

Included with the documentation will be contact information so that the HOA and the County Department of Public Works can effectively coordinate issues and concerns regarding the operation of the system.

- i) The HOA shall hire and designate a TDM Program coordinator to facilitate the implementation of the Lilac Hills Ranch TDM Program per the parameters established in Appendix I.

3. CIRCULATION SYSTEMS

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

4. BUILDING USE STANDARDS

- a) Site Plans for residential development shall be conditioned to require that all residences be designed to achieve the California Energy Commission's Zero Net Energy standards, as defined in that agency's 2015 *Integrated Energy Policy Report*.
- b) Site Plans for non-residential development shall be conditioned to require the provision of on-site, solar photovoltaic systems on a minimum of 45% of non-residential building roof space and on all covered parking areas.
- c) Site Plans for non-residential development shall be conditioned to require the exclusive utilization of high-efficiency (LED or equivalent) indoor and outdoor lighting in all non-residential buildings.
- d) Site Plans for residential and non-residential development shall be conditioned to require the installation of Level 2 EV charging stations as follows: one (1) single-port EV charging station for each residence and at least 22 dual-port EV charging stations (serving a total of 44 parking spaces) in parking areas for non-residential uses, including the recreation center, park, school, senior center and commercial uses located within the Community.
- e) Prior to issuance of the project's 1,000th residential building permit, the project applicant or its designee shall provide Planning & Development Services (PDS) with proof of installation of 13 dual-port electric vehicle (EV) charging stations capable of serving 26 off-site parking spaces per the following ratios:
 - a. one (1) off-site parking space shall be served by an electric vehicle charging station for every 100 dwelling units (equivalent to 17 electric vehicle charging stations), and

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- b. one (1) off-site parking space shall be served by an electric vehicle charging station for every 10,000 square feet of commercial development (equivalent to 9 electric vehicle charging stations). ("Commercial development" includes retail, office, and hotel buildings.)
- f) Site Plans for Mixed-use projects shall be conditioned to require that recycling bins are included in their trash enclosures. Residents will be notified that recycling is required when they move in.
- g) In order to reduce the use of potable water, Site Plans for detached Single family homes will be conditioned to require that rainwater harvesting systems for the irrigation of private yards be designed to support drought tolerant vegetation only, unless recycled and/or groundwater are available for such irrigation. State of the art irrigation controllers will be required that match water use to plant type and weather conditions.
- h) Site Plans for developments proposing homes and commercial buildings will be conditioned to require water saving shower heads, toilets, and faucets to ensure that water is conserved internally. Installation of outdoor landscaping and irrigation systems and piping will be subject to the requirements of the VCMWD.
- i) Site Plans for developments proposing single family homes will be conditioned to require that each unit is equipped with Energy Star or equivalent high-efficiency appliances (washers, dish washers, fans and refrigerators).
- j) Site Plans for residential development will be conditioned to require that where the residences include fireplaces, including single-family residential, mixed-use residential and senior community residential, only natural gas or equivalent non-wood burning fireplaces shall be installed.
- k) Site Plans for residential development will be conditioned to provide natural gas outlets in all residential backyards and within the common areas of multi-family development areas.
- l) Site Plans for residential development will be conditioned to provide electrical outlets on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
- m) Site Plans for residential or commercial development will be conditioned to require that residential and commercial buildings are equipped with energy efficient AC units and heating systems with programmable thermostats/timers.
- n) Site plans proposing the transfer of dwelling units between phases of development may be required to prepare a traffic analysis if required by CEQA.
- o) All implementing discretionary and other permits as appropriate are required to include the relevant mitigation requirements included in the Certified EIR for this project.
- p) Any Noise attenuation measures and any light attenuation measures identified in subsequent CEQA analysis of discretionary projects shall incorporate the standards of the Lilac Hills Ranch Specific Plan into the development through appropriate conditions of approval and building plans.

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- q) All subsequent development applications will prepare a photometric analysis for lighting as required by the County CEQA process.

5. UTILITY STANDARDS

- a) All implementing subdivision maps and Site Plans shall be conditioned to underground utilities, pursuant to the County Subdivision Ordinance, within Lilac Hills Ranch. All utility connections and apparatus shall be coordinated with the site's architectural elements so as not to be exposed except where required by the utility provider.
- b) Site Plans shall be conditioned to require the installation of high efficiency lighting
- c) In addition to the standard curb side trash collection separate collection of recyclables and green waste, a recycling buy back facility will be provided onsite to further encourage area residents to recycle, reducing waste that eventually reaches County landfills, if feasible.
- d) All development shall implement recycling and composting services through a waste management plan in order to achieve the equivalent of a 25 percent reduction in baseline waste disposal calculated from municipal rates per CalRecycle. All individual developers shall have waste management plans prepared for future individual projects. The plans shall follow County Draft Guidelines and shall also include educational materials as part of the content. The plans shall address operational and construction phases of each proposed development.

Zoning Ordinance, subject to the restrictions and limitations specified therein and setback requirements found at Section 4835 shall be permitted except as listed below:

- i. No silos, tank houses, coops, or water vending by machines shall be permitted except as possible architectural features.
- ii. No retail sales of stable gear or of wind turbine systems shall be permitted.
- iii. No roadside sales of agricultural products or horticultural sales shall be permitted except with respect to weekly street markets within the Town Center or as otherwise permitted by the County.
- iv. No farm employee housing shall be permitted.
- v. No poultry management or wild animal keeping shall be permitted.
- vi. No offices shall be permitted outside the office/professional and Town Center districts, except as temporary real estate offices and home offices, and except those which comply with the requirements for a "Home Occupation" as defined within Section 6156 of the County Zoning Ordinance.
- vii. All accessory uses permitted under Section 6156 of the County of San Diego are allowed.

6. PLANNING AREA STANDARDS**a. Town Center**

Community-serving commercial uses in Lilac Hills Ranch are concentrated in the Town Center core area which functions as the social, commercial and activity center for the Community. Standards found in this section apply to all land and buildings within the

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Town Center. Where specific standards are silent on an issue, the PDS is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to the Lilac Hills Ranch Town Center:

- i. The Village Green (Planning Area C4) contributes to a main town square or 'commons' that is intended to be a focal point or "heart" of the Community. The Village Green will be owned by the Community HOA. At build out the Village Green will include an Information Center, the HOA offices and a food and beverage establishment referred to as the "Tavern on the Green" in three separate structures which will occupy approximately 0.7-acres or one-third of the total area. The balance of the Village Green (1.3-acres) will be appropriately landscaped. **Figure 134** shows the Concept Plan for the Village Green.
- ii. The Village Green will be open to the public and is expected to host many "Special Events" for the Community residents. Any permit that will be processed for this area will specify that "Special Events" will be allowed and the County's normal special events permitting process will be followed for events held on private property. The "Special Events" may include the typical public holidays, events coordinated by the Home Owners Association or developer, and other events with the granting of required permit(s), if any.
- iii. Allowable uses within the Town Center include single-family attached residential; commercial and residential mixed-use; neighborhood-serving commercial to include a general store; specialty retail shops and services; restaurants, bars, cafes; a Farmer's Market; hotels; fractional ownership of timeshare; resort; restaurants; offices; public uses, religious institutional; post office, schools and library; quasi- public uses such as a day care facility; transit node; utilities necessary to serve the Specific Plan area and other uses as authorized by the C34 Use Regulation.
- iv. A Country Inn is a permitted use within the Town Center upon the approval of a Major Use Permit. The Country inn may include as many as 50 transient habitation units in a structure, or individual "casitas" as generally depicted on **Figure 73 and 74** and with the approval of a Major Use Permit. The Country Inn will be designed to comply with the Commercial Design and Landscape Design Guidelines included in Section III E Architectural Design Standards and Guidelines.
- v. A clock tower is also an allowed use in the Town Center. The tower may be used to support radio, cellular, and wireless antennas subject to the approval of any required permits. This tower pursuant to Section 4622 (g) may be as tall as sixty feet so long as it is constructed of non-combustible materials, and will require the submittal and approval of a Minor Use Permit per Section 2341 of the Zoning Ordinance.
- vi. Development standards are defined in the zoning boxes contained in Section III.A.6 of this Specific Plan. Setbacks will be established during Site Plan review.

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vii. Walls, fencing, and lighting shall comply with standards stated in above.

b. Neighborhood Centers

Neighborhood-serving commercial uses in Lilac Hills Ranch are also located in the Neighborhood Centers located in the central and southern portions of the Community which function as secondary commercial and activity centers to provide services within a half-mile walking distance from every home. Standards found in this section apply to all land and buildings within the Neighborhood Centers. Where specific standards are silent on an issue, the County of San Diego is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to the Lilac Hills Ranch Neighborhood Centers:

- i. Allowable uses within the Neighborhood Centers include single-family attached residential, neighborhood-serving commercial; schools; retail shops and services; restaurants and cafes; private recreation facilities; public uses; religious and institutional uses; quasi-public uses such as a day care facility; transit node; post office and library; utilities necessary to serve the Specific Plan area and other uses as authorized by the C34 Use Regulations.
- ii. Development standards are defined in the zoning boxes contained in Section III of this Specific Plan. Setbacks may be established during Site Plan review.
- iii. Neighborhood Center South is not precluded from receiving a residential density allocation at some point in the future as part of a density transfer authorized by the specific plan.
- iv. Walls, fencing, and lighting shall comply with standards stated above.

7. SINGLE FAMILY RESIDENTIAL AREAS

The standards found in this section apply to all land and buildings within the Single Family Areas with the RS Use Regulations. Where specific standards are silent on an issue, the PDS Director is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to residential uses in Lilac Hills Ranch:

- a) Development standards for SF residential areas are defined in the RS zoning box found in Section III of this Specific Plan. Dimensions and standards are minimums for setbacks and maximums for heights. Minor variations may be permitted subject to PDS Director review and approval or through tract map approval, providing the minimums specified herein are maintained as average minimums.
- b) Certain architectural projections (such as a fireplace) may extend up to two feet into yards subject to the following limitations: the projection shall not be placed on foundations and shall have a shelf height of not less than 18 inches above finished floor. The projection's total or combined length shall be no longer than the length of the adjacent fireplace; if not associated with a fireplace, the projection shall be limited

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to a maximum of five feet in length, and these projections shall be limited to a maximum of one per yard per dwelling.

- c) Landscaping of all lots shall be in accordance with the requirements set forth in the Landscape Design Guidelines section of this Specific Plan.
- d) A fuel modification zone shall be incorporated into residential lots, as required by the Deer Springs Fire Protection District standards as set forth in the approved Fire Protection Plans.
- e) Walls, fencing, and lighting shall comply with standards stated above.
- f) Minimum setbacks for single family residential land uses shall be in accordance with the **Single Family Development Standards table - Figures 98 and 99** and established during Site Plan review.
- g) No wood-burning fireplaces would be installed, and all fireplaces would be natural gas. No fireplaces at all would be allowed in the 200-person group care facility.
- h) All new residential units will have smart meters installed.

8. ATTACHED AND MIXED-USE AREAS

The standards found in this section apply to all land and buildings within the attached and mixed-use residential areas. Where specific standards are silent on an issue, the PDS Director is authorized to define a standard consistent with the definition of the Village Core/Mixed-Use land use designation in the land use element goals of the Lilac Hills Ranch Specific Plan or that is in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to attached and mixed-use residential areas in Lilac Hills Ranch:

- a) Development standards are defined in the zoning boxes contained in Section III of this Specific Plan, and by the Single Family Residential Development Standards table (**Figures 98 and 99**). Dimensions and standards are minimums for setbacks and maximums for heights. Minor variations may be permitted subject to PDS Director review and approval or tract map approval, providing the minimums specified herein are maintained as average minimums.
- b) Certain architectural projections (such as a fireplace) may extend up to 2 feet into yards subject to the following limitations: the projection shall not be placed on foundations and shall have a shelf height of not less than 18 inches above finished floor. The projection's total or combined length shall be no longer than the length of the adjacent fireplace; if not associated with a fireplace, the projections shall be limited to a maximum of 5 feet in length, and these projections shall be limited to a maximum of one per yard per dwelling.
- c) Landscaping of all single family attached and mixed-use premises shall be in accordance with the requirements set forth in the Landscape Design Guidelines section of this Specific Plan.
- d) Walls, fencing, and lighting shall comply with standards stated above.
- e) Site Plans for these use types shall meet the applicable usable open space requirements of the Valley Center Design Guidelines.

