

III. DEVELOPMENT STANDARDS AND REGULATIONS

speed of 25 miles per hour. The easement will be improved to provide for two 12-foot travel lanes, and an intersection taper to County Private Road standards.

Mountain Ridge Road (Public); In the event that the County of San Diego decides that Mountain Ridge Road shall be converted from a private easement road to a public road, it is anticipated that the new public road would be classified as a Rural Residential Collector with a 40-foot right-of-way. Under this scenario it is likely that improvements for the new public road would require some level of encroachment into a recorded open space easement. A Vacation of and Re-dedication of Open Space would be required to adjust the Vacation boundaries and mitigation under the standards then in force will be required.

Covey Lane; This existing onsite 40-foot wide private road easement bisects Phases 3 and 4 of Lilac Hills Ranch, approximately 4,000 feet northerly of the southern-most project boundary, and then heads offsite, to the east. The existing easement road will remain in its current location and will not be improved, however a new on-site bypass road, physically separated from the existing road, will be constructed within Phase 4, which will connect to the existing segment of Covey Lane and will then continue east, off-site of the project where it connects into the public road portion of Covey Lane about 590 feet westerly of the intersection of Covey Lane and West Lilac Road.

Rodriguez Road; This existing 40-foot wide private road easement bisects Phase 5 of Lilac Hills Ranch, approximately 1,300 feet northerly of the southern-most project boundary, and then heads offsite, northerly, for about 2,650 feet until it dead-ends into Covey Lane about 60' westerly of the intersection of Covey Lane and West Lilac Road. This existing paved private road will only provide emergency access for Phases 4 & 5 of Lilac Hills Ranch. Access to Rodriguez Road from Lilac Hills Ranch will be restricted by a fire apparatus access gate that will only be opened during emergencies. Rodriguez Road may require surface improvements necessary to accommodate the emergency access requirements for Phases 4 & 5.

d. Parking

Residential developments will provide off-street parking in the form of garages and on residential driveways. On-street parking will also be provided.

The Town Center will accommodate its parking needs through a combination of on-site parking spaces required for each dwelling unit, a shared parking permit (Administrative Permit) as required by County Ordinances for the Mixed-Use and Commercial services parking, and use of on-street parking.

The school, public parks, private parks, private recreation site, and Water Reclamation Facility site provide on-site parking areas adequate to accommodate average daily needs for staff and visitors and this parking shall be shared with the adjoining uses when possible. The parking areas will all include perimeter and interior landscaping. Street parking when provided will be considered as part of the overall parking requirements for each permitted project. These facilities will provide additional shared parking opportunities for the surrounding uses.

e. Senior Transportation Service

With the build out of the Senior Neighborhood the HOA may, if financially feasible, operate a private transportation service such as a small van or flex shuttle within the Community capable of providing door-to-door delivery of resident seniors from their residences to the various senior facilities within the Senior Neighborhood. The service may be expanded to provide service between the Senior Neighborhood and the Town and Neighborhood Centers.

3. TRAIL NETWORK

Lilac Hills Ranch has an extensive trail network of over 16 miles that establishes the pedestrian priority of the community that will encourage residents and visitors to park their vehicles and explore the Community via the trails network, as encouraged by a number of General Plan policies. As described further below the Ranch Multi-Use trail would be located within a public easement dedicated to the County and the Multi-Purpose Pathway would be located within the West Lilac Road right-of-way. Both would allow public use. The Community and Feeder trails would be located within private easements granted to the HOA. Community and Feeder trails located within Phases 4 and 5, which would only be available to the Gated Senior Citizen Neighborhood as described below.

The Multi-Use Trails (shown on the County Master Trails Plan), and Ranch Multi-Use Trails are public trails which will be maintained by the HOA. Also included are Community Trails and Feeder Trails which will be private trails, available to the public other than the Feeder Trails within the Senior Citizen Neighborhood.

An equestrian staging area and trailhead is provided in Phase 2, co-located with the Recycling Facility (**Figures 60** and **61**) which provides a central location for access to the trail system. The staging area and trailhead will be open to the public. On-street parking is located throughout the Community and will accommodate visitors to the area who wish to access the trail network.

Crosswalk buttons shall be installed for equestrians at all signalized intersections that intersect with multi-use trails. Motorcycles and off-road vehicles shall be strictly prohibited on all Multi-Use, Community, and Feeder trails.

Public Trails on the County Master Trails Plan include two County Regional trails planned to cross the Lilac Hills Ranch Community. The first trail, located in Phase 1 roughly parallels West Lilac Road in an east-west direction along the northern boundary of the Community and is classified as a Third Priority Pathway by the County. The second trail, also classified as a Third Priority Pathway is planned to cross from east to west along an existing SDCWA water easement in Phase 5, a portion of which will be constructed on-site. They are available for equestrian use as multi-use trails. Additional trails are provided by the Ranch Multi-Use Trail, Feeder Trail, and Community Trails as described further below:

a. Multi-Purpose Pathway (Type D – Pathway)

A Multi-Use pathway is shown on **Figure 21**. The Type D Pathway is located on the south side of West Lilac Road and includes an 8-foot decomposed granite treadway, within a 12-foot to 15-foot landscaped pathway. As the trail enters the property from the west

it is looped southerly on-site away from West Lilac Road for a short distance to better accommodate the trail design and to reduce environmental impacts before it connects up to the pathway segment within the West Lilac Road right-of-way. The segment within the loop is labeled as a Ranch Multi-Use Trail which also allows for equestrian uses. This connects to the Ranch Multi-Use Trail that extends to the southern edge of the Community including linkages to the County Multi-Purpose trail at the southeast and southwest of the Community in Phase 5.

b. Ranch Multi-Use Trail

The Ranch Multi Use Trail type includes two different trail standards. The County Master trail segment which passes through the southern portion of the Community over the SDCWA easement will be classified as a Ranch Multi Use trail, but will be built to the same Type D standard as the Type D trail along West Lilac Road (12-foot to 15-foot trail easement with an 8' graded/surfaced treadway and surfaced with decomposed granite or other suitable material).

The north-south Ranch Multi-Use Trail system located within the natural and/or improved open space is also located within a public trail easement. The Ranch Multi-Use Trail is used to connect to the County Master trail segments on the north and south of the Community and the Feeder Trails. This public trail easement will be 10 to 12 feet wide and the treadway will be a minimum 3-foot wide constructed with decomposed granite or other suitable material per the county Type C trail standards.

c. Community Trails

The Community Trails as shown on the Lilac Hills Ranch Trails Plan (**Figure 20**) provide access from one neighborhood to another, from the Town Center to the northern Neighborhood Center and connect to the County Regional Trails, Ranch Multi-Use Trails and Feeder Trails. Community private trail easements will be 5-12 feet wide with a minimum 3-foot decomposed granite treadway. These trails will be privately owned and maintained by the HOA and open to the public except the trails within Phases 4 and 5, which would not be available to the public.

d. Feeder Trails

The Feeder Trails are multi-purpose trails, located within private neighborhoods, community open space, and dedicated open space within private trail easements which parallel private streets in the Community. These trail easements will be between 5 to 12 feet wide and the treadway will be a minimum of 2 feet wide constructed with native materials from their immediate location, decomposed granite or other suitable material. These trail will be privately owned and maintained by the HOA and open to the public except the trails within Phases 4 and 5, which would not be available to the public.

e. Bike Lanes, Paths and Parking

Bike travel is accommodated both on Main Street with 5-foot wide bike lanes in each direction (including through the Town Center) and on all of the Multi-Purpose and Multi-Use trails. These bike lanes and trails will provide another alternative to the

automobile and further prioritize non-automotive transportation within the Community. In addition, these bike lanes and trails are designed to increase the safety of the bicyclist as they navigate the road and trail system in this part of the County.

All trail locations are graphically depicted on **Figure 20 – Trails Plan & Biological Open Space Signage**. Trail cross sections are depicted on **Figure 21** and **22**. The majority of trails dedicated to the public and maintained by the Lilac Hills Ranch HOA are in Phases 1 through 3. The private trail system is within the gated Senior Citizen Neighborhood in Phases 4 and 5. Bicycle parking facilities will be provided at various locations throughout the Community in accordance with the Zoning Ordinance.

4. TRANSPORTATION DEMAND MANAGEMENT

To reduce the number of vehicle trips and vehicle miles traveled, this Specific Plan requires implementation of the TDM Program prepared by Fehr & Peers. The TDM Program, a copy of which is attached as Appendix I, will facilitate increased opportunities for multi-modal transportation by the Community's residents (including students), employees and hotel guests. More specifically, the TDM Program requires implementation of the following strategies to reduce vehicle miles traveled and average daily trips:

Strategies for Residents

- Interim Transit Pool Program (Vanpool) (provided until public transit service is available)
- Interim Private Transit Services (provided until public transit service is available)
- Carpool Matching Program
- Guaranteed Ride Home Program
- Car Share Program
- Subsidized Transit Pass Program
- Bike-Share Program
- School Pool Program
- School Bus Program
- Walking School Bus Program
- Unbundled Parking Program
- TDM Strategy Marketing

Strategies for Hotel Guests

- Interim Private Transit Services (provided until public transit service is available)
- Bike-Share Program
- Hotel Shuttle Service

Strategies for Employees

- Employee Vanpool/Shuttle Services
- Employee Trip Reduction Through Telecommuting and Staggered Work Hours
- Carpool Matching Program
- Employee Parking Cash-Out Program
- Subsidized Transit Pass Program
- TDM Program Marketing for Employees

Land Use and Design Strategies

- Transit Facility Optimization
- Bicycle Circulation Improvements
- Traffic Calming

Detailed information regarding the implementation parameters of each of the strategies listed above is provided in Section 3 and Table 2 of the “Lilac Hills Ranch TDM Program – VMT Reduction Evaluation” memorandum, as authored by Fehr & Peers (2017) and included in Appendix I of this Specific Plan.

In order to ensure that the TDM Program’s strategies are implemented and effective, the TDM Program requires that the Community’s HOA designate a staff member or consultant to serve as the on-site Transportation Coordinator. Per the TDM Program, the Transportation Coordinator shall be responsible for developing, marketing, implementing and monitoring the TDM Program over the life of the Community. The Transportation Coordinator’s duties, including those that require monitoring of utilization of the TDM Program’s strategies, are elaborated upon further in the Fehr & Peers memorandum. Reference shall be made to Table 3, TDM Program Performance Metrics and Targets, of the Fehr & Peers memorandum (see Appendix I) for information regarding when each strategy shall be implemented, what metric/performance measure shall be used to evaluate the effectiveness of each strategy, when and how data will be collected to measure effectiveness, and the timeline for when the metric/performance measure’s target shall be achieved.

C. ZONING REGULATIONS

1. PLANNING AREAS – DESCRIPTION AND ZONE BOXES

The following section provides a description of land uses and zoning found in the Lilac Hills Ranch. Dimensions and standards noted are minimums. Minor variations may be permitted subject to PDS Director review or Final Map approval, providing the minimums specified herein are maintained as average minimums. County zoning nomenclature is used.

2. TOWN CENTER AND NEIGHBORHOOD CENTERS

The C34 Use Regulations are applied to the Town Center and to the two Neighborhood Centers. The C34 Use Regulation authorizes a wide variety of land uses necessary to create the mixed-use neighborhood centers. The C34 Use Regulations requires that, for this project, all development will at a minimum require the approval of a Site Plan. Development standards for the C34 Zone are found in the proposed zone boxes below and indicate that the maximum building height for commercial and mixed-use structures would be three stories and 35 feet. Exceptions to the 35-foot height limit would require approval of the County and be permitted only for architectural articulation associated with towers or other non-habitable projections pursuant to the process detailed in Section 4600 of the Zoning Ordinance.

