of the wetland restoration/enhancement areas will occur in existing drainages that contain disturbed southern coast live oak riparian woodland dominated by pampas grass and other invasive plant species. It is assumed that the existing drainages contain suitable hydrology to support the restored/enhanced southern coast live oak riparian woodland vegetation due to the existing natural surface and subsurface hydrology.

3.1.2 Biological Factors

The wetland creation areas are proposed to be constructed adjacent to an existing drainage course that supports similar riparian habitat. After the initial installation of the native plant materials, the site will be maintained for a period of five years to control invasion of the site by non-native plant species and to increase the resiliency of the riparian habitat to resist future invasions by these non-native species. Use of the existing riparian habitat by wildlife will benefit from the addition of more riparian habitat. Restoration and enhancement of preserved riparian habitat in the biological open space areas of the project contain suitable native riparian habitat.

3.1.3 Logistical Factors

The wetland creation areas are located in an area in the southern portion of the project site where accessibility will not be an issue during the implementation, maintenance, and monitoring period. Restoration and enhancement areas that occur throughout the site will have easy access for the removal of non-native plants species, reintroduction of native plant species, and maintenance and monitoring. Site protection during the establishment, restoration, and enhancement of the riparian habitats will be achieved through the use of signage and fencing that will restrict access to the mitigation areas. Long term site protection will be enforced by the entity approved to manage the biological open space areas within the project.

3.1.4 Historical Factors

The proposed wetland creation areas will be located in areas adjacent to existing riparian habitat where past and current agricultural activities have removed native habitat over time. A low elevation landscape position with minor topographic modifications will create a local environment that has the hydrology and soils characteristics conducive to the establishment of wetland/riparian habitat.

3.2 Location and Size of Compensatory Mitigation Site

The proposed on-site compensatory mitigation will involve the creation of a minimum of 6.0 acres of wetland and the restoration/enhancement of approximately 12 acres of disturbed wetland habitat. Southern willow riparian habitat is the target vegetation for the

wetland creation revegetation sites that will be located in the southern portion of the project site (see Figure 4b). The sites where restoration/enhancement of existing disturbed wetlands will occur are located along drainage courses throughout the project site that are being preserved (see Figures 4a and 4b) and will involve the removal and control of non-native plant species and the reintroduction of native wetland plant species.

3.3 Functions and Values

The baseline condition of the proposed wetland creation areas is land that has been disturbed by agricultural activities. Current habitat functions and values of the areas where wetland will be established are low due to the lack of native plant species. Non-native plant species, primarily row crops, and a lesser amount of weed species (less than 10 percent cover) dominate the area. Native plant and animal species diversity is relatively low in the agricultural fields.

Restoration and enhancement areas occur on existing drainages that support riparian habitats such as southern coast live oak riparian woodland. Habitat functions and values are those described above in Section 2.3. Native plant cover is generally high, except in portions of the drainages where invasive species have colonized localized areas.

3.4 Jurisdictional Delineation

A jurisdictional delineation was conducted within the Lilac Hills Ranch project site (RECON 2012). The area where wetland creation will occur is an upland area. Drainages and riparian habitat being preserved in open space are either wetland, riparian, or consist of upland vegetated non-wetland waters.

3.5 Present and Proposed Uses

Presently, the proposed revegetation creation site and adjacent land is zoned for agricultural use and is actively being planted with a rotation of row crops. The drainages containing the proposed restoration/enhancement areas are also in an area zoned for agricultural use; however, the drainages are adjacent to active agricultural operations (i.e., orchards, nursery crops, etc.) and are only indirectly affected by this land use (e.g., trash, irrigation runoff, invasive species, road crossings).

All wetland revegetation creation, restoration, and enhancement areas that are part of this revegetation plan will be within the biological open space dedicated as part of the project approval. The biological open space containing the revegetation areas and other habitat types being preserved will be protected under a covenant of easement. Signage will be used to delineate the preserved biological open space areas to limit damage from human encroachment on the preserved habitats (Figure 5).