9. K-8 SCHOOL SITE

The 12-acre K-8 school site within Phase 3 has been designed and is proposed for public or private school use to serve the educational needs of the residents of the Community and surrounding areas. The project will fund and build a turn-key K-8 school at either the location as shown in the Specific Plan, or at a location determined by the school district who will be operating the K-8 School. The school district will assume responsibility for any CEQA analysis that may be needed. It is also possible that a private school may desire to acquire the site for a “charter” or other type of private school. If over time neither a public or private entity is able to obtain the site it may be considered for an alternative use as follows. Students residing in the project would attend either Bonsall or Valley Center-Pauma schools, depending upon the district in which they were living. Interdistrict transfers could also be sought.

The area designated for the school site will be reserved for acquisition in accordance with state law which requires that the site be available for two years after the site subdivision improvements for the lot have been accepted. The site may be acquired by either district and developed with a traditional public school or a charter school, which would be funded and built by the project as set forth above. The area designated for the school site is designated VR-2.9 and is zoned RS. Should the site not be acquired within the prescribed time period, it may be developed in accordance with the provisions of the land use designation, zoning and the Specific Plan. Should the area designated for the school site be developed with residential uses, the density (and resultant lots) would only be transferred from other areas within the project which are zoned with the RS use regulation. The total number of units for the project cannot exceed 1,746 under the provisions of the current Specific Plan. If either school district proposes and acquires an alternative site within the project the residential units shown on the Specific Plan map may be transferred per the standards established in Section III-C-4 of this specific plan.

10. WATER RECLAMATION FACILITY (WRF)

The Water Reclamation Facility site, included within Major Use Permit (P12-005) will be reserved for use by the Valley Center Municipal Water District until such time as the district either accepts the completed facility, or accepts the construction of an alternative facility for the disposal of the project’s effluent. In the event that the VCMWD decides that the site is not required for the intended purpose, it could be developed in accordance with the provisions of the land use designation, zoning and the Specific Plan. Should the 2.4-acre site be developed for residential uses, the density (and resultant lots) would only be transferred from other areas within the project which are zoned with the RS use regulation. The total number of units allowed cannot exceed 1,746 under the provisions of the current Specific Plan.

The area within the Use Permit identified for ‘wet weather’ storage (8.1-acres) is designed to hold the treated effluent in accordance with local, state and federal requirements. In the event that the wet weather storage is not needed it may be alternatively used as above.

11. RECYCLING FACILITY (RF)

A site for a Recycling Collection Facility will be provided and operated by a private recycling provider as feasible. Section 6970-b of the Ordinance includes 16 performance standards which detail the specific operational activities allowed with the approval of a Site Plan. The facility will be available featuring temporary roll-off bins or storage containers where domestic recyclable waste generated within the Community (with the exception of pesticides, leftover paint, solvents, and automotive fluid), and/ or green waste generated from project residents may be consolidated for efficient off-site processing. If economically viable, a buy-back center may be opened at this location for residents to redeem CRV containers.

12. COMMUNITY PURPOSE FACILITY (CPF)

This facility will be owned and operated by a private recreation provider, and the community purpose facility will provide active indoor and outdoor uses such as: swimming pool, gym, basketball courts, tennis courts, etc. A concept site plan and elevations are illustrated as **Figure 78**. As shown the facility includes 40,000 square feet of enclosed recreational facilities, plus on-site parking.

If the DSFPD decides to locate a permanent fire station within Lilac Hills Ranch, the station may be co-located on this site with the Private Recreation Facility. In the event this takes place the recreational facility will be reduced to 35,000 square feet and the fire station structure will be approximately 4,500 in size.

13. PARKS

Public and private parks are located throughout the Lilac Hills Ranch development. Standards found in this section apply to all land and buildings within the public and private parks. Where specific standards are silent on an issue, the County is authorized to define a standard consistent with the goals of the Lilac Hills Ranch Specific Plan and/or in conformance with the County of San Diego Zoning Ordinance and the goals of this Specific Plan. The following use and performance standards apply to the parks within the Lilac Hills Ranch Community:

a) Use and Performance Standards for all Parks

- i. All public and private parks shall, in total, contain a minimum of 15.09 net acres as required by the County's PLDO. Net area will be determined based on PLDO definition for active recreational use. Upon approval of DPR, the net acreage of private parks may be credited against up to 50% of the PLDO acreage requirement.

b) Use and Performance Standards for the Public Park

- i. The public park (P7) shall be developed in conformance with park development standards determined by the County DPR and in accordance with the PLDO.
- ii. Allowable uses (not required uses or facilities) within the public park in Lilac Hills Ranch include dedicated picnic areas with barbeques and trash cans, play structures and equipment; sports courts and fields; multi-purpose trails;

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bleacher seating, maintenance and restroom buildings; parking lots; and other uses as permitted by the County of San Diego Zoning Ordinance.

- iii. The sports fields at the public park (P-7) may include pole mounted lighting subject to the condition that the field lights shall be turned off prior to 10:00 PM nightly.
- iv. A Park Site Plan consistent with the descriptions and exhibits in this specific plan shall be approved by PDS for the public parks. Each Park Site Plan shall be reviewed and approved by the DPR and shall comply with all design requirements. As necessary, any mitigation associated with the construction of the park site shall be included in the Park Site Plans. Park Site Plans shall be approved by the DPR prior to review and approval of grading and building permits through PDS.
- v. All public parks shall remain accessible to the public when the park is open. Any private road that connects a public road to the public park (P-7 or Interim Park) shall allow public access. Gates shall not be installed on any road within Phases 1, 2 or 3 that provides access to a public park. Easements necessary to provide access to all public parks and easements for utilities necessary to serve all public parks shall be granted to the County to the satisfaction of the DPR prior to the County accepting title and/or maintenance responsibilities for the public park.

c) Use and Performance Standards for the Private Parks

- i. Allowable (but not required) uses within the private recreational areas in Lilac Hills Ranch include dedicated dog parks with water fountains, picnic, play structures and equipment; sports courts and fields; multi-purpose trails; maintenance and restroom buildings; parking lots; and other uses as permitted by the County of San Diego Zoning Ordinance and PLDO.
- ii. An open space easement or other instrument approved by the County for restricting the use of private parks for park and recreational purposes shall be recorded as part of the Final Map approval for the phase in which they are located. The grading, improvements and landscaping for the private parks shall be completed and accepted by the Director of Parks and Recreation prior to the issuance of occupancy permits for the first building permit to exceed fifty percent of the total number of units for that Phase.
- iii. All Park Site Plans shall be reviewed and approved by the Department of Planning and Development Services and shall comply with all design requirements of the County park development standards and this specific plan.
- iv. All private parks shall be implemented by an approved Park Site Plan.

d) Private Parks within Phase 1:

- i. The developer shall complete construction of all the private parks located in a particular construction sub-phase (shown on **Figure 15(b)** as 1A, 1B, and 1C) prior to issuance of 50% of the building permits located in that sub-phase (1A, 1B and 1C) or within two years from 1st building permit issuance in that sub-phase, whichever comes first.

Private Parks Phasing; The Park Plan (**Figure 17**) included with this Specific Plan shows the anticipated location and configuration of the proposed parks system, both public and private. As the development of the community proceeds, the specific location, size, configuration and design of the parks may be modified subject to the review and approval of the DPR during the Site Plan process.

Interim Passive Park (**Figure 137**); Per an agreement with County Parks an IOD for a 3.2-acre (1.5 acre net) Interim Passive Park may be required with the recordation of the Final Map for Phase 1. This interim park (3.2-acres) will be located in Phase 3, adjacent to Phase 1 at the northeast corner of the Community. With the recordation of the first Final Map in the second phase to be developed an IOD for an additional 8-acres (6.5 acres net) will be required if no Final Map in Phase 3 is recorded within seven years of the IOD. If a Final Map has been recorded within Phase 3 or the third phase of the development (regardless of phase number) then the IOD for the Community Public Park (P-7) shall be recorded with the condition that the park will be constructed within two years of the recordation of the Final Map. With the recordation of this IOD the County will release all IODs for the Interim Passive Park.

14. OPEN SPACE AND TRAILS

Lilac Hills Ranch provides preserved biological open space, and undeveloped common areas which encompasses fuel management zones and maintained manufactured slopes. In addition, a highly developed public trail system is provided throughout the Community. Standards found in this section apply to all open space land and trails within the Community. Where specific standards are silent on an issue, the PDS Director is authorized to define guidelines supportive of sustainable trail design and construction. The following use and performance standards apply to open space and trails:

- a) Biological Open Space consists of natural and re-vegetated open space and biological open space that may be offered for dedication to the County Open Space Preserve system. Allowable uses in the Lilac Hills Ranch Biological Open Space areas include restoration of degraded and/or disturbed native plant habitats; public utilities and access to utilities; emergency or special needs fuel modification as determined by the Deer Springs Fire Protection District in accordance with the requirements of the approved Fire Protection Plan; agriculture land uses in the RPO wetland buffer which pre-date the approval of the Specific Plan and regional trails as shown and described in the Specific Plan text.
- b) Prohibited uses in Biological Open Space areas include streets and associated grading; (except as shown on the Specific Plan or as required to comply with Federal, or State permits); grading and fuel modification landscaping for the Lilac Hills Ranch Specific Plan development area (with the exception of grading associated with trail construction and maintenance); ornamental, non-native landscaping; developed recreational facilities such as picnic and play areas (with the exception of trails) and residential lot accessory uses and landscaping.
- c) Common area open space includes manufactured slopes for the construction of streets, residential lots and other uses allowed within the Community; erosion control

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and fuel modification zones and landscaping; Community entry features, including monument signs, lighting, ornamental landscaping, site furnishings and similar elements; utilities and access to utilities necessary to serve the Lilac Hills Ranch Specific Plan area; recreational uses such as picnic and play areas, tot lots, nature observation and seating areas; and both existing and new agriculture land uses in the manufactured, or other open space areas, including community gardens, local and regional trails.

- d) The HOA will be responsible for the maintenance of such properties including the required maintenance of all fuel management zones on HOA property.
- e) All agricultural operations within the Community are limited to properties owned and maintained by the HOA. The HOA is responsible to ensure that all agricultural operations conform to applicable County regulations and ordinances to include limiting use of spray products on fruit trees to those approved for organic operations. Aerial pesticide applications are prohibited within the project site.
- f) Lilac Hills Ranch will use commercially acceptable farming practices for on-site agriculture that are consistent with surrounding uses and County Ordinances.
- g) Manufactured slopes shall be planted for erosion control, fuel modification, Community identity, and aesthetics in conformance with the plant palettes and standards contained in this Specific Plan.
- h) Native oaks shall be preserved or moved to open spaces to the maximum extent feasible.
- i) Trails that are part of the County Regional Trail System (Regional Trails Linkages) shall be developed in accordance with the County's Trail Standards. The County Regional Trail System trails shall accommodate equestrians, bicyclists, and pedestrians and shall be dedicated to the County of San Diego.
- j) The Lilac Hills Ranch Community trail system shall be designed to accommodate bicyclists and pedestrians on all trails. Equestrian use of this trail system will be limited to the trails on the County Master Trail System and the Ranch Multi-Use Trail that connects the two trails on the County Master Trail System.
- k) The private trails shall be constructed per the trail standards described within this Specific Plan.
- l) Trails shall avoid fragile root areas of trees and shrubs, where feasible. Regional trails crossing roads shall be within ten degrees of a right angle. Traffic signs denoting all trail crossings shall be located along roadways to promote safety. Buttons at equestrian crossings shall be installed at signalized intersections. Motorcycles and off-road vehicles shall be strictly prohibited on both the regional and Community/neighborhood trails.

N. GREEN BUILDING PERFORMANCE STANDARDS

The following performance standards, combined with other standards contained within Section III of the Specific Plan are included to demonstrate how the Community is designed to meet the criterion in Land Use Policy LU-1.2.

1. SUSTAINABLE SITE DESIGN**a. Household and Green-waste Recycling**

The Implementing Site Plan shown in Phase 2 shall include a site for a Recycling Facility for the recycling of containers and compost to conserve energy and raw materials.

b. Farmers Market

Prior to the recordation of the last Final Map within the Town Center, the HOA shall be required to obtain the appropriate County permit for a regularly scheduled Farmer's Market.

c. Community Gardens

Each Implementing Site Plan containing single-family attached or mixed use within the Town Center or Neighborhood Center(s), shall include a site for a community garden to be owned and maintained by the HOA.

d. Environmental Stewardship

The HOA shall have an ongoing obligation to coordinate with the third party owner/manager of the biological open space to ensure effective communication of issues of mutual importance and concern.