Commercial, civic and mixed-use development will require Site Plan approval (pursuant to the “V” Setback Regulator, and the “B” and “D” Special Area Designator) as required to

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ensure that development will conform to the design guidelines for such development in accordance with Section III of this Specific Plan and **Figure 82 - Town Center & Neighborhood Center Development Standards Table**. All of these uses will be regulated by the C34 Use Regulations and Development Guidelines in Section III of the Specific Plan. Single Family Attached and mixed-use residential development will require Site Plan approval (pursuant to the “D” Special Area Designator) as required to ensure that development will conform to the design guidelines for such development in accordance with Section III of this Specific Plan, the Attached Development Standards Table and the Mixed-Use Development Standards Table in Section III - Development Standards and Regulations.

As described further in Section III-E. Architectural Design, and in Section V, detailing consistency with the San Diego General Plan, the Town Center is also consistent with the Valley Center Design Guidelines. County Use Regulations (zoning) for the Town Center is shown in Table 4.

**Table 7 - Zone Box - Town Center/Neighborhood Centers/
General Commercial Residential**

Use Regulation		C 34
Animal Regulation		A
Development Regulations	Density	—
	Lot Size	1,000 square feet
	Building Type	P
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	H
	Lot Coverage	-
	Setback	V
Open Space		E
Special Area Regulations		B and D

3. SINGLE FAMILY DETACHED RESIDENTIAL AREAS

Outside of the designated Town Center and the two Neighborhood Centers, all of the residential areas are for detached single-family only. The RS Use Regulations are applied to the areas designated principally for detached single family use. The maximum permitted building height for residential single-family structures will be 35 feet; homes would be 1 or 2-story. Permitted uses within the RS Use Regulation include those allowed by Section 2140 of the Zoning Ordinance which includes: single-family residential, institutional, and civic uses, and infrastructure. All of the civic-institutional uses shown on the Specific Plan map for areas regulated by the RS Use Regulations (Group Care, Senior Center, K-8 School site, Institutional site, Parks, Private Recreational use site) are authorized in the RS Use Regulation, although some of the uses will require additional discretionary permits.

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The single family residential neighborhoods are located throughout the project site, except for the Town and Neighborhood Centers. All single-family residential development would be regulated by the application of the “V” Setback and “D” Special Area Designator in the RS Use Regulation, which requires that a detailed Site Plan be submitted and approved prior to the issuance of building permits for single family detached lots. The Specific Plan includes a “**Single Family Residential Development Standards**” table (**Figures 98 and 99**) which specifies the standards for the development of single family detached lots. The Ordinance adopting the RS Zone Box will also specify that the purpose of the Site Plan is to ensure that each lot is identified with a Lot Configuration number from the table, that each lot meets the minimum requirements in regards to, width and depth, and that each lot shown on the Site Plan meets the setback for each lot. Finally, the Site Plan will also indicate, alphanumerically, which architectural style has been selected for the lot and demonstrate that it conforms to the palette of architectural styles (**Single Family Lot Layout” Figures 100 through 119**) included in the Specific Plan.

Table 8 - Zone Box - Single Family

Use Regulation		RS
Animal Regulation		B
Development Regulations	Density	—
	Lot Size	2,800 square feet
	Building Type	F
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	V
Open Space		
Special Area Regulations		D

The zoning allows the Community’s neighborhoods as they are subdivided and developed to meet changing market demands over time relative to lot size, neighborhood density and subdivision design all within the design parameters established in the following sections of the Specific Plan. Accessory Structures are permitted in accordance with the Zoning Ordinance, Section 6156 for permitted uses, and Section 4835 for setback regulations.

4. REGULATIONS FOR THE ALLOCATION AND TRANSFER OF RESIDENTIAL UNITS BETWEEN PLANNING AREAS

The residential dwelling units authorized by the Specific Plan are distributed among the 22 planning areas which allow residential uses as shown on **Table 3 - Land Use Summary by Phase**. All residential development must be implemented by approved subdivision maps and/or Site Plans. Transfers of dwelling units may be authorized between any planning areas with dwelling units authorized on **Table 3** as a part of the Site Plan approval

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process so long as the overall maximum number of units approved by this Specific Plan (1,746) is not exceeded. Mixed-Use Residential or Single Family Attached cannot be transferred into any areas with the RS Use Regulation. Mixed-Use Residential or Single Family Attached can be transferred between the C34 areas. The Senior Citizen neighborhood is required to have a minimum of 468 single family detached homes. Transfers of residential units do not reduce the amount of commercial uses allowed by this plan.

Transfer Process – The first Site Plan application requesting to transfer dwelling units in the Lilac Hills Ranch shall add a modified version of **Table 3** from the Specific Plan text to include all of the residential areas within Phases 1 through 5 to the cover page of the Site Plan plot plan. An additional column shall be added on the right-hand side of the modified table to include all residential areas as shown below.

Table 9 - Allocation and Transfer of Residential Units

Area	Land use	Acres	DU's	Du increase / decrease	Site plan Number
SF 1	Single Family	31.2	175		
SF 2	Single Family	14.4	89		
SF 3	Single Family	15.1	88		
		121.5	352		

The Site Plan number for the Planning Area receiving the density shall be entered on the appropriate line, and the new total number of units permitted for the Planning Area, and the new, increased total for the Phase shall be entered, and the new total for the Phase entered. The Planning Area where the units are being taken from shall likewise be modified with the decrease entered on the appropriate line along with the Site Plan number and the new reduced total for that phase entered for the appropriate Phase Table. The granting section of the Site Plan Form of Decision shall note the increase and which Planning Area was the source for the increase.

Each subsequent Site Plan requesting any transfer of units into a planning area, must follow the same procedure and provide an updated **Table 6** on the cover sheet of the Site Plan showing all previously approved residential Site Plans within Lilac Hills Ranch, the Site Plan number and the number of units authorized by the Site Plan.

D. LANDSCAPE DESIGN GUIDELINES AND STANDARDS

1. LANDSCAPE CONCEPT

The existing environmental setting of Lilac Hills Ranch includes field agriculture, groves and orchards, minor riparian corridors, and native oaks. This setting provides the inspiration for a California foothills landscape theme that proposes the conservation and integration of the existing environment with these open space resources. Grove and pasture-like plantings are planned along major streetscapes and adjoining slopes. Accent plantings of Oaks and Sycamores will occur at channel crossings and drainages. Traditional materials such as stone and wood, that complement the natural and rural landscape, will be used.

The Valley Center and Bonsall Design Guidelines include site design and landscape design standards (including suggested planting pallets) for developments subject to their review authority. For this specific plan that would include; the commercial, and mixed-use development applications in the areas subject to the C34 Use Regulations (Town Center and two Neighborhood Centers), and the civic and institutional uses (Group Care, Senior Center, K-8 School site, the 'Institutional site, Parks, and Private Recreational use site) permitted by this specific plan in the RS Use Regulation.

Along the three public parkways landscaping will consist of pedestrian scaled plantings with accent plantings of Olives, Sycamores, and Oaks. All median landscape planting shall conform to County regulations regarding "line of site" and "sight distance." The fencing and informal pedestrian trails will complement the streetscapes and reinforce the rural character intended for these corridors. A combination of walls and landscaped berms will be used for noise attenuation and visual screening of vehicular use and service areas. At the Community entries and public use areas the landscape will transition to a more village-like theme with accent plantings, decorative stone walls, vine arbors, and sensitively designed signs. Drought tolerant and native plant materials will be used where feasible. Low scale plantings will be used adjacent to driveway entrances and street corners to maintain visibility for safety. Common area landscapes and recreational areas will be linked by a network of trails serving both pedestrian and equestrian users.

Plant materials will be selected and located to prevent the rapid spread of brush fires in accordance with the Fire Protection Plan prepared by Firewise 2000 Inc. This plan consists of Fuel Management Zones designed to create defensible spaces around structures to prevent the spread of fire. Perimeter Fuel Management Zones are depicted on **Figure 142 – Fire Protection Plan**. A consistent landscape theme will thread throughout the Community, serving as a cohesive link for the various Community land-uses. A series of low scaled entry monuments, fencing, lighting and pedestrian paths, designed to reinforce the rural landscape theme, will provide further design continuity for the Community. These elements will be designed to reflect the Community enhancements while referencing the rural, agricultural themed setting.

The Specific Plan guidelines provide a framework to ensure consistency with the related portions of these documents by:

- a) Preserving visually dominant ridgelines, and scenic high quality open space resources; and,
- b) Incorporating "best practice" guidelines to site design, lighting, landscaping, and architecture.

This consistency will minimize visual impacts and improve visual compatibility with the surrounding area. Architecture is designed to vary massing, encourage shadow patterns, and relate in color to elements in the natural surroundings. The Community landscaping utilizes native and low water plant materials that are similar in color and texture to the surrounding natural hillsides, and manufactured slopes will contain masses of plant materials of varying heights to relate in texture and pattern with those visible on the steep natural slopes surrounding the Community.

Additionally, trees will be planted on slopes, along streets, and within HOA open space areas to visually buffer the Community from view. Native trees and shrubs such as Sycamores, Oaks, Madrone, Currant and Toyon as well as local Apricot, Lemon, Orange, Guava, and Avocado may be planted along parkways. Natural materials, rural styled fencing, and grove-like plantings of trees will be utilized throughout the Community to relate to and enhance the rural visual setting consistent with the applicable provisions of the Design Guidelines of this Specific Plan.

Figure 70 – The Master Landscape Concept Plan depicts the generalized locations of landscape zones and features described below.

Community landscaping shall comply with the applicable requirements of the Valley Center and Bonsall Design Guidelines, and the Design Guidelines of this Specific Plan for commercial and mixed-use planting areas. All proposed planting and improvements within the public right-of-way for streets within the Community are subject to approval by the County of San Diego's Department of Public Works.

2. GENERAL LANDSCAPING GUIDELINES

- a) All landscape and irrigation plans shall be prepared by a licensed California landscape architect, California Registered Architect or Civil Engineer and shall be submitted to the County of San Diego and to the Master Developer for review and approval prior to the start of construction. All submissions shall demonstrate compliance with these guidelines. Plans shall be in compliance with the County's Water Conservation Landscaping Ordinance, the Water Efficient Landscape Design Manual, the Design Guidelines of the Specific Plan, the County's Grading Ordinance, the Off Street Parking Design Manual and the VCMWD policy Article 190.7 regarding Conservation and Local Supply Use Requirements.
- b) Landscape design shall be used to define areas by creating focus at entries, screening unsightly areas, softening expanses of pavement and large buildings and providing transitions and separations between Lilac Hills Ranch and the surrounding community.
- c) Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals. Larger specimen trees should be used at entries and at key locations within the development.

- d) Landscaping shall be in conformance with the County's requirements for sight lines and access.
- e) Areas around buildings shall incorporate a mixture of trees, shrubs, vines, and groundcovers designed to complement the design theme of the Community.
- f) Along with the other trees on the planting palette, fruit trees shall be maintained by the HOA based on a regular maintenance program schedule. The onsite agriculture is not required to be operated as a commercially viable business. An encroachment permit will be applied for all irrigation and planting within public street right-of-ways.

3. ROAD LANDSCAPING STANDARDS

a. West Lilac Road and Town Center Landscape Zone

Description: The parkways and adjoining slopes of West Lilac Road will reflect the agricultural history of the site and California Foothills landscape theme of the Community. Formal groves trees, with informal accent groupings of Oak and Sycamores, will form the primary landscapes of these roadways. Adjoining slopes will additionally be planted with native and drought tolerant species. Details such as rural themed rail fences vine arbors, low stone walls, and decomposed granite trails will be used to further reinforce the design theme along this corridor. As discussed above the Valley Center Design Guidelines includes landscape design standards including suggested planting pallets for developments subject to their review authority which includes both the West Lilac Road frontage and the Town Center Landscape zone. The plant selection list (see VC Guidelines Section 4-H) includes 'recommended' species, but also allows other species when they are drought tolerant and have low flame spread potential. The list below includes both plants on the Design Guideline list and others which meet these criteria.