3.6 References Site(s)

A nearby reference site for the southern willow riparian wetland creation area will be selected by the project biologist prior to the start of construction. The reference community will be chosen based on proximity to the project site and similarity, based on slope, aspect, and soils. Characteristics of the reference site will be used to track the

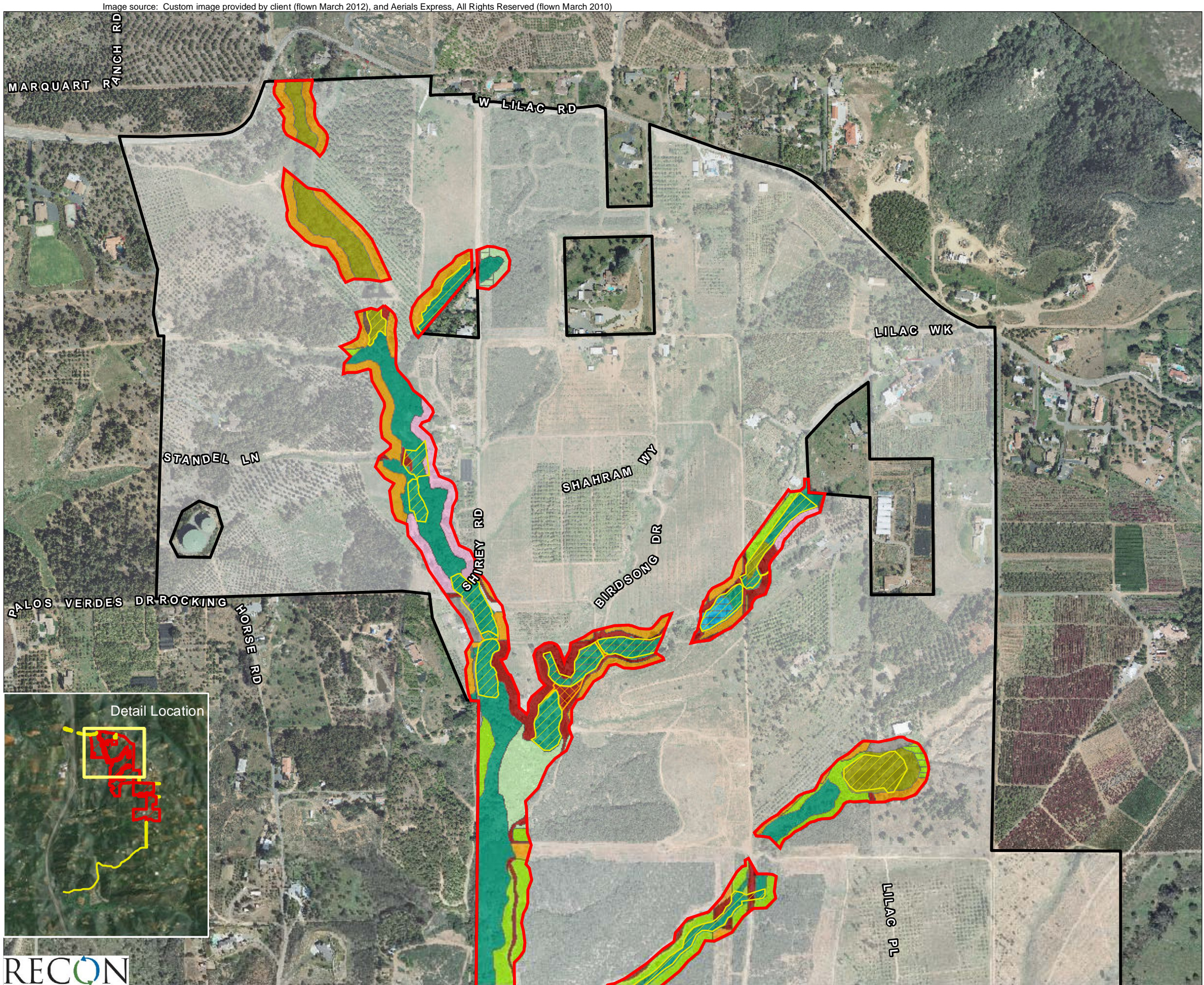
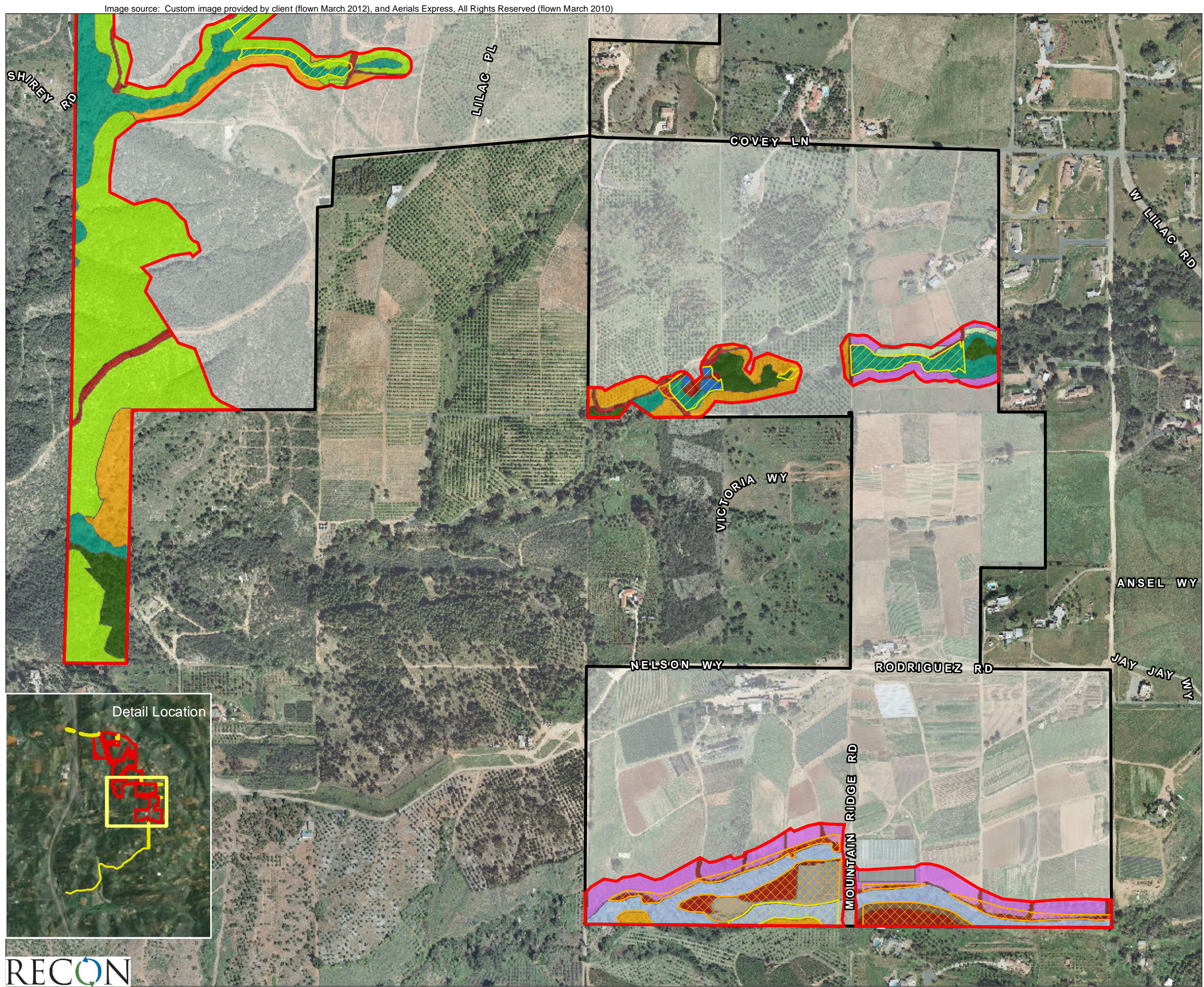