The HOA shall also have an ongoing obligation to manage and operate the agricultural uses allowed by the Specific Plan within the biological open space areas in coordination with the RMP manager.

e. Innovative Landscaping

The landscape plan for implementing Site Plans shall contain landscape buffers planted with orchard trees to simultaneously grow food for the community while beautifying the trail and open space network.

f. Erosion and Stormwater Management

Require each Implementing Map to be accompanied with Erosion Control, Stormwater and Drainage Best Management Practices, as incorporated within the Specific Plan, the accompanying Project plans such as the Stormwater Quality Management Plan, the Water Conservation Plan and other appropriate County regulations.

g. Water Quality Standards and Requirements

Construction and development associated with cumulative projects, such as those identified in subchapter 1.8 of the EIR could contribute both point and non-point source pollutants to downstream receiving waters resulting in violations of water quality standards. However, development and construction proposed under most cumulative projects would be subject to regulations that require the inclusion of project design features ensuring compliance with water quality standards, including the CWA, Porter-Cologne Water Quality Control Act, NPDES, applicable basin plans, and local regulations and policies.

Critical Coarse Sediment Yield Areas (CCSYA) are an active or potential source of bed sediment to downstream channel reaches. Priority Development Projects can

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potentially disrupt the critical coarse sediment (CCS) delivery to downstream reaches which can lead to degradation of receiving waters. The disruption can occur from both encroachment into on-site CCSYAs or impedance of water courses that transport the CCS from off-site upstream areas through the project site. Steep slope lands are considered to be the source of critical coarse sediments. The County of San Diego Resources Protection Ordinance (RPO) identifies steep slope lands as all lands having a slope with a natural gradient of 25% or greater and a minimum rise of 50 feet.

There are approximately 20.0 acres of the above-defined steep slopes within the project boundary, 1.6 acres of it or 8% is within the proposed development footprint. The remainder remains undisturbed. Since the disturbance is less than 10%, it satisfies both the RPO steep slope and critical coarse sediment yield area protection requirements of the County of San Diego.

Additionally, to mitigate for the potential to disrupt the delivery of critical coarse sediment to downstream reaches, this project proposes bypass culverts to transport upstream runoff through the project site, into existing downstream natural channels, without intermingling with any on-site runoff. This prevents all upstream, offsite runoff from being affected by this project. The proposed flow within these bypass culverts will have higher velocities than the natural stream beds which ensures all potential critical coarse sediments from upstream areas are transported to downstream undisturbed channels without being deposited into the bypass culverts.

2. INTEGRATED TRANSPORTATION PLANNING**a. Transportation Demand Management Program**

Performance Standards for TDM Program are found in Section III-B of this Specific Plan. This plan fully implements requirements for the reduction of offsite trips and to reduce vehicle miles traveled in favor of alternative modes of transportation.

b. Integrated Trail System

The Community Integrated Trail System includes over 16-miles of public access multi-use trails including connections to two planned County regional trails. The Trail System provides complete access to all the neighborhoods within the Community and to the County Master Trail System.

c. Complete Streets

The Specific Plan includes a detailed section on street design (See Section III-B) which include a variety of widths and configurations all designed pursuant to the standards established for the Complete Streets approach to safe and accessible street design.

d. Transit

The Specific Plan includes a detailed section including the description of the integrated Transit system required by the Specific Plan (See Section III-B.4 & 5). This system provides for internal transit opportunities and a site for a private ride-share, shown on **Figure 130**. The Specific Plan also includes an interim private-sponsored transit program to connect the community with the Escondido Transit Center, which provides connections to BREEZE bus, LIFT shuttle, and SPRINTER light rail lines operated by NCTD.

3. SUSTAINABLE BUILDING**a. Zero Net Energy Residences with Zero Emission Vehicle Infrastructure**

Each implementing Site Plan shall be conditioned to require that residential units shown on the Site Plan: (1) will be designed to achieve the California Energy Commission's Zero Net Energy standards, as most recently defined in the 2015 Integrated Energy Policy Report; and, (2) will include the installation of one (1) Level 2 electric vehicle charging station in the garage or carport for each residential unit.

b. Plumbing for Solar Water Heating

Each implementing Site Plan shall be conditioned to require that buildings shown on the Site Plan will be designed to include plumbing for solar water heating.

c. Recycled Water Systems

Each implementing Site Plan shall be conditioned to require that common area landscaping shown on the Site Plan will be designed to allow plumbing for recycled water systems.

d. Rainwater Harvesting

Each implementing Site Plan shall be conditioned to require that all residential dwellings shown on the Site Plan will be designed to include a rainwater harvesting system.

e. Heat Island Reduction

The Landscape Plan for each Park Site Plan, or Park Major Use Permit shall include on the Landscape Plan an average of 77 trees per acre from the specimen list shown in Section III-D.6 (Community Park Landscaping Standards) of this Specific Plan.

The Landscape Plan for the internal private road Improvement Plans associated with each Final Map shall include on the Landscape Plan an average of 30 trees (on center) along both sides of the road, (and in the median where a median is provided) from the specimen list shown in Section III-D.3 (Road Landscaping Standards) of this Specific Plan. Tree planting locations shall take into account public safety concerns in regards to sight distance.

The Landscape Plan for each development Site Plan shall include on the Landscape Plan an average of 298 trees per acre from the specimen list shown in Section III-D.4 (Neighborhood Landscaping Standards) of this Specific Plan from the specimen list shown in Section III-D.6 (Community Park Landscaping Standards) of this Specific Plan.

III. DEVELOPMENT STANDARDS AND REGULATIONS

f. Solar/Photovoltaic Systems for Non-Residential Buildings with Zero Emission Vehicle Infrastructure

Each implementing Site Plan for non-residential development shall be conditioned to require the provision of on-site, solar photovoltaic systems on a minimum of 45% of non-residential building roof space and on all covered parking areas. Additionally, at least 26 Level 2, dual-port EV charging stations shall be installed in parking areas for the non-residential buildings and related uses. The minimum specifications for a Level 2 charging station is 40amp / 19.1 kW.

g. Carbon Neutrality

Through a combination of land use design, transportation planning and sustainable building, and environmental mitigation measures identified in the EIR, the Community will achieve no net increase in GHG emissions, and thereby avoid adversely contributing to global climate change.

O. WIRELESS FACILITIES

Wireless facilities are allowed only in the three areas of the Community with the C34 Use Regulation. All proposed wireless facilities will be required to obtain the permits and go through the review process required in Section 6980 of the Zoning Ordinance.

P. GENERAL PLAN AMENDMENT

In order for the Lilac Hills Ranch Specific Plan to be implemented a General Plan Amendment must first be approved. The Lilac Hills Ranch General Plan Amendment includes a proposal to amend the County of San Diego's General Plan by: 1) Amending the Regional Land Use Map to change the Regional Category from Semi-Rural to Village Category; 2) Amending the Valley Center and Bonsall Community Plan maps to change the Land Use designations to VR 2.9 and Village Core and amending the texts to insert descriptions of the Specific Plan; and 3) Amending the Mobility Element Table M-4 to add the segment of West Lilac Road from the west side of the project to the intersection of Old Hwy 395.

The General Plan Amendment proposes for the 608-acre project to replace the Semi-Rural category on the Regional Land Use Map with the Village Regional Category (**Figure 8 – Proposed Regional Land Use Categories**). The Project is proposing a planned Community that meets the requirements of the Community Development Model. It contains a central core in which the highest intensities of development are to be located. This Village-core would contain the densest neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, containing bicycle lanes and walkways that link the Project's proposed parks, schools, and public areas. Typically future growth is directed to areas where existing or planned infrastructure and services can support growth. The Lilac Hills Ranch Community is located within the boundaries of the Valley Center Municipal Water District and the Deer Springs Fire Protection District.

1. COMMUNITY PLAN DESIGNATIONS

The General Plan Amendment proposes for the 608-acre project to replace the existing Semi-Rural 4 and the Semi-Rural 10 land use designations (**Figure 7 – Existing Regional Land Use Categories**) which allow a gross density of one unit per 4 and 10 acres

III. DEVELOPMENT STANDARDS AND REGULATIONS

respectively to the Village Residential (VR 2.9), and the Village Core Mixed-Used (C-5) designations.

The majority of the property will be designated with the VR 2.9 designation which allows a maximum of 2.9 dwelling units per acre over the 580.2 acres with this designation. The proposed Specific Plan includes a Town Center in the north central portion of the project which will be designated with the Village Core Mixed-Use designation which as the name suggests allows a mix of commercial, residential and mixed-use development within the 27.8 acres within the Town Center. Two smaller Neighborhood Centers (8 and 0.4 acres) south of the Town Center will also be designated with the C-5 designation (**Figure 10 - Proposed Community Plan Land Use Designations**).

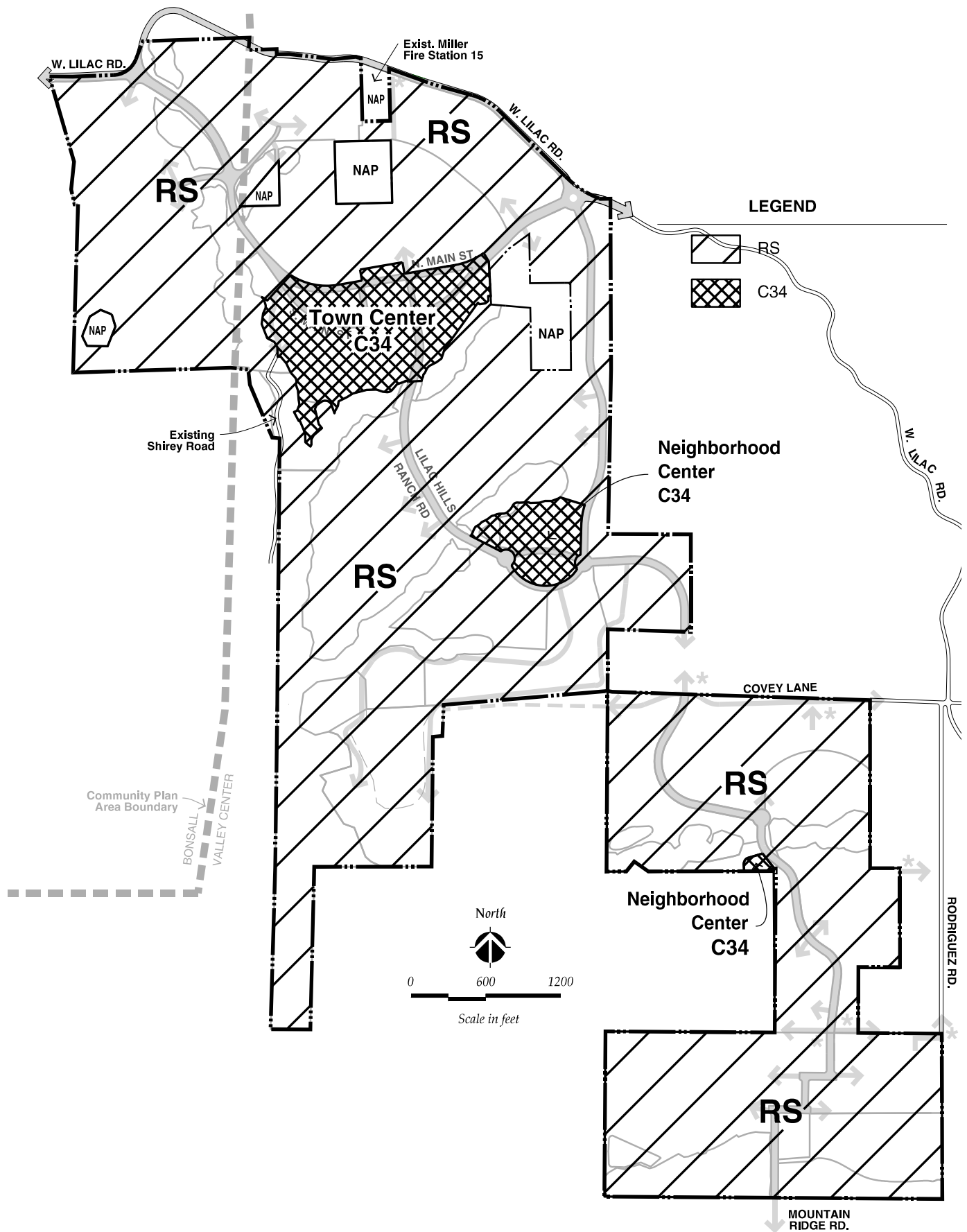
All of the approximately 78 acres in the northwest corner of the property located in the Bonsall Community Plan will be designated with the Village Residential (VR 2.9) land use designation.