Maintenance of the pathway landscaping for this on-site public road segment will require the formation of a County Landscape Maintenance District.

Acceptable Species:

Botanical Name Common Name Specifications

Primary Street Trees:

Olea europea 'Wilsoni' Fruitless Olive Tree 20'H x 20'W

Platanus racemosa California Sycamore 75'H x 40'W

Tabebuia impetiginosa Pink Trumpet Tree 35'H x 25'W

Slope and Erosion Control Trees:

Juglans californica California Black Walnut 25'H x 20'W

Metrosideros exelsus New Zealand Christmas Tree 30'H x 30'W

Cercis Occidentalis Western Redbud 20'H x 18'W

Parkway and Slope Shrubs and Groundcovers:

Gazania splendens Sunrise Yellow 6"H x 4"W

Rosmarinus officinalis prostrates 18"H x 3'W

Vinca major Periwinkle 12"H x 2' W

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Encelia Californica Lilac 5'H x 7'W

Heteromeles arbutifolia Toyon 7"H x 10'W Hydroseed Mix "A"

Rhaphiolepis spp India Hawthorn 4'H x 5'W

Salvia ssp Sage 3'H x 4'W

Fruit Trees:

Citrus spp. – Orange and Lemon Trees 20'-25' H x 20'W

Olea spp. – Olive Trees

Percea spp. – Avocado Tree 25'H x 20'W

Psidium spp. – Guava Tree 15'H x 10'W

Table 10 - Hydroseed Mix "A"

Minimum % Pur/Germ		Lbs/acre	Species, common name
2	55	2	<i>Diplacus puniceus</i> , Red Monkey
40	60	4	<i>Encelia californica</i> , Bush Sunflower
N/A	2		<i>Eschscholzia californica</i> , California Poppy
N/A	2		<i>Helianthemum mutabile</i> , Sun Rose
40	60	4	<i>Lotus scoparius</i> , Deerweed
95	80	2	<i>Lupinus bicolor</i> , Lupine
95	85	2	<i>Lupinus succulentus</i> , Arroyo Lupine
N/A	1		<i>Phacelia parryi</i> , Parry's Phacella
70	50	4	<i>Salvia apiana</i> , White Sage
40	30	2	<i>Stipa pulchra</i> , Purple Needle Grass
N/A	2		<i>Vulpia myuros</i> , Zorro Fescue

b. Lilac Hills Ranch Road and Interior Slopes

Description: Lilac Hills Ranch Road is designed as a Community Promenade and features a landscaped parkway. This parkway contains a 5-foot meandering concrete Town Center Pathway. The parkway and adjoining slopes are designed to reflect the rural agricultural history of the site and California foothill design theme established for the Community. Formal grove rows of trees (including fruiting varieties and pasture, interrupted occasionally with informal accent tree groupings of Sycamores, Western Redbud and Oaks will compose the primary landscapes of this roadway. Adjoining slopes will be planted with native and drought tolerant species. Details such as rail fences, vine arbors, low stone walls, and decomposed granite trails will further reinforce the California foothill theme of this corridor. Interior slopes share similar characteristics with slopes adjacent to the Promenade parkway. These slopes serve as a transition between streets and adjoining neighborhoods and provide opportunities for screening, buffering, and visual softening of manufactured slopes and neighborhoods.

Acceptable Species:

Botanical Name Common Name Specifications

Primary Street Tree:

Olea europea 'Wilsoni' Fruitless Olive Tree 20'H x 20'W

Background and Accent Trees:

Arbutus unedo Strawberry Tree 25'H x 25'W

Chionanathus retusus Chinese Fringe Tree 20'H x 15'W

Parkway, Vines, and Groundcovers:

Gazania splendens Sunrise Yellow 6"H x 4" W,

Vinca major Periwinkle 12"H x 2' W,

Lantana spp Lantana 2'H x 3'W,

Eucelia californica Coast Sunflower 3'H x 4'W,

Rhapniolapis spp Inida Hawthorn 4'H x 5'W,

Rosa californica California Wild Rose 10'W

Vitis spp. – Grapevines

Fruit Trees:

Citrus spp.– Orange and Lemon Trees 20'-25' H x 20'W

Olea spp. – Olive Trees

Percea spp. – Avocado Tree 25'H x 20'W

Psidium spp. – Guava Tree 15'H x 10'W

c. Naturalized Transitional Landscape Zone

Description: Significant areas of open space are adjacent to portions of the Community's perimeter, offering opportunities to create blended transitions between the developed, ornamental portions of the Community and the surrounding agriculture or natural open space. Primarily native and naturalizing drought tolerant plant species will be used in these areas with possible addition of groves of fruit trees.

Fuel modification/brush management may also occur within this zone

Acceptable Species:**Botanical Name Common Name Specifications****Primary Tree**

Quercus agrifolia Coast Live Oak 60'H x 60'W

Accent Tree

Platanus racemosa California Sycamore 75'H x 40'W

Brush Management Zones 2 and 3: Slope/ Erosion Control Trees:

Cercis occidentalis Western Redbud 18'H x 12'W,

Metrosideros exelsus New Zealand Christmas Tree 30'H x 30'W *Quercus agrifolia* Coast Live 60'H x 60'W

Brush Management Zone 1: Shrubs, Groundcover and Vines:

Carex pansa California Meadow Sedge 4"H x 8"W

Ceanothus 'Centennial' Centennial Ceanothus 12"H x 60"W

Vitis spp. – Grapevines

Brush Management Zones 2 and 3: Shrubs and Groundcovers:

Carex buchananii Red Clump Grass 24"H x 24"W

Carex pansa California 4"H x 8"W

Fruit Trees:

Citrus spp. – Orange and Lemon Trees 20'-25' H x 20'W

Olea spp. – Olive Trees

Persea spp. – Avocado Tree 25'H x 20'W

Psidium spp. – Guava Tree 15'H x 10'W

Table 11 - Hydroseed Mix "B"

Minimum % Pur/Germ		Lbs/acre	Species, common name
5	40	0.5	<i>Baccharis pil.ssp consanguinea</i> , Chaparral
2	55	2	<i>Diplacus puniceus</i> , Red Monkey Flower
40	60	1.5	<i>Encelia californica</i> , Bush Sunflower
35	75	3	<i>Eriophyllum confertiflorum</i> , Golden Yarrow
75	95	2	<i>Eschscholzia californica</i> , California Poppy
75	80	1.5	<i>Lasthenia californica</i> , Goldfields
95	70	2	<i>Lupinus hirsutissimus</i> , Stinging Lupine
95	85	2	<i>Lupinus succulentus</i> , Arroyo Lupine
50	50	2	<i>Orthocarpus purpurascens</i> , Owl's Clover
N/A			<i>Phacelia grandiflora</i> , Giant Phacelia
95	75	2	<i>Plantago insularis</i> , NCN
95	75	3	<i>Sisyrinchium bellum</i> , Blue Eyed Grass
60	30	1	<i>Stipa coronate</i> , Giant Stipa
40	30	3	<i>Stipa pulchra</i> , Purple Needle Grass

4. NEIGHBORHOOD LANDSCAPING STANDARDS

a. Single Family Residential Areas:

Street Trees:

Gleditsia Triacanthus Honey Locust 35'H x 25'W

b. Single Family Attached and Mixed-Use Areas:

Street Trees:

Arbutus Marina Madrone 25'H x 20'W

Accent Trees:

Tabebuia impetiginosa Pink Trumpet Tree 35'H x 25'W

Chionanthus retusus Chinese Fringe Tree 20'H x 15'W.

Fruit Trees:

Citrus spp. – Orange and Lemon Trees 20'-25' H x 20'W

Olea spp. – Olive Trees

Percea spp. – Avocado Tree 25'H x 20'W

Psidium spp. – Guava Tree 15'H x 10'W

Shrubs Vines and Groundcovers:

Coprosma kirkii Mirrow Plan 18”H x 3’W
Gazania splendens Sunrise Yellow 6’H x 4’ W
Vinca major Periwinkle 12’H x 2’W
Ceanothus spp California Lilac 5’H x 7 ‘W
Lantana spp Lantana 2’H x 3’W
Mahonia spp Barberry 5’H x 6’W
Raphiolepis spp India Hawthorn 4’H x 5’W
Salvia spp Sage 3’H x 4’W
Vitis spp. – Grapevines

5. MONUMENTATION LANDSCAPING STANDARDS

a. Primary Lilac Hills Ranch Entry

The primary entry monuments are located on the west and east end of Main Street where it meets West Lilac Road. It provides a welcoming gateway to Lilac Hills Ranch and introduces the design theme (see **Figure 127 - Project Entry Monuments**). The entry is located near groves, pasture, riparian habitat, and boulder-strewn hillsides. Elements from these landscapes will be incorporated into this shared entry. An informal grove of Sycamores will relate to the riparian landscape, foreground groves of Olives and vine arbors will reflect the areas agricultural past and stone walls will reflect the boulder speckled hillsides. Theme walls, signage, and accent plantings will reinforce the design theme.

b. Secondary Lilac Hills Ranch Entry

The secondary Community Entry is located at the south end of Lilac Hills Ranch Road (see **Figure 127**). This entry serves as a gateway unique to the Lilac Hills Ranch Community. While it will share elements common to the primary entry monument it is smaller in scale and more subtle in design.

c. Entry Monument Plant Material List

Primary and Accent Tree

Platanus racemosa California Sycamore 75’ H x 40’ W
Quercus agrifolia Coast Live Oak 60’ H x 60’ W
Lagerstroemia indica Crape Myrtle 25’H x 20’ W
Tabebuia impetiginosa Purple Trumpet Tree 35’ H x 40’ W
Olea europaea Wilsoni Fruitless Olive Tree 20” H x 20’W

Shrubs, Vines and Groundcovers

Coprosma kirkii species 5’ H x 5’ W
Raphiolepis indica species 4’ H x 4’ W
Gazania splendens S. R. 6” H x 8” W
Hemerocalis hybrid Day Lily 4’ H x 3” W
Vitis spp. – Grapevines

6. COMMUNITY PARK LANDSCAPING STANDARDS

Lilac Hills Ranch is designed as a rural, pedestrian-prioritized Community whereby a central Town Center and Neighborhood centers are located within a half mile radius (10 minute walk) of the residential use areas. Primary streetscapes are designed at a pedestrian scale and orientation including tree-shaded walkways, on-street parking to increase pedestrian safety, pedestrian scaled lighting, (See **Figure 140**) and shortened or enhanced crosswalks. The street system design has been specifically designed to maximize the use of pedestrian and bicycle transportation within the Community as recommended by the recent Complete Streets Report by SANDAG. Streets are designed to narrow the field of vision of the automobile driver with landscaping and building placement to reduce vehicle speeds while providing maximum pedestrian visibility and safety. The Open Space, Parks, and Trails Plan, and associated cross sections show the locations and composition of the Lilac Hills Ranch trail network.

a. Parks

The Community's park system is designed to provide both active and passive recreational opportunities for Lilac Hills Ranch residents (see **Figure 17 – Park Plan**) and the public. The public park and the private parks that receive park credit towards the obligations set forth in the PLDO will be designed in conformance with County DPR requirements and will be subject to approval of the Director of Parks and Recreation. The following describes the Lilac Hills Ranch recreational facilities.

b. Public Parks

Lilac Hills Ranch will dedicate a public park (P7) as located and configured on the Specific Plan map to the County and provide those amenities described herein in accordance with the County's PLDO. The major park site will be located adjacent to the future school site and private recreation sites that will ensure its location near other Community oriented public facilities (**Figure 136**). The park site will include ball fields, multipurpose fields, tot lots, basketball courts, open play areas, family picnic areas with barbeque pits and trash cans, a restroom building, a maintenance building, and other amenities as approved by the Department of Parks and Recreation. The facility will be both dedicated to the County and constructed as a 'turnkey' facility by the Lilac Hills Ranch developers and maintained by the HOA as a County public recreational facility.

c. Private Parks

A private park system with a minimum of 10 private parks is included in the Specific Plan. The private parks are located throughout the Community primarily to serve the Single Family neighborhoods and the Senior Citizen Neighborhood in Phases 4 and 5. As noted elsewhere in this specific plan the private parks in the Senior Citizen Neighborhood will not be available to the public since this neighborhood will be gated. **Figure 17 – Park Plan** shows the general areas planned for the public and private parks in the Community. The precise location of all the private parks will be established by the Implementing Tentative and Final Maps for each phase.