FIGURE 4a
Vegetation Communities/Land Cover Types
within Biological Open Space and Location
of Potential Wetland Mitigation



- 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)

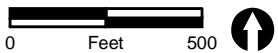


FIGURE 4b
Vegetation Communities/Land Cover Types
within Biological Open Space and Location
of Potential Wetland Mitigation

NGBS Credit:

403.8. Operation and Maintenance Plan. An operation and maintenance plan (manual) is prepared and outlines ongoing service of common open space, utilities (storm water, waste water), and environmental management activities.

APPLICANT RESPONSE:

See attached, Specific Plan, Section III.M.2f-h (“Community HOA”)

III. DEVELOPMENT STANDARDS AND REGULATIONS

- a. Land uses shall be as shown on the Lilac Hills Ranch Specific Plan Land Use Map (Figure 14) and as detailed in this Specific Plan text. These include residential, commercial, mixed-use, civic, and institutional. Streets, utilities, infrastructure, and trails are also permitted.
- b. Development of a total of 1,746 dwelling units consisting of single family detached, single family attached and mixed-use dwelling units within the Specific Plan area.

2. Community HOA

- a. A Lilac Hills Ranch Homeowner's Association (HOA) will be established and charged with the unqualified right to assess individual lot owners for reasonable maintenance and management costs, which will be established and continuously maintained. The HOA will be responsible for private roads, signage, common area landscaping agricultural operations on HOA property and irrigation, Community entries and gates, private parks, HOA facilities, open space maintenance, and other responsibilities, as deemed necessary.
- b. Community elements such as entries and parkway landscaping shall be maintained by a Homeowner's Association (HOA). Such maintenance is to be of high quality in accordance with established horticultural practices. Landscaping shall be maintained to allow trees and shrubs to achieve maturity and shall not be topped within the development.
- c. Automatic irrigation systems shall be routinely inspected and maintained in operating condition at all times by the HOA. Landscape maintenance specifications shall address: a) watering; b) fertilization, c) trimming, mowing and pruning; d) herbicide/pesticide programming; e) weeding/debris cleanup; and f) normal building maintenance.
- d. All streets within the Community are private within private road easements. Landscaping within parkways will be maintained by private homeowners or the HOA. Individual neighborhoods in Lilac Hills Ranch may adopt Conditions, Covenants, and Restrictions (CCR's). Landscape maintenance standards may be established for each Community for front yards, side yards adjacent to streets and rear yard areas adjacent to open spaces. Each homeowner will be responsible for maintaining his and/or her property in accordance with any established CCR's. The County of San Diego is not held responsible for enforcing private CCR's.
- e. The HOA shall annually designate a specific member to be the main point of contact with the Deer Springs Fire Protection District for purposes of keeping the HOA informed of potential fire related issues, including discussions with the district regarding the performance and operation of gates within the Community

III. DEVELOPMENT STANDARDS AND REGULATIONS

- f. Prior to Final Map an HOA Operations and Maintenance Manual will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the common open space management activities.
- g. As a condition of the conveyance of the biological open space properties to third party open space managers (TPOSM). The TPOSM will provide to the HOA an appropriate document which details the standards and scheduling for the open space operations and maintenance practices. Included with the documentation will be contact information so that the HOA and TPOSM can effectively coordinate any ongoing issues and concerns.
- h. The onsite stormwater system will be owned and managed by the HOA. Prior to Final Map a Stormwater Management and Operations Manual, approved by the RWQCB, will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the operations and management activities for the storm drain system. Included with the documentation will be contact information so that the HOA and the County Department of Public Works can effectively coordinate issues and concerns regarding the operation of the system.