Q. EXISTING STRUCTURES TO REMAIN

Within the Community there are 16 existing parcels all with existing residential structures, some including ancillary structures located in Phases 1, 2, 3, 4, and 5. These dwelling units (and structures) pre-exist the approval of the Community and are not included in the tables describing the distribution of the 1,746 dwelling units planned and authorized pursuant to this Specific Plan. Implementing Tentative Maps may recognize the existing structure by locating it on a new, reconfigured lot. As such the reconfigured lot will not be included as part of the residential unit count for the phase or for the project at large. Each Implementing Tentative Map will identify which of the existing structures shall remain after completion of such phase of the Project. Upon Project completion, many of the existing homes will be on the Property together with the new homes provided for in this Specific Plan.

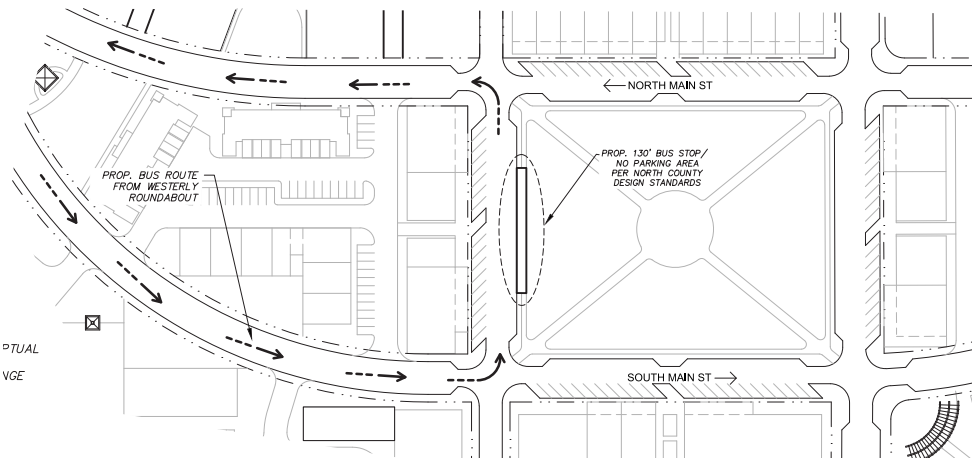
Subdivision Process: The existing structures are located on Assessor Parcels (APN 128-280-10, 27, 37 and 42; 128-290-07; 127-072-38; 128-290-07, 09, 69, 74; 128-440-02, 05, 06, 14 and 22; and 129-300-09). A note will be placed on the subdivision maps allowing them to remain following the recordation of the implementing subdivision maps. In each case the Final Map will create a legal lot, which will require a Certificate of Compliance prior to sale, meeting the appropriate zoning requirements for minimum lot size setbacks etc.

Design Review for New Structures: When in the future the existing structures on these lots are removed, all new structures, except for the existing structures on APN 128-280-42 including the barn, will be required to meet the minimum standards on the **Single Family Development Standard Table** and the architectural facades in this specific plan.



Zoning Plan

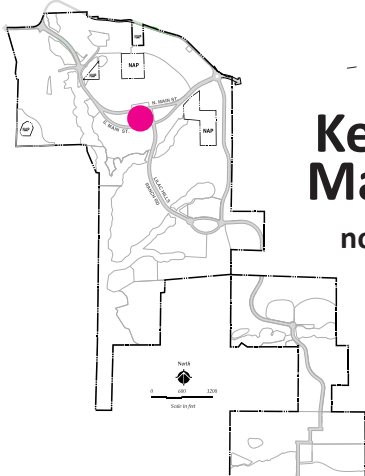
LILAC HILLS RANCH SPECIFIC PLAN



CONCEPTUAL TOWN CENTER
TRANSIT STOP
no scale

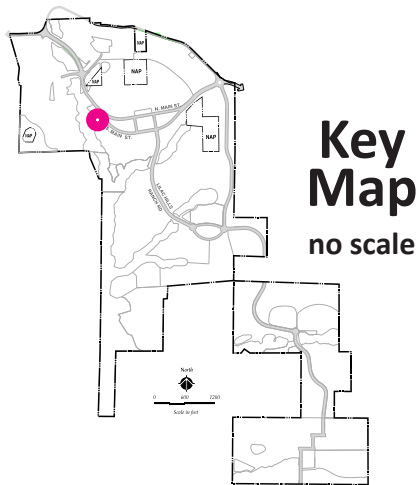
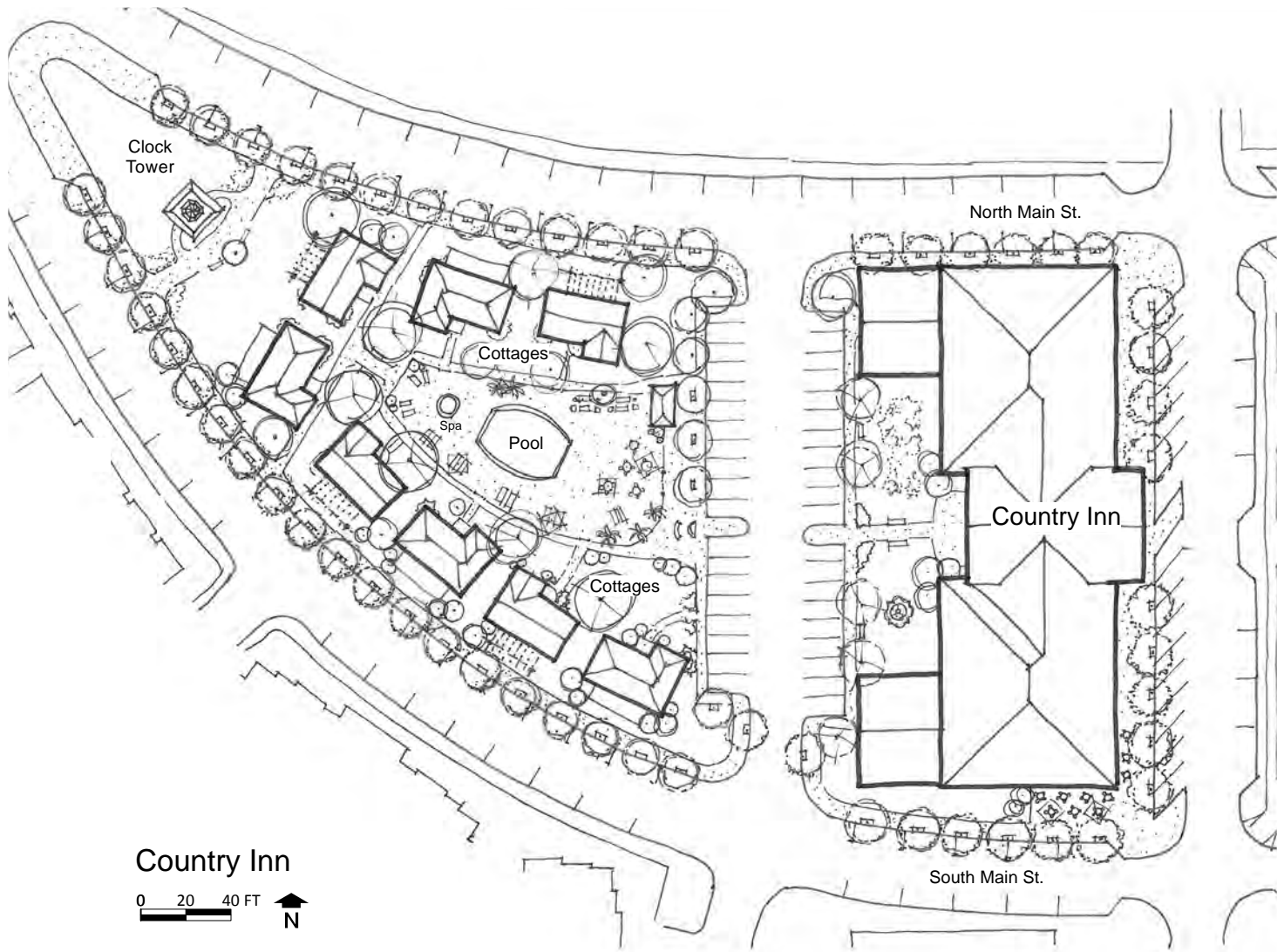
Key
Map
no scale

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



Town Center Concept Plan / Conceptual Transit Stop

LILAC HILLS RANCH SPECIFIC PLAN



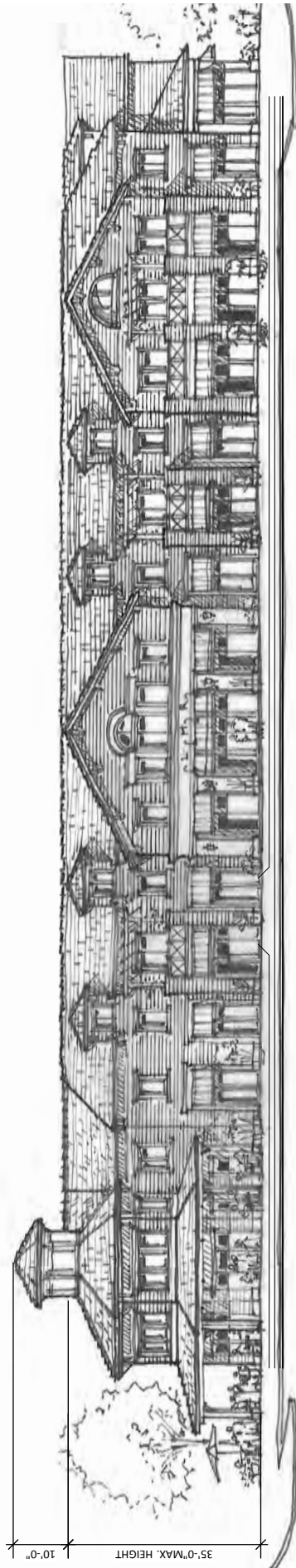
This concept plan is for

illustrative purposes only.

Actual site development may vary from
concepts depicted in this exhibit.

Country Inn Concept Plan

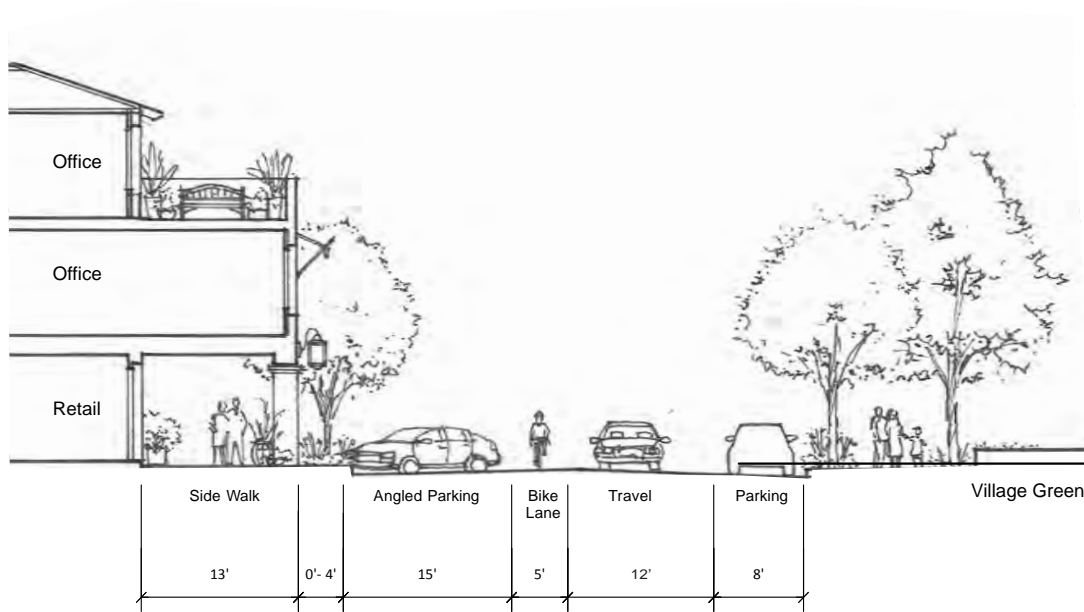
LILAC HILLS RANCH SPECIFIC PLAN



Country Inn Elevation

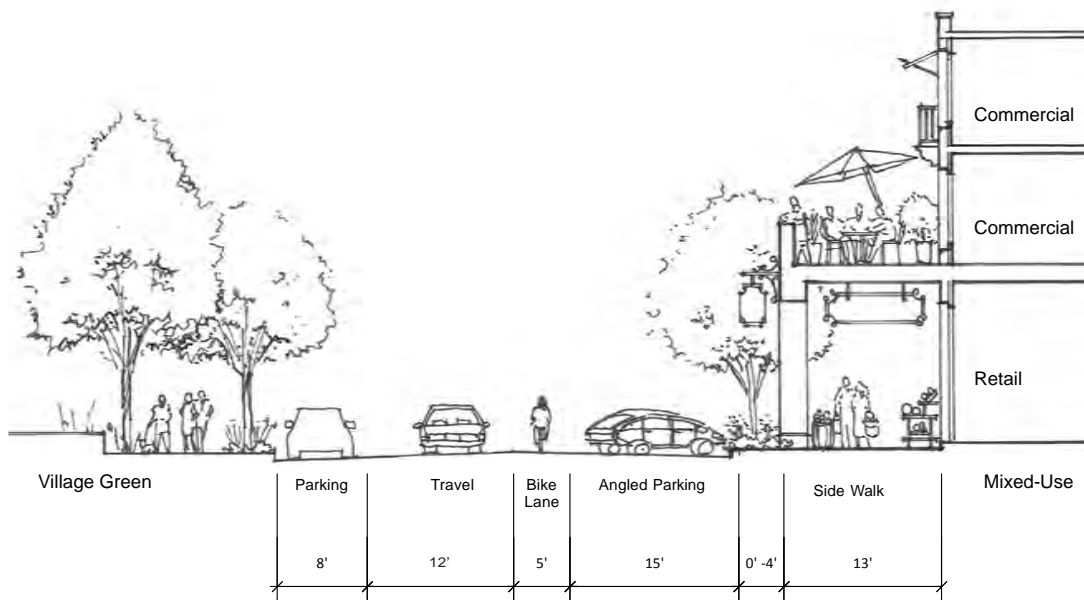
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 74