Concepts for these parks are illustrated in Section III. These parks will have a variety of uses which may or may not include tot lots, junior tot lots, open play areas, half-court

basketball, sand volleyball, bocce ball, horseshoe courts, community gardens, water fountains, exercise stations, dog-runs/ bark-parks with water fountains, picnic areas with barbecues and trash cans, passive shaded sitting areas and other uses and groves of trees for shade. These private park dedications will count towards the developer's obligation under the County's PLDO.

The Village Green is an HOA lot, and is not counted as a park in the above calculations. It is however envisioned as an integral component of the "Town Square" which will provide the Community a place to come together and hold social gatherings, recreational activities, fall and spring festivals etc. The facility will be owned, operated, and maintained privately.

d. Park Plant Material List

Primary and Accent Tree

Agonis flexuosa Peppermint Tree 35' H x 25" W
Arbutus menziesii Madrone 25' H x 20' W
Cercis occidentalis Western Redbud 20' H x 18' W
Chionanthus rutusus Chinese Fringe Tree 20' H x 15' W
Juglans californica California Black Walnut 25' H x 20' W
Lagerstroemia indica Cape Myrtle 25' H x 20' W
Platanus racemosa California Sycamore 75' H x 40' W
Quercus agrifolia Coast Live Oak 60' H x 60' W
Quercus douglasii Blue Oak 50' H x 50' W
Quercus engelmannii Mesa Oak 50' H x 50' W
Tristania conferta Brisbane Box 50' H x 35' W

Shrubs, Vines and Groundcover

Arctostaphylos densiflora Sonoma Manzanita 6' H x 8' W
Callistemon viminalis 'Little John' 3' H x 3' W
Ceanothus 'Concha' NCN 7' H x 10' W
Cotoneaster lactens Red Clustering 10' H x 12' W
Heteromeles arbutifolia Toyon 12' H x 18' W
Leptospermum scoparium 'Ruby' 6' H x 8' W
Mahonia aquifolium Oregon Grape 5' H x 4' W
Raphiolepis indica species India Hawthorn 5' H x 5' W
Ribes speciosum Fuschia Flowering Gooseberry 6' H x 8' W
Coprosma kirkii NCN 2' H x 5' W
Ceanothus griseus Horizontal Carmel Creeping 2' H x 10' W
Cotoneaster horizontalis rock Cotoneaster 2' H x 12' W
Gazania species 12' H x 18" W
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 used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open space. Lighting, including all landscape low voltage decorative lighting, shall comply with the County's light pollution code. In addition, to reduce energy usage, the community will exclusively utilize high-efficiency (LED or equivalent) indoor and outdoor lighting in all non-residential buildings.

III. DEVELOPMENT STANDARDS AND REGULATIONS

The lighting and illumination standards for Lilac Hills Ranch will be complementary to the architecture and land uses throughout the project area. The Project Site is approximately 3,700 feet beyond the Zone A boundary of the Palomar Observatory.

PDSA Photometric Study has been prepared for phase one and establishes three goals for all future photometric studies:

- a) Public safety will be the chief consideration in lighting system design.
- b) Lighting will be directed downward, shielded, and otherwise designed to reduce glare and spillover to adjacent properties while still achieving the level necessary for public safety.
- c) The type and design of fixtures will be compatible with the design theme and architecture embodied in the Lilac Hills Ranch Specific Plan.

The study concluded that for the street lighting single pole arm mounted fixtures are recommended with a type III distribution which, in general, throws light ahead and in front of the fixture head and to each side, with minimal back lighting. This is the recommended distribution for general street lighting. House-side shields are also available. Using 15-foot mounting height allows fire trucks to safely pass beneath the fixtures in areas where they may encroach past the curb line.

Along the main entry road where a center median occurs, match double armed pole mounted fixtures are suggested, with a pole-to-pole spacing of 120-feet. With a single head pole-to-pole spacing of 80-feet we achieve the following light level criteria:

- a) Average illumination 0.68 fc
- b) Maximum illumination 108 fc
- c) Minimum illumination 0.1 fc
- d) Average to minimum illumination 6.80 fc
- e) Maximum to minimum illumination 18.00 fc
- f) Lighting concepts are provided as **Figure 141**

E. ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES

1. TOWN CENTER COMMERCIAL AND MIXED-USE DESIGN GUIDELINES

e. General

The Town Center may include housing types from medium density mixed-use dwelling units above retail and office space, single family-attached and live/work unit row homes. The Town Center will be pedestrian prioritized with private walkways and linkages to the trail system connecting the residential villages to the Town Center and other Community amenities such as public and private parks, an enhanced pedestrian zone with special street setbacks, and a clock tower.

The development within the Town Center which is wholly within the Valley Center Community Planning area will include single family attached, commercial development; mixed-use development; and civic uses. All of these uses will be regulated by the C34 Use Regulations, and development guidelines in Chapter III of the Specific Plan.

Development applications for the mixed-use commercial uses will also be subject to the application of the “B” and “D” Special Area Development Regulators which requires that commercial developments obtain an approved Site Plan from PDS prior to the approval of Building Permits in accordance with the process described in Section IV of this Specific Plan. Development projects which are subject to the Valley Center Community Design Guidelines will require an approval of a Site Plan which conforms to the building design and landscape design guidelines.

Development applications including the single family attached use will only be subject to the application of the “D” Special Area Development Regulator which requires that residential developments obtain an approved Site Plan from PDS prior to the approval of Building Permits in accordance with the process described in Section IV of this Specific Plan.

The expressed purpose of the “B” Special Area Development Regulator is to indicate that Site Plan review will occur so that the development proposal conforms to the applicable design standards in the Valley Center Design Guidelines.

f. Town Center Design Concept

The Town Center is composed of a variety of land uses that form the social, civic and commercial focus for the Community. The land uses that form the Town Center core are residential, mixed-use, commercial, retail and institutional.

The design objectives for creating the Town Center are:

- i. Create a sense of place with a highly identifiable character.
- ii. Encourage vertical and horizontal mixed-use.
- iii. Create a pedestrian friendly environment with activity, enclosure, and comfort in specific areas.
- iv. Maximize connections to the Town Center from secondary area residential development with pedestrian and bicycle routes.
- v. Balance parking and vehicle access needs of commercial uses with the pedestrian focus within the village.
- vi. Encourage an eclectic architectural style reminiscent of historically based California Town Centers.
- vii. Accommodate pedestrian oriented design concepts within the commercial core that are consistent with the Town Center character.

In order to achieve these objectives, a conceptual Town Center Plan (**Figure 72**), elevations (**Figure 88**), and architectural guidelines have been developed. The illustrations address the anticipated arrangement and connection of uses in the Town Center and conceptually depict an architectural proposal for the area. The unique character intended within the Town Center should follow the aesthetics, organizational techniques and pedestrian friendly typology found in historical California mixed-use villages built in the 1920's and 1930's. Materials that are consistent with the architecture are required. Materials that are indigenous to the area and those that simulate indigenous materials are encouraged. These indigenous materials will be

widely used in Town Center entries and other features of Lilac Hills Ranch as one of its unique, identifying design theme elements.

Other critical elements of the Town Center, such as general character statements and identification of important design and site planning features, are detailed in the following qualitative descriptions to further guide Community design and development.

g. Architecture

- i. Building forms and facades should be broken up into short vertical sections that are representative of the historic nature of Southern California villages of the 1920's and 1930's. The design of the buildings' facades should reflect the nature and use of their original intended design from when they were originally constructed. A variation of building heights, parapets, flat and pitched roofs, and building materials will provide greater visual diversity and authenticity to this Town Center.
- ii. Unique storefront design, signage, entry motifs, expansive sidewalks, and varied colors between the individual buildings are required. Components of a typical storefront should include: the entry door; display windows; transom windows; storefront columns; awnings; vertical support walls; decorative lintels; second and third floor windows that are spaced and proportioned to the facade with decorative trim, sills, and hoodmolds, and finally a decorative cornice on a parapet or a pitched roof.
- iii. East bound Main Street as it enters the Town Center is planned for two and three story Commercial/Mixed-Use buildings (limited to 35 feet in height) on both sides of the street up to the point where Main Street intersects with Lilac Hills Ranch Road. In order to establish a small town feel and reinforce the pedestrian dominance of the Town Center and identity of the Town Center as a pedestrian place, commercial/mixed-use buildings in Planning Areas C1, C2 and C3 are allowed to front directly behind the curb on Main Street so that the second story can extend over the sidewalk (see **Figures 75 to 77**). The second story can extend to the street for not more than half of the street length in total and not more than 100 feet per building with the sidewalk integrated into the first floor design and layout. The effect is to create a pedestrian arcade, directly at the curb. These planning features integrate the building and streets to establish a small town feel provide traffic calming reinforce the pedestrian dominance of the town center and identity of the Town Center as a pedestrian place.
- iv. The principle of hierarchy is to be employed wherever possible. The character of buildings within the Town Center is to be consistent with that of traditional villages and village planning. For the most part, the majority of the buildings are to read as background buildings with consistency of form, use of materials, and appropriate treatment of ornamental detailing. Community parks and developed open space (P8 and P9, expansive sidewalk areas and the Community Park) will be used to augment any Group open space requirements for the Mixed-use residential component within the Town Center area.

h. Site Planning and Building Orientation

III. DEVELOPMENT STANDARDS AND REGULATIONS

- i. Wherever possible, parking should be of secondary priority within the Town Center. The paramount goal is the coherence of the Town Center as the heart and soul of the Community serving both commercial and cultural needs. Buildings aid in the reading and understanding of the Town Center as a viable urban village form.
- ii. Parking (except for on street parking), service, and utilitarian uses should be located internally to the sites or where they can be screened from public view.
- iii. Building entrances should be closely spaced to increase articulation and interest along the pedestrian edges as depicted in **Figures 79** through **81**. Design emphasis on the entries improves the street scene and helps distinguish individual shops in multi-tenant buildings.
- iv. Shaded areas and a sense of enclosure will encourage visitors to linger and enjoy the defined areas within the Town Center. Features such as canopies, arcades, and roof overhangs can achieve these objectives and also provide weather protection when necessary.

i. Pedestrian and Vehicular Access

- i. Vehicular access shall be secondary to pedestrian access.
- ii. Frequent opportunities to sit, relax, and observe should be provided with the inclusion of benches, steps, planters, and low walls within and adjacent to the pedestrian walk.
- iii. Pedestrian, bicycle and cart access routes should be maximized and identified with appropriate signage.
- iv. Vehicle access should be clearly subordinated to pedestrian access through street design that promotes traffic calming such as narrow travel lanes and parallel parking.
- v. Parking lots should be located behind buildings or building facades which front onto pedestrian-oriented streets.
- vi. Reduce the amount of land devoted to parking to increase space for other pedestrian-oriented uses and activities. Leverage shared parking opportunities where possible.
- vii. Design blocks to minimize pedestrian exposure to surface parking lots and active driveways. For example, situate parking behind buildings and provide direct sidewalk access to building entrances and lobbies.

j. Village Character (Landscape and/or Hardscape)

- i. The pedestrian areas should be well defined with a hard surface that is textured or accented to identify focal areas.
- ii. Grade separations should use structures rather than landscape banks to emphasize the character of the Town Center and to serve as seating areas.
- iii. Landscaping shall reinforce the character of the area.
- iv. Trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies.
- v. Parking lots shall include interior tree planting for screening and heat relief per the requirements of the County Off-Street Parking Design Manual.
- vi. Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these areas and includes sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be incorporated within these areas as well to provide visual relief and screening, where possible.
- vii. Parking bays should be oriented perpendicular to destination areas and parking areas, where feasible, should be broken up into smaller pieces to avoid massive parking lots except as required to meet the parking requirements for the for the larger commercial uses allowed in the Town Center.

k. Lighting, Signing and Street Furnishings

- i. Streets adjacent to the retail and mixed-use areas should be well lit to encourage evening use. Street lighting fixtures should relate to the pedestrian scale and architectural accent lighting is encouraged.
- ii. Illumination of walkway/trail connections should be provided through the use of low intensity fixtures for safety and comfort. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- iii. Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path. Service area lighting should be contained within the service area boundary and enclosures. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- iv. A Comprehensive Sign Program shall be developed emulating historical California mixed-use villages and consistent with County guidelines, to ensure a unified design integrated with the Community architecture.
- v. Street furnishings shall be consistently designed and made of materials appropriate for public use. The design of street furnishings shall be consistent with the design character of the architecture and landscape.