3. Circulation Systems

- a. Permeable road pavers, meeting applicable private road and Consolidated Fire Code requirements may be allowed as a road surface on the private road system within the Lilac Hills Ranch Community.
- b. The pathway within the road right of way for West Lilac Road along the Communities northern boundary will be maintained by a Landscape Maintenance District.
- c. Bicycle parking spaces shall be provided in accordance with the Zoning Ordinance on all Site Plans for uses that require bicycle parking. In addition the Site Plans for the civic uses allowed outside of the town and neighborhood centers (School, Private Recreation, Senior Center, etc.) shall also include bike parking in accordance with the Zoning Section. The Private Community Ride Share facility (**Figure 130**) at the western entrance to the Community shall also provide secured bicycle parking.

4. Building Use Standards

- a. Site Plans shall be conditioned to require all buildings to include the infrastructure necessary to accommodate the future use of solar panels and/or systems, including wiring for roof mounted solar systems and an electrical vehicle charging connection in the garage.
- b. Site Plans for Mixed-use projects shall be conditioned to require that recycling bins are included in their trash enclosures. Residents will be notified that recycling is required when they move in.

NGBS Credit

404.2 Trees and vegetation. *Designated trees and vegetation are preserved by one or more of the following:*

(1) Fencing or equivalent is installed to protect trees and other vegetation

APPLICANT RESPONSE

See attached, Specific Plan, Section III.D.7 “Fence Guidelines” and Figures 18 and 19

III. DEVELOPMENT STANDARDS AND REGULATIONS

Myoporum parvifolium Prostrate Myoporum 2' H x 15' W

Vitis spp. – Grapevines

7. Fence Guidelines

A comprehensive system of walls and fences is planned for Lilac Hills Ranch. The walls and fences included in the specific plan meet the general design requirements found in Section 5-Architectural Character (E. Walls, Fences, and Accessory Structures) in the Valley Center Design Guidelines and include the materials encouraged by the Guidelines. These walls and fences are designed using traditional materials, such as stone and wood-rail fences that complement the natural landscape while reflecting the Community enhancements and California foothill themed landscape. Walls and fences will be minimized to enhance the pedestrian experience in the Community however they will be used throughout the Community to provide screening, sound attenuation, security and Community identity. They will be constructed of masonry with rustic pilasters (see **Figure 137 –Fence & Wall Concepts**). **Figure 137** includes the detailed Fence and Wall Plan for the Implementing TM (Phase 1). All Site Plans shall include a similarly detailed, comprehensive Fence and Wall Plan for the development.

Biological Habitat Areas; All development which share property lines with the Biological Habitat Areas (Figure 18) are required to include fencing along the shared property line. At appropriate locations signs will be placed on the fencing stating that the area on the other side is a protected habitat area (see Figure 19 –Open Space and Parks).

All fencing located within five feet of a building will be constructed of non-combustible materials.

8. Lighting Guidelines

Exterior lighting of the landscape and built structures will play a significant role in the character and mood of a community. In keeping with the vision of Lilac Hills Ranch, the lighting will be designed to be subdued and understated.

Lilac Hills Ranch lighting design concept focuses on the quality of light along specific corridors and areas. Light standards must have a distinctive character to relate to the corridors they serve. Lighting along pedestrian corridors must be more human in scale, closer spaced, and lower than is typically found on an urban street. Light standards shall be manufactured of high-quality materials that are visually pleasing. The base, pole, and light fixture must be attractive and suitable to the design theme of each village and its specific function.

Community lighting will be designed to provide adequate illumination for safety, security, and architectural accents without over lighting. Light fixtures will direct light to use areas and avoid light intrusion into adjacent land use areas. Light shields will be