North Main Street

no scale



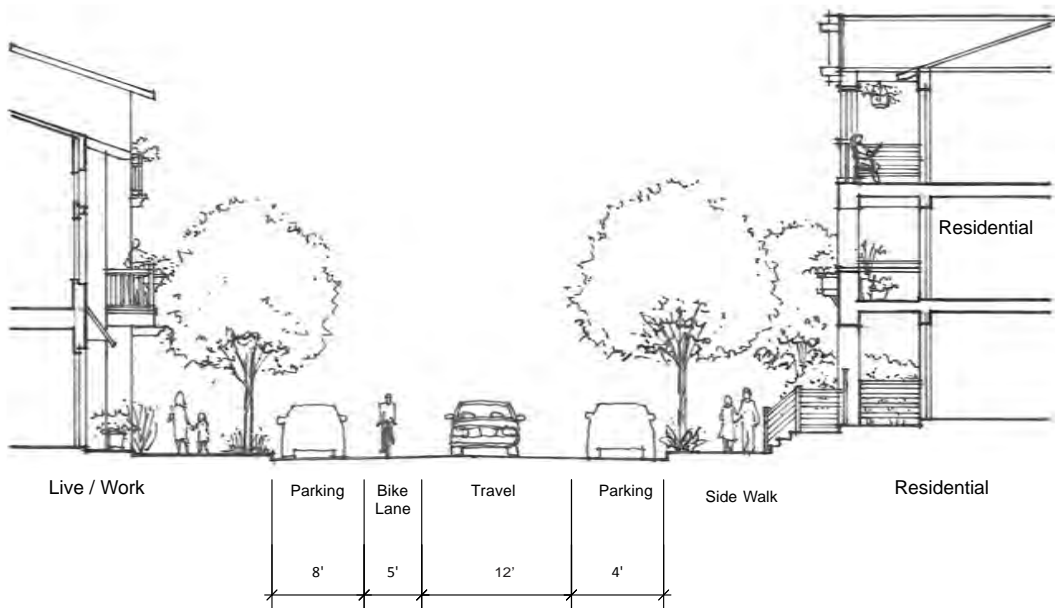
South Main Street

no scale

Town Center Sections

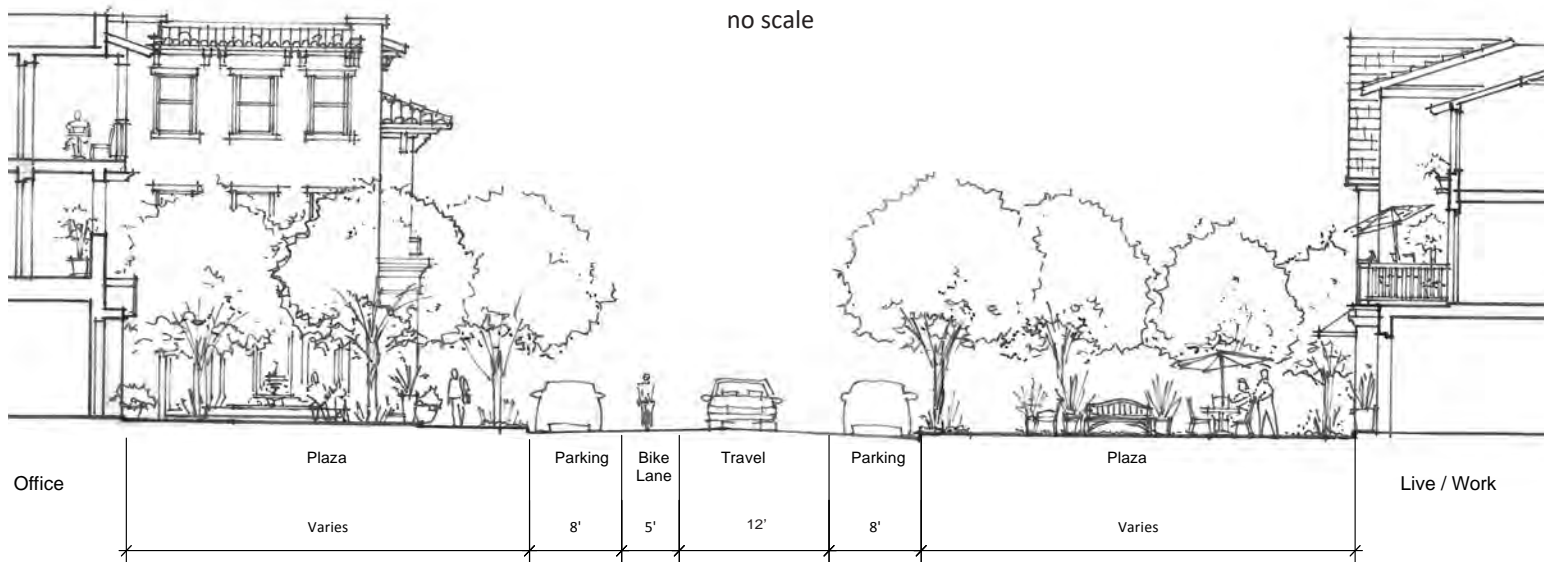
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 75



South Main Street East of Lilac Hills Ranch Rd.

no scale



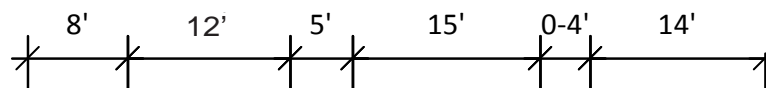
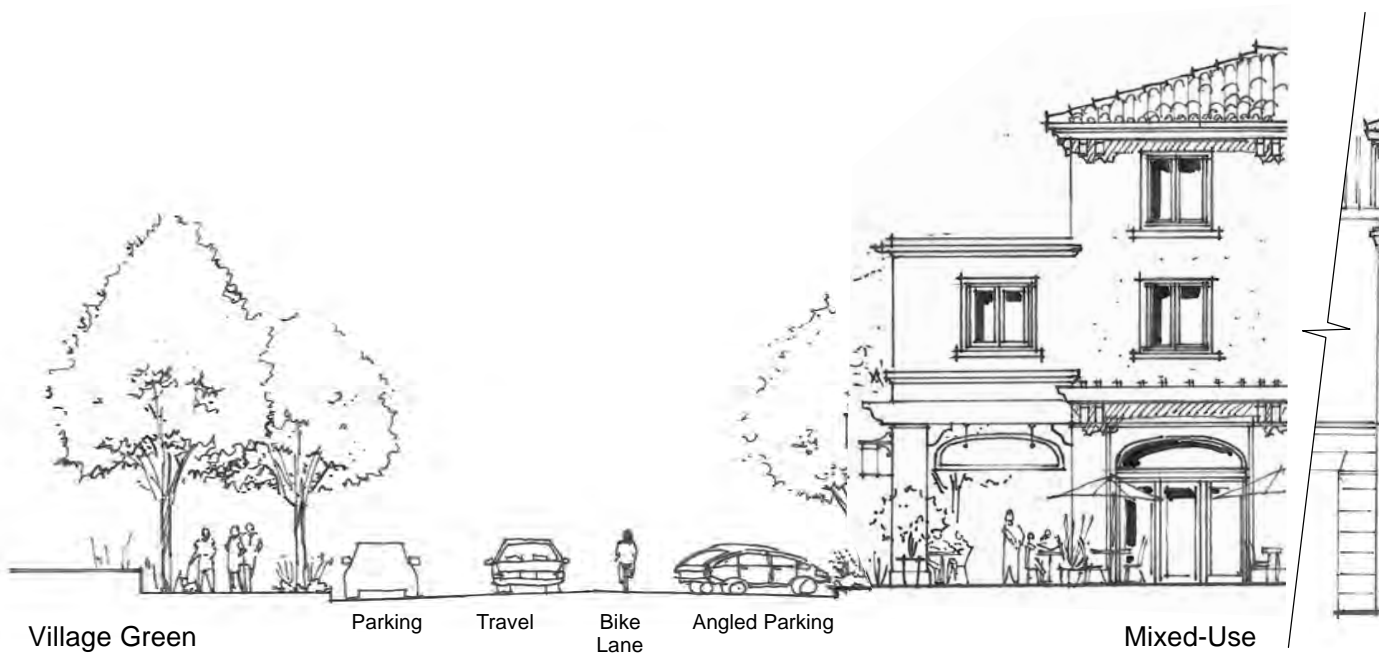
South Main Street West of Market Street