2. NEIGHBORHOOD CENTERS COMMERCIAL AND MIXED-USE DESIGN GUIDELINES

a. General:

The development within the Neighborhood Centers allows for single family attached; commercial development; mixed-use development; and civic uses. All of these uses will be regulated by the C34 Use Regulations including the requirements for Site Plans to establish setbacks per the “V” Setback Regulator and per the “B” and “D” Special Area Regulators, and development guidelines in Chapter III of the Specific Plan.

The purpose of the “V” Setback Regulator is to require a Site Plan so that specific setbacks can be established for a given development proposal pursuant to the setback standards included in this specific plan. The purpose of the “D” Special Area Development Regulator is to indicate that Site Plan review will occur so that mixed use/commercial development proposal conforms to the applicable design standards and Guidelines of this Specific Plan. The purpose of the “B” Special Area Development Regulator is to indicate that Site Plan review will occur so that mixed-use/commercial development proposal conforms to the applicable design standards of the Valley Center Design Guidelines.

b. Neighborhood Center Design Concept

The primary feature of the Neighborhood Centers is to provide neighborhood commercial, retail and office uses within walking distance for residents in the adjacent residential communities. The site planning for the Neighborhood Centers is consistent and is compatible with the site planning established for the Town Center.

c. Site Planning

The Site Planning for the Neighborhood Centers will follow the same Architecture and Site Plan Guidelines included in the Town Center section above.

3. SINGLE FAMILY ATTACHED DEVELOPMENT GUIDELINES

Single family attached development in Lilac Hills Ranch is only allowed within the Town Center and the two Neighborhood Centers. This residential use includes structures that contain 3 to 8 attached residential dwelling units, each one located on an individual fee lot.

a. General

These guidelines address the design elements that contribute to the Lilac Hills Ranch planning concepts for pedestrian-oriented residential design. Guidelines are provided for architectural styles, facade elements, garage location and design, and landscape themes. Conceptual site plans and architecture for the Single Family attached residential areas of Lilac Hills Ranch are illustrated at the end of this Section.

As above the application of the “V” Setback Regulator requires a Site Plan so that specific setbacks can be established for a given development proposal pursuant to the setback standards included in this specific plan. The single family attached development will require Site Plan approval (pursuant to the “D” Special Area Designator) as required to ensure compliance with the Design Guidelines and developments standards included respectively in Section III of the Design Guidelines and the **Figure 82 – Town Center &**

Neighborhood Center Development Standards Table (in Section III Development Standards and Regulations).

The guidelines below address the design elements that contribute to the Single Family Attached planning concepts: pedestrian-oriented design, facade elements, parking and garage location, and design and landscape themes. Building architectural styles are not mandated but should be complementary to the Lilac Hills Ranch design theme as depicted in the residential design guidelines. The pedestrian-oriented design concept is enhanced by locating the attached 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:

- i. Developments should be unique, but share fundamental architectural characteristics consistent with the Lilac Hills Ranch 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. Six-foot wide parallel and diagonal parking spaces are permitted in the single family attached and mixed-use planning areas.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- vi. Up to 100 percent of the total required Guest Parking Spaces are allowed on the street adjacent to the residential property.
- vii. Reduce the amount of land devoted to parking to increase space for other pedestrian-oriented uses and activities. Leverage shared parking opportunities where possible.
- viii. Design blocks to minimize pedestrian exposure to surface parking lots and active driveways. For example, situate parking behind buildings and provide direct sidewalk access to building entrances and lobbies.

e. Landscape

Landscape in single family attached and mixed-use developments shall adhere to Guidelines and Standards set forth herein. The front and side yard landscaping shall be complementary to the streetscape and California Foothills design themed landscape. The interiors of single family attached and mixed-use communities shall provide for common and private outdoor spaces that are functional and aesthetically pleasing. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Lilac Hills Ranch design theme. The following guidelines are for single family attached and mixed-use landscapes:

- i. The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Lilac Hills Ranch theme.
- ii. Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- iii. Side and rear yard areas shall be landscaped to soften the architecture and provide privacy for residential units.
- iv. Transformer and cable box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect.
- v. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where feasible.
- vi. Grouped mailboxes and mailbox structures are to be designed to complement the architectural style of the development for which they are intended. Only Postmaster approved boxes will be allowed.
- vii. Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provision for trash and recycling shall be in conformance with the County Requirements.
- viii. HVAC equipment shall be screened from view from common use areas, where feasible, and shall comply with County noise standards.
- ix. Large expanses of asphalt paving shall be avoided and the appearance softened by creating breaks in these areas with sections of permeable paving to intercept urban runoff and create visual relief.

f. Lighting and Signing

- i. Architectural accent lighting is encouraged.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- ii. Illumination of walkway and trail connections should be provided through the use of low intensity fixtures for safety and comfort.
- iii. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- iv. Within building groups, architectural and accent lighting should be indirect and subtle. Increased lighting levels should highlight pedestrian areas to clearly define the pedestrian path.
- v. Service area lighting should be contained within the service area boundary and enclosures.
- vi. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- vii. Community entry monuments should inform and direct but not dominate the visual character of the area.
- viii. Signs shall be consistent with the architectural style of the building and comply with applicable County Standards.

4. SINGLE FAMILY DETACHED RESIDENTIAL DESIGN GUIDELINES**a. General**

These guidelines address the design elements that contribute to the Lilac Hills Ranch planning concepts for pedestrian-oriented design. Guidelines are provided for architectural styles, facade elements, garage location and design, and landscape themes. Conceptual site plans and architecture for the single family residential areas of Lilac Hills Ranch are illustrated at the end of this Section.

The single family detached residential development will be regulated by the application of the RS Use Regulation which includes the “V” Setback Regulator and the “D” Special Area Development Regulator. These zoning regulations require that a Site Plan application shall be submitted and approved prior to the issuance of building permits for detached single family lots. The purpose of the Site Plan will be to (a) assure that the lot design, setbacks and architecture conform to the **Single Family Residential Development Standards (Figures 98 and 99)** included in this Specific Plan and (b) establish the specific architecture for the individual lots from the architectural models included in **Figures 100 through 119**.

b. Site Planning

Appropriate site planning and building plotting are fundamental to creating a pedestrian-oriented neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in single-family residential neighborhoods should be based upon the following criteria:

- i. Single-family detached and single family attached residential lots and setbacks shall encourage variety in the design, orientation, and placement of homes, wherever practical.
- ii. Front yard building setbacks shall be varied, where possible, to avoid a monotonous pattern of houses.
- iii. Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in side yards, and avoid a monotonous pattern of houses.
- iv. Multiple housing plans shall be provided for compatibility with different lot configurations (interior and corner lots) and a variety of designs for entry and garage designs locations.
- v. The following permitted lot and footprint layouts may include but are not limited to:
 - a) Homes may be clustered around a paseo and park;
 - b) All lot configurations may be alley loaded;
 - c) Garages within the lots may be tandem garages;
 - d) Private drives for access to multiple lots;
 - e) Ancillary residential units attached or detached.
- vi. Side entry floor plans may be used on both interior and corner lots, provided that the entry is clearly defined and the front elevation includes front-facing windows, porches, or other pedestrian-oriented design features.
- vii. Housing plans used on corner lots shall provide for distinguishing architectural features of that style that wrap around the street-facing corner.
- viii. Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- ix. Where the rear of a lot abuts a street, the design shall provide for a privacy wall and landscaping consistent with the Lilac Hills Ranch streetscape theme.
- x. Grade differentials within neighborhoods shall be used to add variety and enhance the availability of open space between residences.

Certain Final Maps will be required to plot the largest of the lots proposed on each such map along the Community boundary in situations where project single family development will be at the same grade as the adjacent existing homes that will remain in the Semi-Rural Regional Category. Consideration will be given to additional opportunities to reduce conflicts including providing a grade separation and planting buffers to allow vegetation to mature and screen the adjoining properties. For the areas

shown on **Figure 137** the project will include a 50-foot buffer (setback) with two rows of trees or similar vegetation around the perimeter of the project, with the exception of the south side of West Lilac Road, within the project site, which will contain a 30-foot buffer. The buffer shall include a similar style of landscaping (e.g. orchard style plantings) as the other agricultural buffers. The buffers are located within the boundaries of the project's development footprint, and in some cases overlapping existing fuel modification zones. In areas that overlap with the fuel modification zones, the vegetation would comply with Fire Code requirements analyzed within the Project's approved Fire Protection Plan (FPP). . These agricultural buffer strips will be located on parcels owned and maintained by the Community HOA as part of the common open space. In addition, these larger lots proposed by such tentative map will be oriented so that the widest lot boundary is facing the Community boundary and/or adjoining homes.

c. Architecture

The residential architectural styles include, but are not limited to: Spanish Colonial, Craftsman, French Country, California Bungalow, California Ranch, and California Monterey (see **Figures 100 to 119**). These styles are attractive, compatible with one another, and they can be easily integrated into the individual style and scale of each neighborhood. It is important to note that these styles are intended for modern adaptation, not recreation of historic homes. The architecture is expected to be somewhat simplified, yet still maintain the unique characteristics that exemplify the style.

Facade Elements

Residential building facades should be attractively designed with varied features for individual identity and neighborhood interest. Facade features should be pedestrian-oriented in that they provide a connection between the public street and sidewalk and the private residence. Facade treatments may include:

- i. Undulating building mass and roof planes.
- ii. Vertical and horizontal stepped massing.
- iii. Visually minimized garages.
- iv. Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.
- v. Facades that are visible from public view areas (open spaces, streets, parks, etc.) shall be articulated to avoid monotony.

Garage/Driveway Design

The pedestrian-orientation of a neighborhood places emphasis on the home and front yard rather than the garage. However, lot configurations in the Lilac Hills Ranch single-family residential areas will necessitate most garages facing the streets. This section describes building massing and plotting techniques, as well as specific solutions for garage placement and facade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are:

- i. Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door window and coach lights.
- ii. Vary the garage setbacks; the preferred design is for the garage wall to be set back further than the front wall of the home.
- iii. Provide variety through the use of alternative garage configurations such as split, swing-in/side loaded, and mid to deep recess garage, tandem garages, detached garages, detached garages in clusters.
- iv. Provide for a variety of driveway designs such as colored concrete, pavers, edge banding, and/or other surface enhancements to break up large expanses of concrete. All driveway surfaces shall be required to meet the County Consolidated Fire Code requirements for use by emergency vehicles.
- v. Concept site plans and architecture for the single-family neighborhoods of Lilac Hills Ranch are illustrated in Section III.

d. Pedestrian-Oriented Design

Pedestrian-oriented neighborhood design emphasizes a cohesiveness of the Community through aesthetically pleasing site planning and architecture. Essential elements include attractive architecture, inviting entries, and a minimization of utilitarian areas facing the street. The structure of a neighborhood must be understood to better promote its pedestrian-orientation.

The area between the street and residence contains a hierarchy of public to private spaces. The street, sidewalk, and parkway are perceived as public, common neighborhood use areas. Residential front yards provide a transition space between the public spaces of the sidewalk and street, and the private spaces of the home. The residential entry is the final demarcation area between public and private spaces.

The design of residential neighborhoods can complement that orientation by borrowing elements from traditional neighborhoods, such as porches, and minimizing the influence of the automobile. The following sections describe three primary areas of design that will facilitate the creation of pedestrian-oriented neighborhoods: site planning and garage/driveway design.

5. SENIOR CITIZEN NEIGHBORHOOD DESIGN GUIDELINES

The Senior Citizen Neighborhood includes single family residential development, Neighborhood Center South and a Senior Center and Group Care Facility. Residents of this portion of the Community are required to be 55 years of age or older. All residential and commercial development in the Senior Citizen Neighborhood will use the same architectural styles, facade elements, garage location and design, landscape themes and guidelines used elsewhere in the Specific Plan. Hardscape and landscaping shall be designed in anticipation that the majority of the population will be seniors. Site plans should, where appropriate, minimize physical barriers and provide ramps, seating, hand rails and other amenities directed at ensuring a safe and walkable community.

a. Single Family Residential

As elsewhere in the Community any single family residential development with the RS Use Regulations within the Senior Citizen Neighborhood will require that a Site Plan be submitted for all single family development prior to the issuance of building permits. The purpose of the Site Plan will be to (a) assure that the proposed lots meet the, configuration and setbacks standards detailed in the **Single Family Residential Development Standards** tables (**Figures 98** and **99**) and (b) establish the specific architecture for the individual lots from the architectural models included in **Figures 120** through **124** included later in this section of the Specific Plan text.

b. Group Care (Assisted Living) and Senior Center Design Concept

The Group Care Use type and Senior Center are permitted uses per Section 2145 (a) with the approval of a Major Use Permit. The individual living units in the Group Care facility will not be allowed to include an individual kitchen. (Per the Zoning Ordinance at the time of construction these units may or may not be defined as dwelling units. Regardless, under either circumstance, these units will not cause a reduction or otherwise impact the approvals for the other 1,746 dwelling units approved by this Specific Plan.)

A proposal for a Group Care facility use will require the submittal and approval of a Major Use Permit. Applications for a Group Care (Assisted Living Facility) Use Permit will be reviewed to assure that the development proposal conforms to the applicable design standards of this Specific Plan (See **Figures 95** to **97**).

The development of any of these types of uses within the Senior Citizen Neighborhood is allowed, and any applications for the appropriate County permits should be in conformance with the following guidelines.

c. Site Planning

The site planning and plotting of the group care 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.

d. Architecture

Building forms and facades should be broken up into short vertical sections that are representative of the historic nature of Southern California villages of the 1920's and 1930's. A variation of building heights, parapets, flat and pitched roofs, and building material is desired.

e. Site Planning and Building Orientation

Building entrances will be closely spaced to increase articulation and interest along the pedestrian edges. Design emphasis on the entries improves the street scene. Setbacks, building height, building design, and exterior treatments will be established per the approved Major Use Permit.

f. Gated Access

- i. The Senior Citizen Neighborhood (Phases 4 and 5) can be accessed from off-site at three points: Covey Lane on the north, the access easement to Rodriguez Road on the east, and Mountain Ridge road on the south. Each of these access points will be controlled with automated gates which will limit public access (see **Figure 125**).
- ii. The gates and their controlling mechanisms will be state of the art, and must be approved for conformance with the existing standards and policies by the County prior to the recordation of the first Final Map in either Phase 4 or 5.
- iii. Some of the proposed gates cross roads classified as Fire Apparatus Access Roads (i.e. Covey Lane at Lilac Hills Ranch Road and the access road to Rodriguez Road). The gate proposed to cross these roads must be approved by the Fire Authority Having Jurisdiction prior to construction.
- iv. Access to the control mechanisms will be limited to the developers, appropriate emergency services agencies and ultimately the residents of Phases 4 and 5.

g. Pedestrian and Vehicular Access

- i. Frequent opportunities to sit, relax, and observe should be provided with the inclusion of benches, steps, planters, and low walls within and adjacent to the pedestrian walk.
- ii. Pedestrian, bicycle and golf cart access routes should be maximized and identified with appropriate signage.
- iii. Vehicle access should be clearly subordinated to pedestrian access through street design that promotes traffic calming such as narrow travel lanes.
- iv. Parking lots should be located behind buildings or building facades which front onto pedestrian-oriented streets.
- v. Reduce the amount of land devoted to parking to increase space for other pedestrian-oriented uses and activities. Leverage shared parking opportunities where possible.
- vi. Design blocks to minimize pedestrian exposure to surface parking lots and active driveways. For example, situate parking behind buildings and provide direct sidewalk access to building entrances and lobbies.

h. Landscape and/or Hardscape

- i. The pedestrian ground plane should be well defined with a hard surface that is comfortable for accessible path of travel
- ii. Landscaping shall provide the opportunity to enjoy the color, smell, and texture of the plant material.
- iii. Deciduous and evergreen trees shall be incorporated into the pedestrian path, planted flush to ground level with overhead branches to create overhead canopies for shade in the summer and sunlight in the winter.
- iv. Large expanses of asphalt paving shall be avoided and their appearance softened by creating breaks in these areas and includes sections of permeable paving to intercept urban runoff and create visual relief. Landscaping shall be used where reasonable incorporated within these areas as well to provide visual along with color, smell and texture relief and screening, where possible.
- v. Accessible parking and handicap parking will be designed appropriately. Parking bays should be oriented perpendicular to destination areas and parking areas, where feasible, should be broken up into smaller pieces to avoid massive parking lots.

i. Parking, Loading, Outdoor Storage Areas

The requirements for onsite parking, loading and outdoor storage areas throughout Lilac Hills Ranch shall be in conformance with the following requirements.

All development within the commercially designated areas shall provide areas for trash storage. The following criteria apply:

- i. The number of containers shall be as required by the sanitary service operator for all uses on the site.
- ii. Trash areas shall be kept neat and clean.
- iii. The precise location of any trash area shall be approved as part of the site plan.

6. INSTITUTIONAL GUIDELINES

These guidelines address the design elements that contribute to the Lilac Hills Ranch planning concepts for pedestrian-prioritized design. Guidelines are provided for architectural styles, facade elements, and design, and landscape themes. Conceptual site plans and architecture for the potential institutional uses are illustrated at the end of this Section. Building architectural styles are not mandated but should be complementary to the Lilac Hills Ranch design theme as depicted in the design guidelines. The civic uses anticipated for this site per Section 2145(a) of the Zoning Ordinance will require approval of a Major Use Permit.

a. Site Planning

The guidelines stated below are provided for siting and building plotting of the land uses authorized by Section II B (7) of this Specific Plan.

- i. Buildings will be oriented to create outdoor spaces, such as courtyards, or patios.
- ii. Building orientation should consider indoor and outdoor privacy, noise, solar access, and overall aesthetic appearance.
- iii. Grade differentials between the street and a development will be used to create separation between the streets and private living space.

b. Site Planning and Building Orientation

Building entrances should be closely spaced to increase articulation and interest along the pedestrian edges as depicted in the adjacent illustration. Design emphasis on the entries improves the street scene. Setbacks, building height, building design, and exterior treatments will be established per the approved Major Use Permit.

c. Architecture

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:

- i. Developments should be unique, but share fundamental architectural characteristics consistent with the Lilac Hills Ranch design theme.
- ii. 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.
- iii. Varied building elements, roof pitches, and setbacks should be employed to avoid monotony, including some three-story elements.
- iv. Distinctive building elements shall be oriented towards the corners of prominent street intersections.
- v. 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.
- vi. Utilitarian areas -- include parking, loading, mechanical equipment and trash enclosures -- shall be screened so that they do not impact views from public roads to the maximum extent possible.
- vii. The color palate should reflect the context of the architectural style of the building theme.

d. Parking Design

Views of parking areas should be minimized to create the pedestrian Villages. The following guidelines provide direction for location and design of parking facilities:

- i. Parking and vehicular access shall be located to 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. Reduce the amount of land devoted to parking to increase space for other pedestrian-oriented uses and activities. Leverage shared parking opportunities where possible.
- iv. Design blocks to minimize pedestrian exposure to surface parking lots and active driveways. For example, situate parking behind buildings and provide direct sidewalk access to building entrances and lobbies.

e. Landscape

Landscape in the Institutional planning area shall adhere to Design Guidelines set forth below. The front and side yard landscaping shall be complementary to the streetscape and California Foothills design themed landscape. Interior landscapes are encouraged to maintain the tranquil, courtyard style landscapes established by the Lilac Hills Ranch design theme. The following guidelines are for the Institutional landscapes:

- i. The landscape is to be comprised of trees, shrubs, vines, and ground covers that are consistent with the overall Lilac Hills Ranch theme.
- ii. Tree plantings in the front yard areas shall be varied to provide interest in the landscape.
- iii. Side yard areas shall be landscaped to soften the architecture and provide privacy for residential units.
- iv. Transformer and cable box locations are to be carefully planned and coordinated with the both the utility company and the landscape architect.
- v. Transformers and cable boxes should be located to be unobtrusive and screened from view with plantings where feasible.
- vi. Trash enclosures shall be designed to complement the architectural style of the development for which they are intended. Provision for trash and recycling shall be in conformance with the County Requirements.
- vii. HVAC equipment shall be screened from view from common use areas, where feasible, and shall comply with County noise standards.
- viii. Large expanses of asphalt paving shall be avoided and the appearance softened by creating breaks in these with areas with sections of permeable paving to intercept urban runoff and create visual relief.

f. Lighting and Signing

- i. Architectural accent lighting is encouraged.
- ii. The lighting pattern and intensity should become more intense at path intersections and vehicular crossings.
- iii. Within building groups, architectural and accent lighting should be indirect and subtle.
- iv. Service area lighting should be contained within the service area boundary and enclosures.
- v. Lighting should be designed to minimize glare and intrusion into neighboring land uses.
- vi. Community entry monuments should inform and direct but not dominate the visual character of the area.
- vii. Signs shall be consistent with the architectural style of the building and comply with applicable County Standards.