no scale

Town Center Sections

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 76



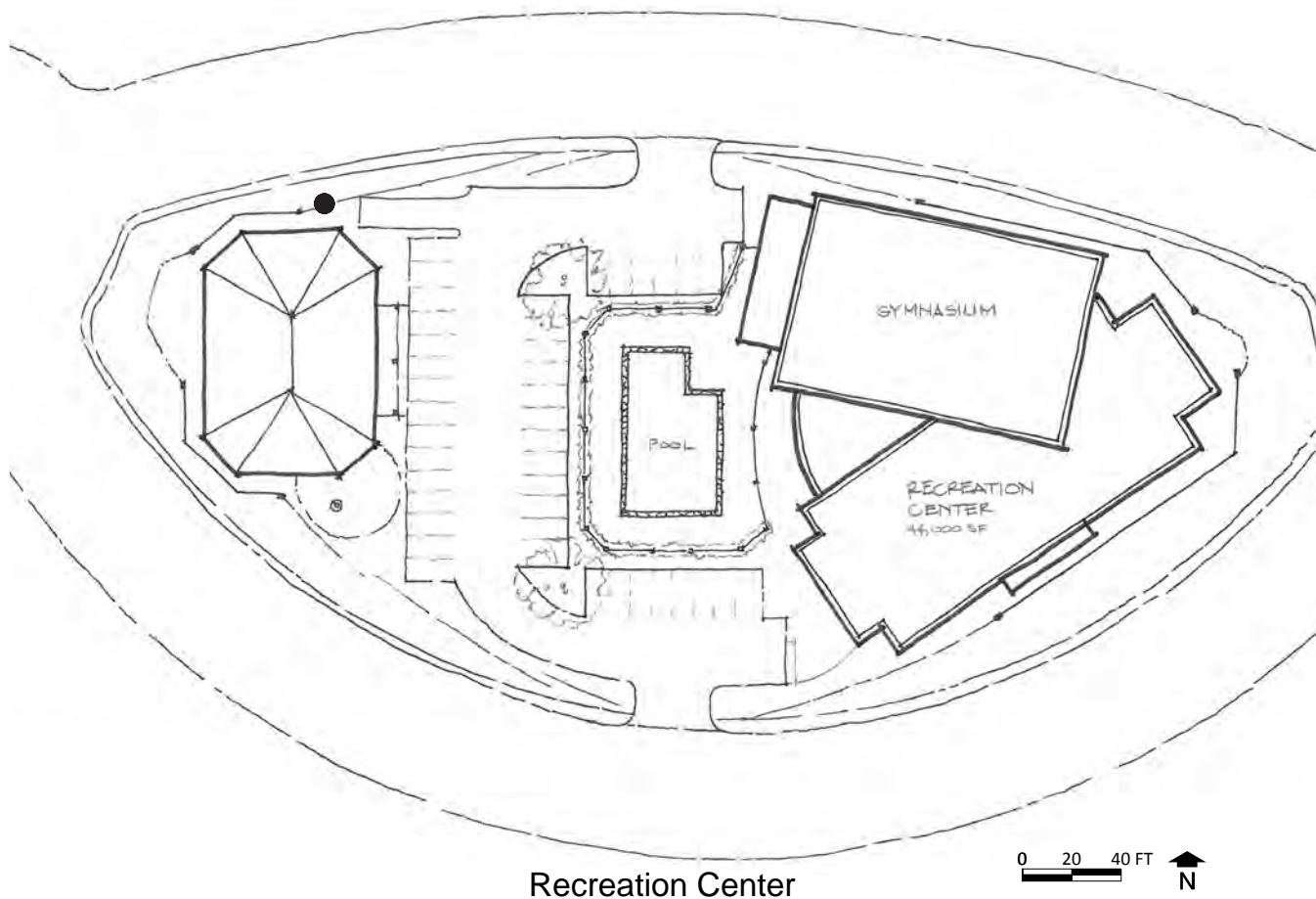
South Main Street

Promenade Section - Town Center Retail

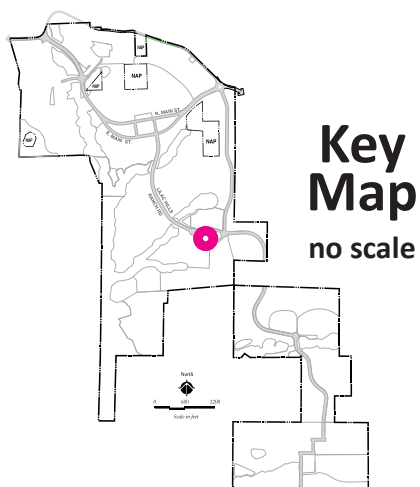
no scale

Town Center Sections

LILAC HILLS RANCH SPECIFIC PLAN



Recreation Center



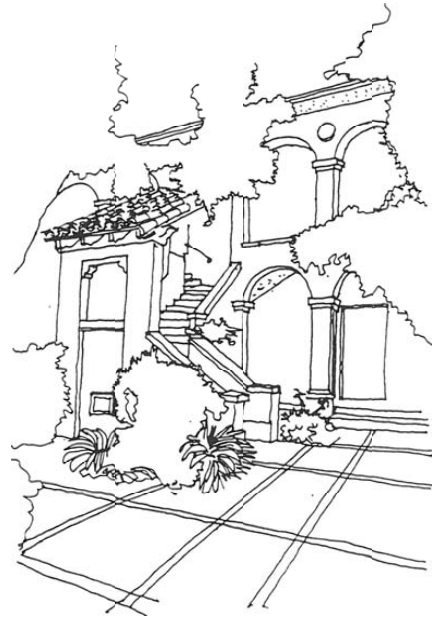
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Community Purpose Facility - Conceptual Site Plan

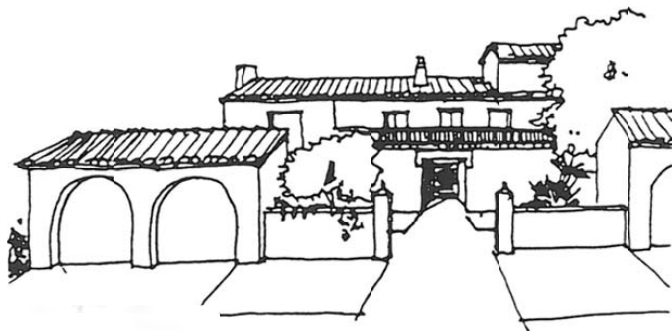
LILAC HILLS RANCH SPECIFIC PLAN



View of Cluster Courtyard from above



Enhanced exterior staircase and Loggia



SF Attached Garage
and entry court



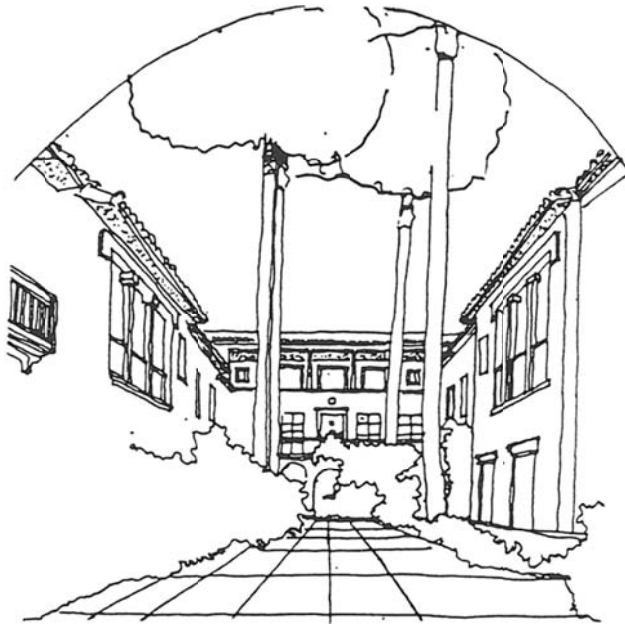
Garages integrated into building
mass with pedestrian paseo.



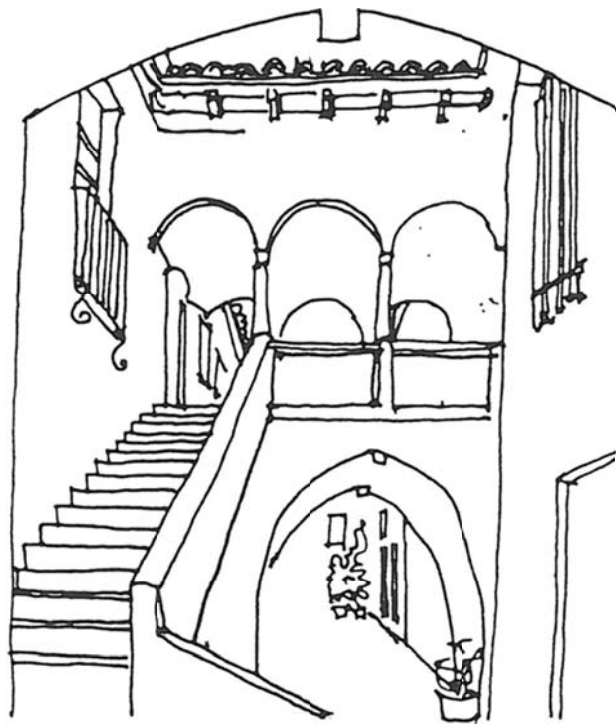
Town Center courtyard with fountain

Single Family Attached Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN



Courtyard framed with single family / attached buildings

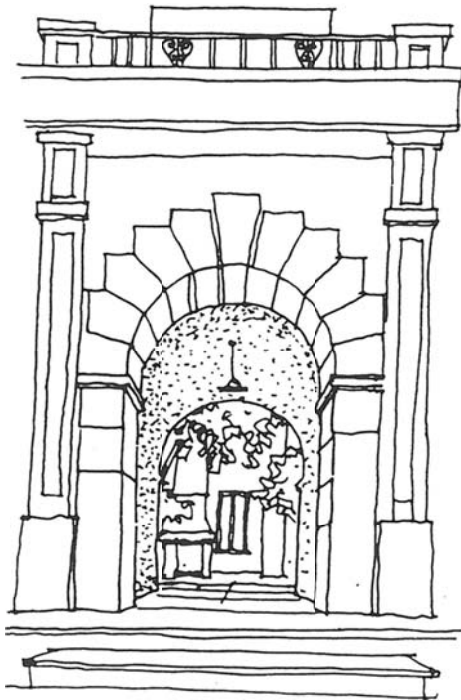


Exterior entry to units on the second floor

Single Family Attached Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN

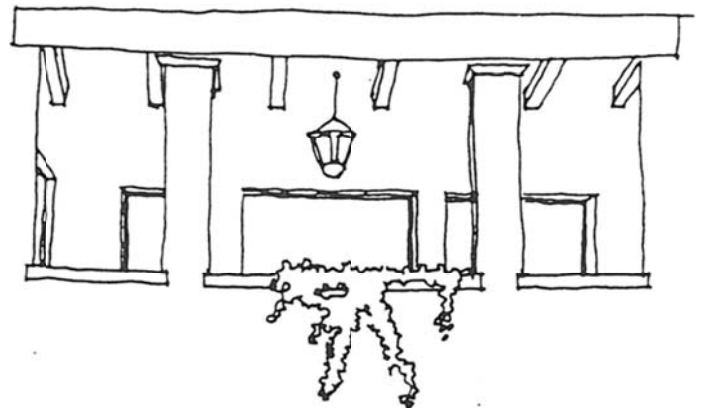
FIGURE 80



Main entry in building with a courtyard



Two and Three story massing with a corner deck



Exterior living area on an upper floor



Enhanced entry sequence with landscaping, steps and walls.

Single Family Attached/Mixed-Use Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN

Town Center & Neighborhood Center Development Standards

| Lot Category | SINGLE FAMILY ATTACHED | | | | MIXED-USE/ COMMERCIAL | | |
|------------------------------|---|---|--------------------------------|-----------------------|---|---|---|
| | <u>1</u> Live Work Townhome, Tandem Parking | <u>2</u> Townhome, Attached Tuck-Under Garage | <u>3</u> Luxury Townhome | <u>4</u> Four-Plex | <u>5</u> Commercial/ Mixed-Use <u>6</u> | <u>6</u> Residential Mixed-Use (Vertical) <u>8</u> | <u>7</u> Residential Mixed-Use (Horizontal) <u>7</u> |
| GENERAL | | | | | | | |
| Minimum Lot Size (Sq.Ft.) | 1000 | 1,365 | 2,100 | 3,375 | 1,000 | 1,000 | 2,000 |
| Minimum Lot Width | 16 | 21 | 21 | 45 | N/A | N/A | N/A |
| SETBACKS <u>1,5</u> | | | | | | | |
| Front | | | | | | | |
| Unit | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| Porch | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garage | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| Side | | | | | | | |
| Interior <u>2</u> | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Exterior | 5 | 5 | 10 | 5 | 0 | 0 | 0 |
| Porch | 0 | 0 | 0 | 3 | 0 | 0 | 0 |
| Rear | | | | | | | |
| Unit | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garage | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accessory Structure <u>4</u> | | | | | | | |

Note: Dimensions are in feet, and Size and Floor Area are in square feet

1. To interior private streets, parking, walks or building parcel property lines.
2. Use easements or zero lot line allowed.
3. Allows lot lines for interior units of a multi-plex building.
4. Carports, trellis or patio structures.
5. Ancillary units are allowed and must comply with building setbacks for main unit.
6. Includes Office over Retail, Office over Office, Retail over Retail
7. Includes Residential Condos or Apartments located to adjacent Commercial Buildings
8. Includes Residential over Retail or Office

Town Center & Neighborhood Center Development Standards Table

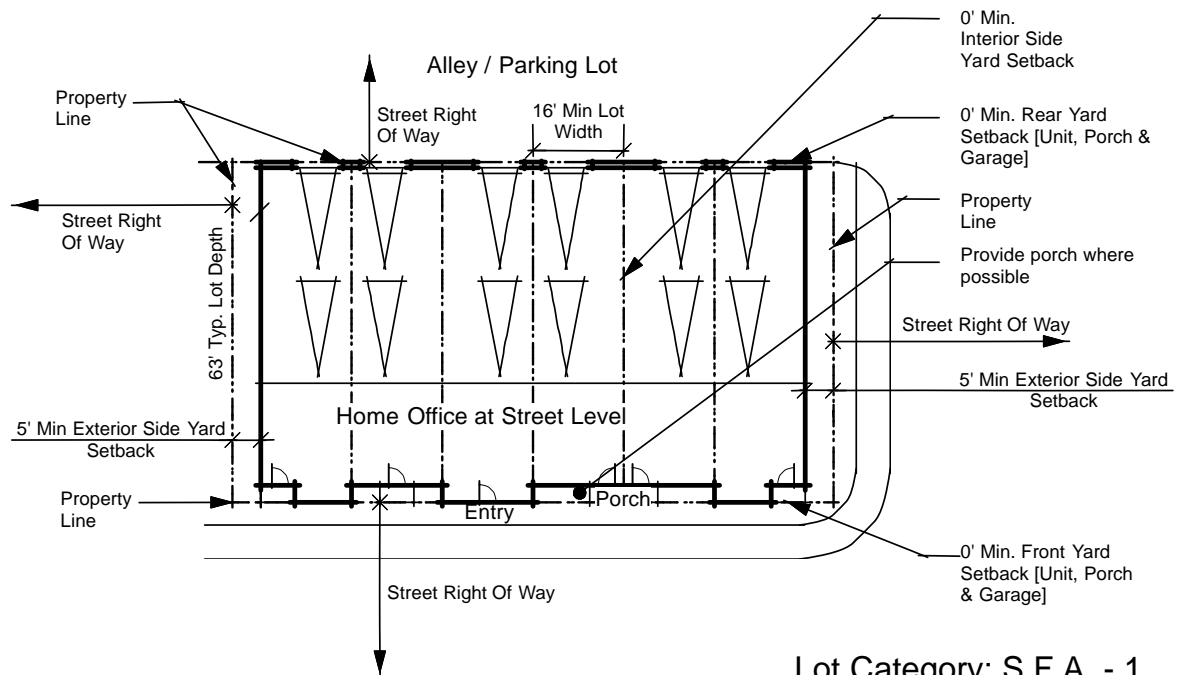
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 82