F. 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 (CALFIRE). A Fire Protection Plan (FPP) has been prepared to describe the level of fire risk that would affect or be caused by the proposed project and the methods proposed to provide necessary services. The FPP also evaluates the consistency of the proposed project with applicable fire protection regulations and the requirements of the DSFPD regarding fire safety in the Wildland/Urban Interface area in which the project is located. The goal of the FPP is to minimize any potential loss of life, residential and commercial structures due to a wildland fire. In addition, a Capabilities Assessment of the DSFPD was conducted that provided additional fire service options and considerations. The FPP has been approved by the DSFPD. The following standards will minimize fire risk to the Lilac Hills Ranch Project:

1. PERFORMANCE STANDARDS

- a) Each Final Map will designate the location of required Fuel Management Zones as required by the analysis conducted based upon the procedure and protocol set forth in the FPP. Where the standard FMZ building setback zone is modified by the FPP for each Implementing Map, the alternative measures identified within that FPP will be used as permitted by the Fire Code and as set forth within the FPP for such Implementing Map. These alternative methods will be based on the fuel modeling, mitigation measures or mapping as permitted. The Fire Protection Plan is provided in Figure 141.
- b) On all implementing Site Plans require all structures within the wildland-urban interface as defined in the County Building Code shall be built using ignition-resistive construction methods (Title 9, Division 2, Chapter 1 of the San Diego County Code of Regulatory Ordinances) and construction requirements shall meet all then-current County and State of California Building Code (Chapter 7A) requirements for construction in the wildland areas.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- c) On all implementing Site Plans require that fire-resistant building features described in the FPP shall be applied to all structure construction and will be implemented at the site plan or building permit stage. Such features will be applied to mitigate the ignitability of the residential structures and projections (exterior balconies, carports, decks, patio covers, unenclosed roofs, and floors).
- d) Maintenance and repair of proposed residences will be required to be made with the same ignition-resistant materials and construction features.
- e) On all implementing Site Plans require an open space fuel modification treatment plan as set forth in the FPP shall be used identifying areas requiring fire resistant landscaping and other measures to mitigate fuel risks around all planned structures.
- f) A Fuel Modification Zone Required in paragraph (a) above will be for the fuel modification and maintenance of common areas and will be under the control of a homeowners association or other common ownership, established in perpetuity for the benefit of the Community.
- g) All implementing subdivision maps shall be conditioned to require that all standard two-way roads used for fire access shall have an unobstructed improved width of not less than 24 feet, and will be maintained at all times. The standard for all one-way roads used for fire access shall require an unobstructed improved width of not less than 14 feet, and will be maintained at all times. Fire apparatus access roads will not be obstructed in any manner, including the parking of vehicles. Specific interior roadways will be designated 'fire access roadways' or 'fire lanes'. All standards for apparatus access roads will follow the California Fire Code.
- h) All implementing subdivision maps shall be conditioned to require that emergency vehicle turnarounds shall be provided on 'fire lanes' to meet the standards of the County Consolidated Fire Code.
- i) On all implementing Site Plans require that fire apparatus access roads shall be constructed as necessary to meet the standards of the County Consolidated Fire Code. All roads shall be provided with an approved driving surface to meet the standards of the County Consolidated Fire Code prior to building permit issuance, construction and/or bringing combustible building products onto each parcel.
- j) Adoption of the Evacuation Plan as shown on **Figure 2.7-3** of the EIR.
- k) Implement a program known as "Ready, Set, Go" to heighten the public's awareness and preparedness in time of emergency as described in the Evacuation Plan.
- l) Implement an education component including the distribution of complete copies of the Fire Protection Plan and the Evacuation Plan to all residents.
- m) An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate. In an emergency the Sheriff, the HOA and the DSFPD will be able to activate this override feature. A gate accessing more than four residences or residential lots shall be equipped with an approved emergency traffic control activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus. Any gate or barrier

across a fire access roadway shall be constructed to meet the standards of the County Consolidated Fire Code.

- n) The Lilac Hills Ranch HOA will be responsible for preparing and updating as necessary Emergency Evacuation Routes and Procedures for all of the property owners and residents within the Community. This publication shall be prepared in co-operation with the Sherriff and the DSFPD. As per the FPP all residents will have at minimum two legal alternative evacuation routes. However the publication shall show all potential evacuation routes so that the property owners and residents can exercise their own discretion in the event of an emergency.
- o) The Valley Center Municipal Water District has agreed to serve the water needs for this general commercial and residential project. The project will be required to comply with the applicable Fire Code requirements with respect to providing water to the project, including installing sprinkler systems (and meters) for all facilities on the project site. Hydrants will be installed for each Phase prior to the allowance of combustibles on the active project site.

G. GRADING GUIDELINES AND DEVELOPMENT STANDARDS

1. LANDFORM GRADING GUIDELINES

The design plan for Lilac Hills Ranch strives to minimize grading and create visually pleasing landforms. The following are guidelines for grading and slope design.

- a) Create elevation changes within the property that strive for a balance of cut and fill grading.
- b) Use grade changes to optimize views and a sense of spaciousness.
- c) Use grade changes between different land uses where separation and buffering is desired.
- d) To the extent possible, avoid cut and fill over 30 feet.
- e) Use landform grading techniques where appropriate, in slopes over 25 feet in height.
- f) Use varied-height trees, shrubs, and groundcovers to undulate the surface of slopes.
- g) Use state-of-the-art erosion control, irrigation, and water management practices to protect slopes.

2. GRADING DEVELOPMENT/CONSTRUCTION STANDARDS

- a) Grading Conformance: All grading activities shall be in compliance with the Specific Plan standards and shall implement any grading-related mitigation measures or Community design features established in the Environmental Impact Report.
- b) Contour Grading: All manufactured slopes in excess of 30 feet in height shall be contour graded where possible without impacting sensitive open space resources using techniques such as undulation, rounding of top and toe of slope, and varying gradients.
- c) Manufactured Slopes: Manufactured fill slopes shall be constructed at a gradient no steeper than 2:1. Manufactured cut slopes may be reduced to 1 ½: 1 in rocky situation and will require soil engineer approval.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- d) **Balanced Site Work:** Grading activity for the entire Community shall be balanced on-site and will not require either import or export of material from outside of the Community.
- e) **Prehistoric Remains:** A qualified archeological grading monitor shall be on-site during grading activities in specific areas identified by the County. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist shall be consulted to ascertain their significance.
- f) **Dust Control:** Dust control during grading operations on-site shall be as required by the San Diego County Grading Ordinance and as detailed in the Mitigation and Monitoring Program of the Project EIR.
- g) All active grading areas shall be watered three times per day.
- h) All architectural coatings used during construction will be SDAPCD Rule 67 compliant.
- i) 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.
- j) The contractor shall use all available engineering controls such as blasting cabinets and local exhaust ventilation. The use of compressed air for cleaning surfaces shall be avoided. Water sprays, wet methods for cutting, chipping, sawing, grinding etc. shall be used, as feasible. The use of respirators approved for protection against silica shall be issued to construction workers during blasting and grading operations, where feasible.
- k) All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
- l) Whenever feasible, electrical power will be used to run air compressors and similar power tools.
- m) Equipment staging areas should be located as far as feasible from occupied residences or schools.
- n) For all construction activity on the project site, noise attenuation techniques should be employed as needed to ensure that noise remains below 75 dB(A) eight-hour Leq at the boundary line of an occupied residential use.
- o) No more than one pile driver would be active on any single construction site or within 500 feet of another active pile driver.

H. DRAINAGE PLAN DEVELOPMENT STANDARDS

1. *County Development Standards:* Drainage and flood control facilities and improvements shall be provided in accordance with the San Diego County Department of Public Works Flood Control Division.
2. *County Maintenance:* All drainage and flood control facilities shall be either maintained by the County Department of Public Works Flood Control Division, or HOA, and shall be designed to

III. DEVELOPMENT STANDARDS AND REGULATIONS

provide adequate levels of safety, maintainability, and protection to existing and proposed improvements. Private drainage and flood control facilities shall be maintained by the HOA.

3. *Building Pads*: Grading for building sites and proposed streets shall provide positive drainage to prevent ponding of water. Necessary measures to prevent erosion and siltation shall be required both during construction and after completion of the Community.
4. *Modifications*: Drainage patterns within the site may be modified, but the modification shall be consistent with the Community drainage system plan approved by the County Department of Public Works.
5. *Runoff*: Lot runoff from impervious surfaces, such as roofs and pavement areas, shall be directed to natural or improved drainages. Dispersal into shallow sloping vegetated areas shall be encouraged.
6. All of the areas designated "DB" on the Specific Plan map are intended for use as hydromodification detention basins for the Community and are designed to hold stormwater runoff in accordance with local, state and federal requirements. In the event that these functions can be managed with alternative techniques approved by the appropriate local, state and federal authorities, these areas may be incorporated and used in accordance with the underlying zoning. Residential development shall not exceed the 1,746 units, and no amendment to the specific plan text or map will be required.

I. WATER AND WASTEWATER DEVELOPMENT STANDARDS

Valley Center Municipal Water District (VCMWD): All water and wastewater systems shall be designed per requirements of the VCMWD.

San Diego County Public Works Requirements: The infrastructure system shall be installed per the requirements of the County Department of Public Works.

Health Department Requirements: Water distribution and wastewater facilities shall be installed in accordance with the requirements and specifications of the County Department of Environmental Health and the State of California Department of Public Health.

The proposed means of foul air treatment shall be activated carbon towers.

J. BIO AND OPEN SPACE MAINTENANCE**1. COMMON AREA MAINTENANCE (HOA OPEN SPACE)**

Common Areas within Lilac Hills Ranch will be maintained at a standard that is equal to the original construction; that is a high level consistent with standard landscape practices and building codes. Should the HOA decide to redesign landscaping, fencing, trails, monuments and other common features and/or install new features in the future, such installations and features shall be in accordance with the design standards contained in this Specific Plan. Specific maintenance standards are included below in Section 3.

Renovation and/or revision of site landscape shall require approved Landscape Plan through PDS. Plans shall also be in compliance with the Water Conservation in Landscape Ordinance, the Water Efficiency Landscape Design Manual, Grading Ordinance, where

appropriate the Valley Center Design Guidelines and the specific plan Community Design Guidelines.

2. AGRICULTURAL USES IN OPEN SPACE

The Community will retain and promote agriculture uses in the project's common areas and open space system. Agricultural uses will be allowed in three areas pursuant to the descriptions below;

- a) Dedicated Biological Open Space Easements: There will be 104.1 acres of sensitive biological/wetland habitat and existing agriculture preserved onsite. An additional 20.8 acres of agriculture, outside of the biological open space, will also be conserved throughout the community. Agricultural uses, agricultural maintenance, and access to existing wells and water lines within the disturbed portion of biological/wetland habitat areas will be allowed. The identified agriculture areas will not be permitted to expand within the dedicated Biological open space areas.
- b) Most of the agricultural uses located in the biological open space are in the wetland buffer areas. The adjacent wetlands are generally dependent upon the groves as they have mostly developed over the past several decades subsequent to creation of the groves.
- c) Community Open Space Easement Areas: The Lilac Hills Ranch HOA will own, manage and maintain open space areas, within the Community boundaries as follows: manufactured and landscaped slopes, recreational open space (parks, trails, etc.), on-site agriculture (including that in the Biological Open Space), and detention basins (see **Figure 19 - Open Space and Parks**). Within the manufactured open space system the project will, where feasible, retain existing agricultural operations.
- d) Interim Agricultural Uses: The project developers may allow new agricultural uses in certain areas including:
 - i. Selected project areas prior to their development for planned uses (e.g. interim agricultural uses); and
 - ii. Within planning areas slated for development, new agricultural uses will be an allowed use within implementing project non- biological open space areas.
 - iii. Lilac Hills Ranch will use commercially acceptable farming practices for on-site agriculture that are consistent with surrounding uses and County Ordinances.
- e) Community Gardens: The HOA may authorize community gardens in each Phase as they deem appropriate on HOA owned lots. The HOA shall adopt and enforce maintenance and operations procedures as required.

3. BIOLOGICAL HABITAT MAINTENANCE AREAS

The biologically sensitive areas identified in the project EIR which are to be conserved will be placed into open space easements as a condition of approval for the implementing subdivision maps. The process of establishing these easements requires that arrangements be made to ensure that the resources are managed by qualified and licensed professionals and that the easements include a provision for endowments that will assure their continued maintenance over time.