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



Plan View no scale

Lot Category: S.F.A. - 1
Live Work Townhome,
Tandem Parking
(1,000 SF Lots)

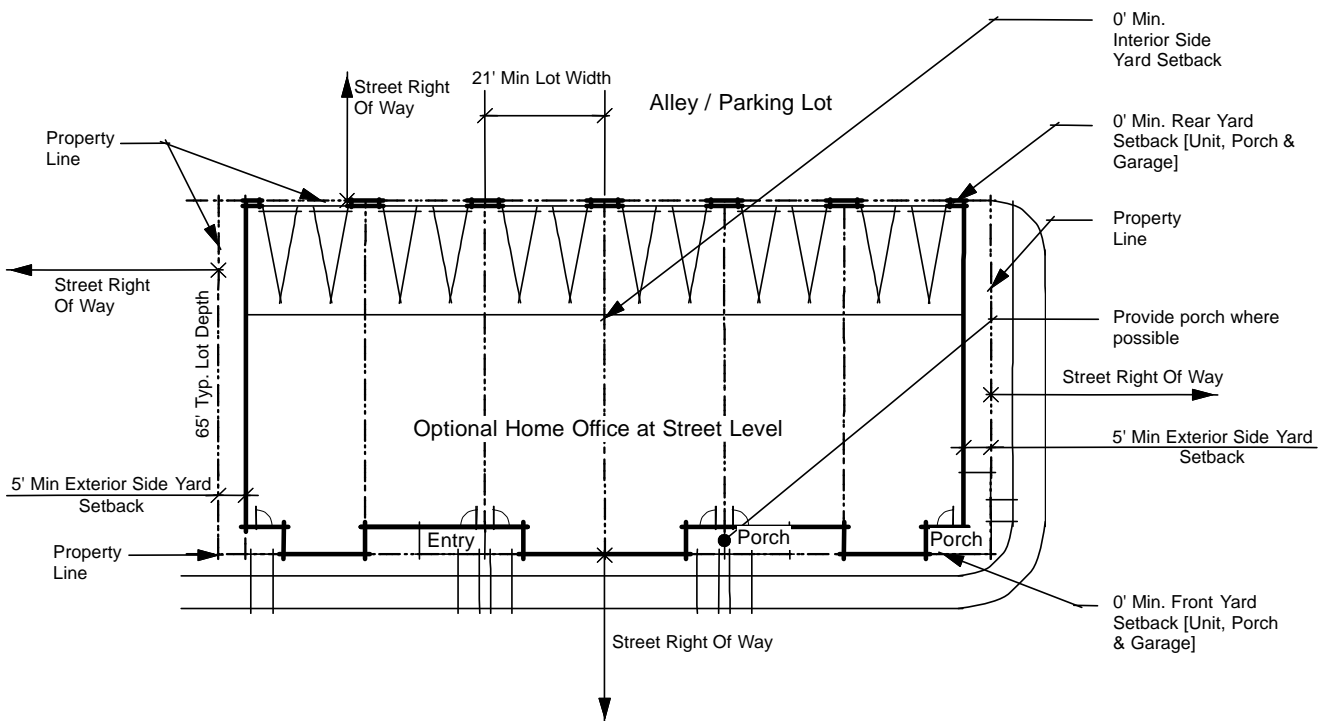
Single Family (S.F.A.-1) Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



Plan View no scale

Lot Category: S.F.A. - 2
 Townhome, Attached
 Tucked-Under Garage
 (1,365 SF Lots)

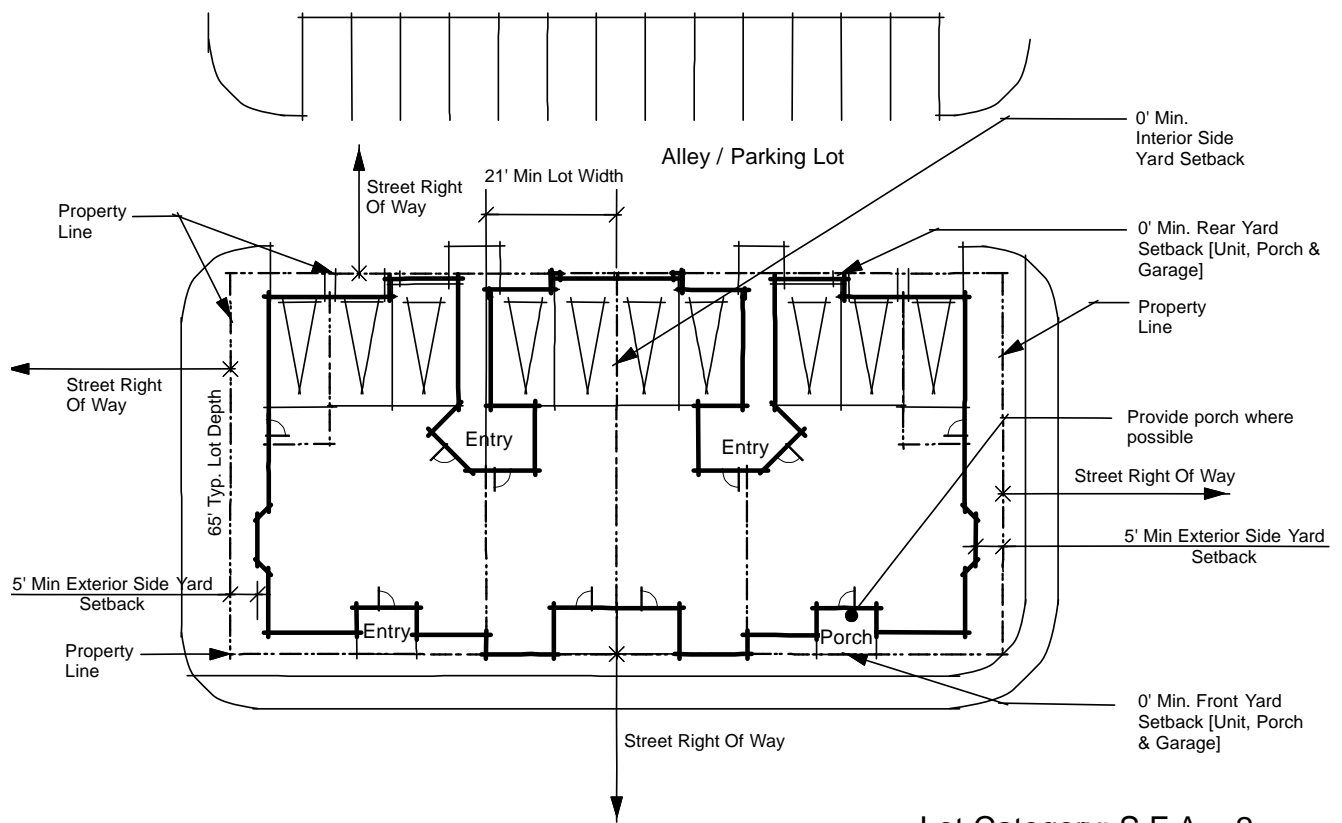
Single Family (S.F.A.-2) Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale

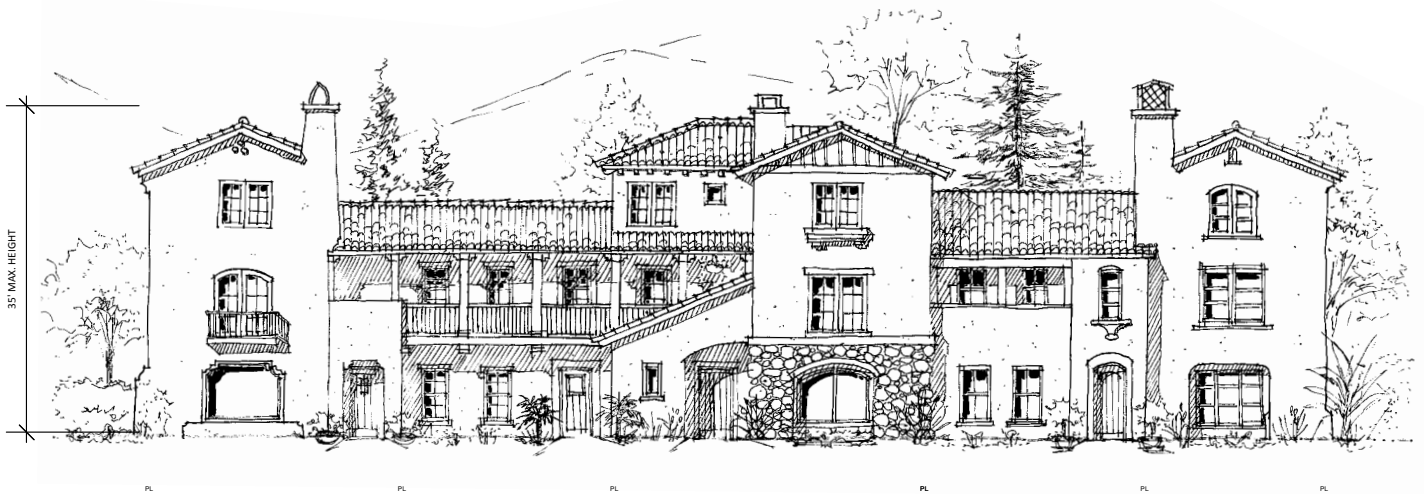


Plan View no scale

Lot Category: S.F.A. - 2
 Townhome, Attached
 Tucked-Under Garage
 (1,365 SF Lots)

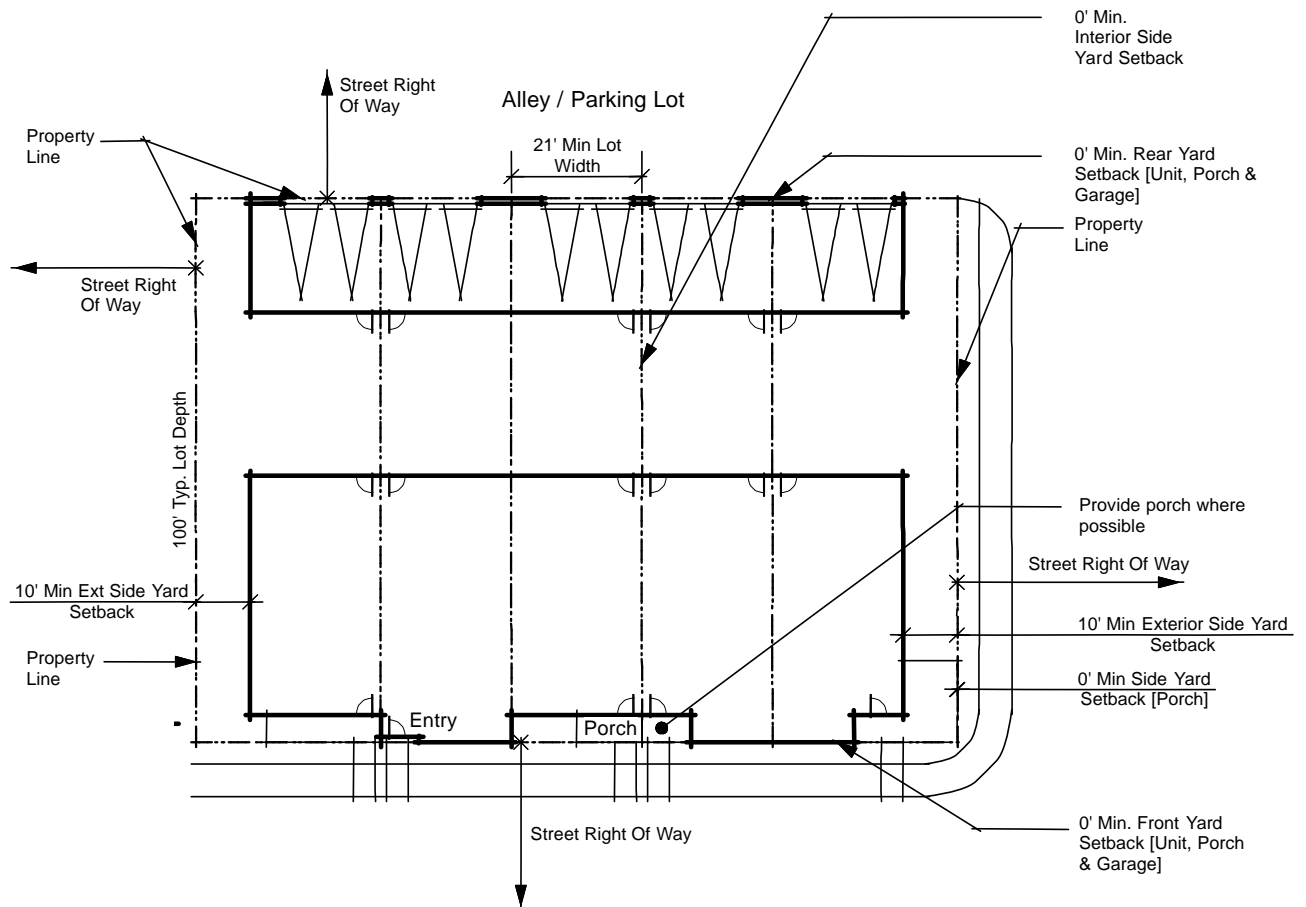
Single Family (S.F.A.-2) Attached Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