The County Biology Report Guidelines and Format identifies the following as acceptable Resource Managers:

Section 2.1 Resource Manager Qualifications and Responsible Parties

Proposed Resource Manager:

The resource manager shall be one of the following:

- a) Conservancy group Natural resources land manager
- b) Natural resources consultant
- c) County Department of Parks and Recreation
- d) County Department of Public Works
- e) Federal or State Wildlife Agency (U.S. Fish and Wildlife Service, California Department of Fish and Game)
- f) Federal Land Manager such as Bureau of Land Management
- g) City Land Managers, including but not limited to Department of Parks and Recreation, Watershed Management or Department of Public Works;
- h) Home Owners Association
- i) Community Service Organization
- j) Non-profit or Tax-exempt Public Benefit Organization

4. MAINTENANCE AREA STANDARDS

1. The resource manager shall be approved by the Director of Planning and Development Services (PDS).
2. Management and maintenance of biological resources, natural and restored/enhanced, will be in accordance with the Lilac Hills Ranch Resource Management Plan.
3. The Lilac Hills Ranch trail system includes several trails through the Biological Habitat Maintenance Areas. These trails are on existing, graded dirt roads ways which have existed for many years. Because the trail system has been located on the existing dirt roads no mitigation for their use will be required.
4. The Lilac Hills Ranch HOA will be responsible for maintenance and management of the agricultural resources and trail located within the Biological Open Space areas subject to an approved Management Plan.
5. Each tentative map that includes any of the areas shown on the Biological Open Space area (see **Figure 18 – Biological Open Space**) will be conditioned to dedicate to the County of San Diego, or a mutually agreed upon entity and maintained by an appropriate private interest organization authorized by the County of San Diego as acceptable resource managers any and all areas shown as Biological Open Space on **Figure 18**.

K. EIR PERFORMANCE STANDARDS

The following Performance Standards are incorporated herein. In addition, the Specific Plan is required to implement all mitigation measures contained within the EIR, as applicable, through implementing permits.

1. AGRICULTURAL PERFORMANCE STANDARDS

- a) Pursuant to the EIR Section 2.4, each tentative map and its implementing Site Plan located on the exterior boundary of the community, except along West Lilac Road, will incorporate 50-foot-wide agricultural buffers planted with two rows of the appropriate tree crop (e.g., citrus, avocado) around the entire exterior Community boundary. In cases where these buffers overlap existing fuel modification zones, the vegetation would comply with Fire Code requirements analyzed within the Project's approved Fire Protection Plan (FPP).
- b) These buffers will be located where residential uses in Lilac Hills Ranch abut existing, adjacent orchards and will be used to create a transition and buffer between the two uses. (Mitigation Measure M-AG-2)
- c) Pursuant to the EIR Section 2.4, each implementing Site Plan located on the exterior boundary of the community will be conditioned to include a 6-foot-high fence adjacent to offsite agricultural uses to prevent trespass and intrusion by people and domesticated pets. (Mitigation Measure M-AG-3)
- d) Pursuant to the EIR Section 2.4, a Limited Building Zone shall prohibit habitable structures as well as any structure (e.g., covered patios and picnic shade structures, a community building, etc.) which could accommodate congregating residents, visitors, or children. The prohibition includes (but is not limited to) ball fields, swimming pools, horseshoe pits, picnic areas, or any other uses that would attract or keep people near the project boundary or AA. This mitigation shall be implemented at the park site (AG-2), the institutional and age-restricted areas (AG-3 and AG-4) and along the project boundaries where it is necessary to discourage new residents from being within close proximity to off-site agricultural uses (AG-5, AG-6; and AG-8 through AG-11). This LBZ would also serve to mitigate impacts AG-13, AG-14, and AG-15. (EIR Mitigation Measure M-AG-4)
- e) Pursuant to the EIR Section 2.4, and the **Specific Plan Figure 142**, the project shall include a 100-foot fuel modification zone/limited building zone between on-going agricultural uses and residential development, for each phase of development. The fuel modification zone/limited building zone shall comply with all State Law and County Agricultural, Weights and Measures Regulations. (EIR Mitigation Measure M-AG-5)
- f) As identified in EIR Section 2.4, the project developers or HOA as appropriate is required by the San Diego County Agricultural Enterprises and Consumer Information Ordinance to provide disclosure statements in all sales documentation for all proposed residential units, if agricultural use is still in existence at the time new homes are constructed. The statement would notify potential owners that the adjacent property could potentially be used for agricultural operations such as fruit

and flower production and that there could be associated issues such as odors, noise, and vectors. The notice would also notify future residents that these agricultural uses within the vicinity of the project maintain certain rights to practice agriculture in accordance with normal and accepted practices.

- g) The lighting and illumination standards for Lilac Hills Ranch will be complementary to the architecture and land uses throughout the project area. 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 agricultural and other land use areas. Light shields will be used where necessary to avoid nuisance lighting, particularly in residential neighborhoods and adjacent to preserved natural open space. Lighting, including all landscape low voltage decorative lighting, shall comply with the County's light pollution code.

2. BIOLOGICAL PERFORMANCE STANDARDS

- a) All landscape plans shall include only native and low-fuel plant species. [per EIR Section 2.5]
- b) All grading or clearing permits shall limit vegetation clearing as follows; (a) the period of the year outside of the nesting season, roughly defined as mid-February to mid-September. Vegetation clearing activities could occur within potential nesting habitat during the breeding season with written concurrence from the Director of Planning and Development Services (PDS), the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife (CDFW) that nesting birds would be avoided; or (b) If vegetation removal is proposed to take place during the nesting season, a biologist shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided.
- c) Prior to the approval of any grading or clearing permits during the nesting/breeding season for raptors (roughly from mid-February through mid-July), a "directed" survey shall be conducted to locate active raptor nests, if any. If active raptor nests are present, no grading or removal of habitat will take place within 500 feet of any active nesting sites. The project proponent may seek approval from the Director of PDS if nesting activities cease prior to July 15.
- d) Subdivision Improvement plans shall require culverts under road sections to be sized from 18 to 54 inches in diameter as appropriate to allow for adequate local wildlife movement. [per EIR Section 2.5]
- e) All Grading Plans shall require that a qualified biologist be present during grading operations in order to:
 - i. Design and supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading and improvement plans.
 - ii. Monitor vegetation clearing and earthwork to ensure construction activities remain within the project footprint.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- iii. Precisely identify and mark open space and other sensitive areas using geographic information system (GIS) coordinates with at least 6 inches of accuracy to assure that grading does not result in any un-permitted impacts beyond the designated buffer areas, nor result in any intrusion into any open space areas. [per EIR Section 2.5]

3. HAZARDS RELATED PERFORMANCE STANDARDS

- a) Prior to issuance of grading permit, the impacted soils in the locations referenced within EIR subchapter 2.7 shall be excavated and disposed of at an approved location. Confirmation samples shall be collected to verify removals. The appropriate documentation of the soil removal and subsequent testing shall be verified by the County before a building permit will be issued. [per EIR Section 2.7]
- b) Prior to demolition of on-site structures, a Hazardous Materials Assessment shall be performed to determine the presence or absence of asbestos-containing materials (ACMs)/lead-based paint (LBP) located in the buildings to be demolished. Suspect materials that would be disturbed by the demolition activities would be sampled and analyzed for asbestos content, or assumed to be asbestos containing. All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression. Lead containing materials shall be managed in accordance with applicable regulations. [per EIR Section 2.7]
- c) The Major Use Permit for the Wastewater Reclamation Facility (WRF), if required by the VCMWD, shall be conditioned to require that screened material shall be removed from the facility two to three times per week. The screening process would take place indoors, with screened material disposed of in a commercial dumpster that would be housed indoors until transported off site. Routine removal of material would minimize fly attraction/propagation. [per EIR Section 2.7]
- d) Subdivision Improvement Plans shall be conditioned so that the storm water system and BMPs shall be designed to ensure that (1) vectors are excluded from enclosed sources of standing water; (2) any standing water is discharged within 72 hours; or (3) standing water is made less suitable for mosquito breeding. Details of all requirements pursuant to the County are included in the Vector Management Plan. [per EIR Section 2.7]

4. NOISE PERFORMANCE STANDARDS

- a) All Site Plans that include emergency generators within 500 feet of a property line will be conditioned to require that the generators be located within enclosures, behind barriers, or oriented within the site to eliminate the line of site between the generators and sensitive receptors. Noise testing will be conducted to verify that the generator noise levels comply with County standards, Section 36.404, at the nearest property line prior to operation. [per EIR Section 2.9]

5. AIR QUALITY PERFORMANCE STANDARDS

- a) Pursuant to the EIR Section 2.2, each implementing Site Plan shall require that any nonresidential building that utilizes large-scale refrigerated storage (e.g., restaurant; grocery store) equips each loading dock with an electrical hook-up to power

refrigerated trucks, to minimize idling time and combustion of vehicle fuels (EIR Mitigation Measure M-AQ-7a)

- b) To minimize fuel combustion, the project's HOA shall require that all open space areas under its control be maintained with electrical equipment, to the extent feasible. (EIR Mitigation Measure M-AQ-7b)

L. COMMUNITY SIGN STANDARDS

1. RESIDENTIAL PLANNING AREAS

Individual sign programs for residential planning areas shall be submitted as a part of the Development Plan Review process. Community Facility sign standards will apply to the following conditions:

- a) Community Entry
- b) Secondary Entries
- c) Neighborhood Entries
- d) School Entry
- e) Park Entry
- f) Trail System Information
- g) Real Estate Directories

A sign system utilizing a consistent script and architecturally compatible materials will be developed. Three basic categories of Community Facility signs will be developed:

- a) Entry Monument(s)
- b) Facility Identification
- c) Entry Markers

The community entry monument occurs at the Community entry points at both connection points of Main Street and West Lilac Road. (See **Figure 127**)

Facility identifiers will occur through the use of wall-mounted signs located near the pedestrian entry or doorway. Script type and style will match that of the entry monument.

Entry markers are simply columns of wood or concrete, which identify the entry in situations where wall mounted script, might not be visible. Wooden markers will be used for trail system information. Concrete or masonry markers will be used elsewhere.

Care should be given to ensure sight line visibility for traffic at intersections and driveways.

2. TOWN CENTER AND NEIGHBORHOOD CENTERS

Signage and graphics within the town and both neighborhood centers shall be regulated by the following guidelines:

- a) External building signage shall be limited to the configuration of building facade signs, hanging signs or wall signs.
- b) Building facade signs shall be no more than two feet (2') in height and shall be in proportion to the building facade.

III. DEVELOPMENT STANDARDS AND REGULATIONS

- c) Building facade signs shall be considered a cohesive design element within a building's elevation and in conjunction with window and door placement.
- d) A hanging sign shall be permitted to be a maximum of eight square feet in size and shall have a minimum clearance of eight feet (8') from the finished grade of the sidewalk to the bottom of the hanging sign.
- e) A wall sign shall be permitted to be a maximum of fifteen square feet in size within a maximum height of four feet (4') from finished grade at the base if free standing. Signage must be proportioned to the wall area upon which it is applied. Locations of wall signs must be approved on a site plan.
- f) The combined area of a business's identification signs shall not exceed one square foot (1SF) for each linear foot (LF) of the business's building frontage.
- g) Externally lighted signs are permitted if the light source is decorative and constitutes an architectural feature of the building facade. It must also be focused away from adjacent properties or streets.
- h) Internally lighted signs are permitted if the sign is constructed of individual letters and/or symbols that are individually lighted from within.
- i) Neon signage shall be permitted when less than three square feet (3SF) in total area and when they are located within the building.
- j) Signage and lettering shall be dimensional. Signs painted onto a building or wall surface are prohibited.
- k) Exterior building signage may only advertise the business transacted, goods sold or produced, or the service rendered on the premises where the sign is located. Safety or warning signage required by law is excluded.
- l) Storefront windows and doors shall be limited to a maximum of two square feet (2SF) of coverage with stickers, credit card decals, hours of operation, etc.
- m) Temporary sale or promotional signs shall be limited to fifteen square feet (15SF) or total area and shall only be permitted for up to a maximum of 45 days per year.
- n) Temporary signage shall only be attached to the inside of a storefront.
- o) Handwritten and/or typed signs are prohibited.
- p) Moving and/or flashing signs are prohibited.
- q) External posters and promotional signs are prohibited.
- r) Signage or lettering is prohibited on awnings or canopies.

M. GENERAL USE AND PERFORMANCE STANDARDS**1. COMMUNITY WIDE STANDARDS**

- 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.
- 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.