Plan View no scale

Lot Category: S.F.A. - 3

Luxury Townhome
(2,100 SF Lots)

Single Family (S.F.A.-3) Attached Layout

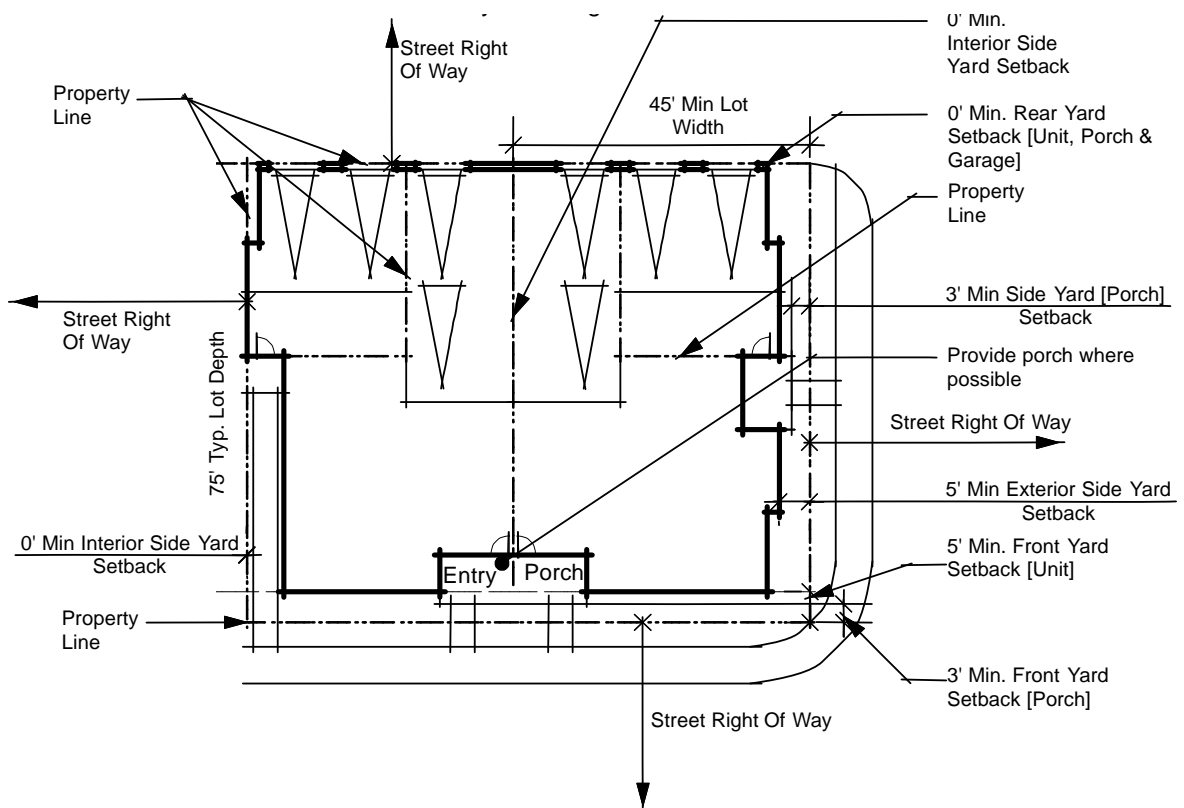
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 86



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



Lot Category: S.F.A. - 4

Four Plex
(3,375 SF Lots)

Plan View no scale

Single Family (S.F.A.-4) Attached Layout

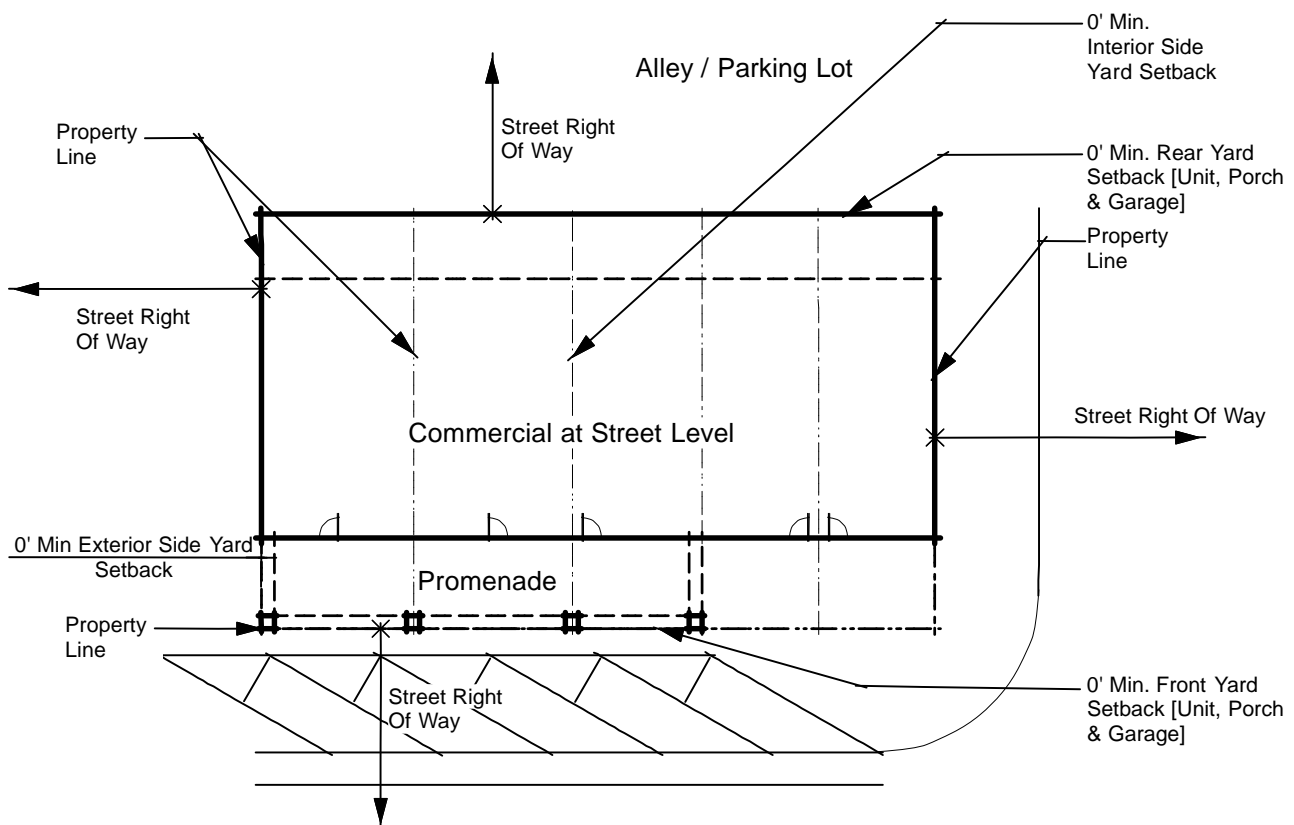
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 87



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale

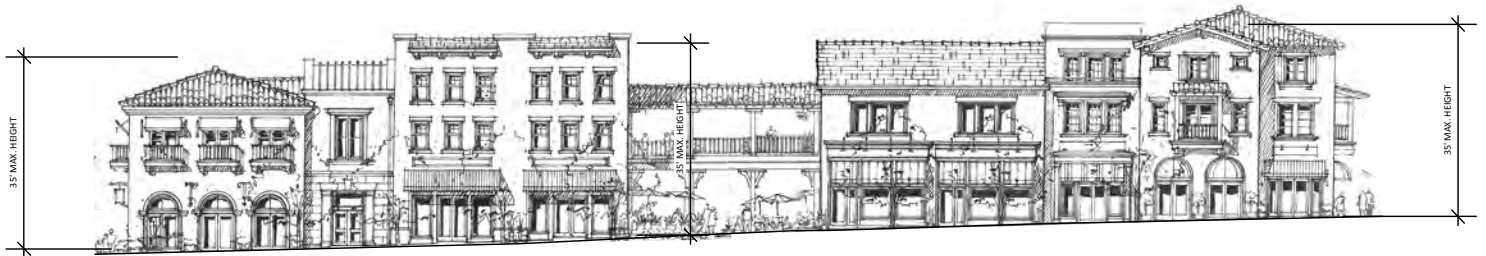


Plan View no scale

Lot Category: M.U. - 5
Commercial Mixed-Use
 (1,000 SF Lots)

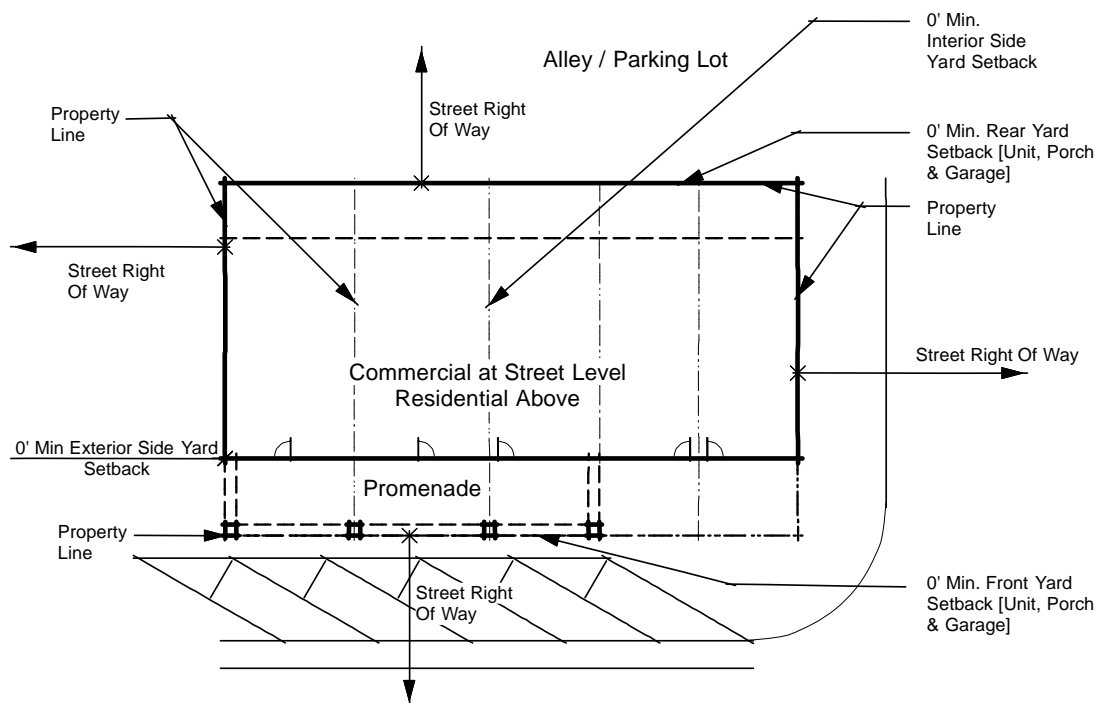
Commercial Mixed-Use (M.U.-5) Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



Plan View no scale

Lot Category: M.U. - 6
Residential Mixed-Use
Vertical
(1,000 SF Lots)

Residential Mixed-Use (M.U.-6) Layout

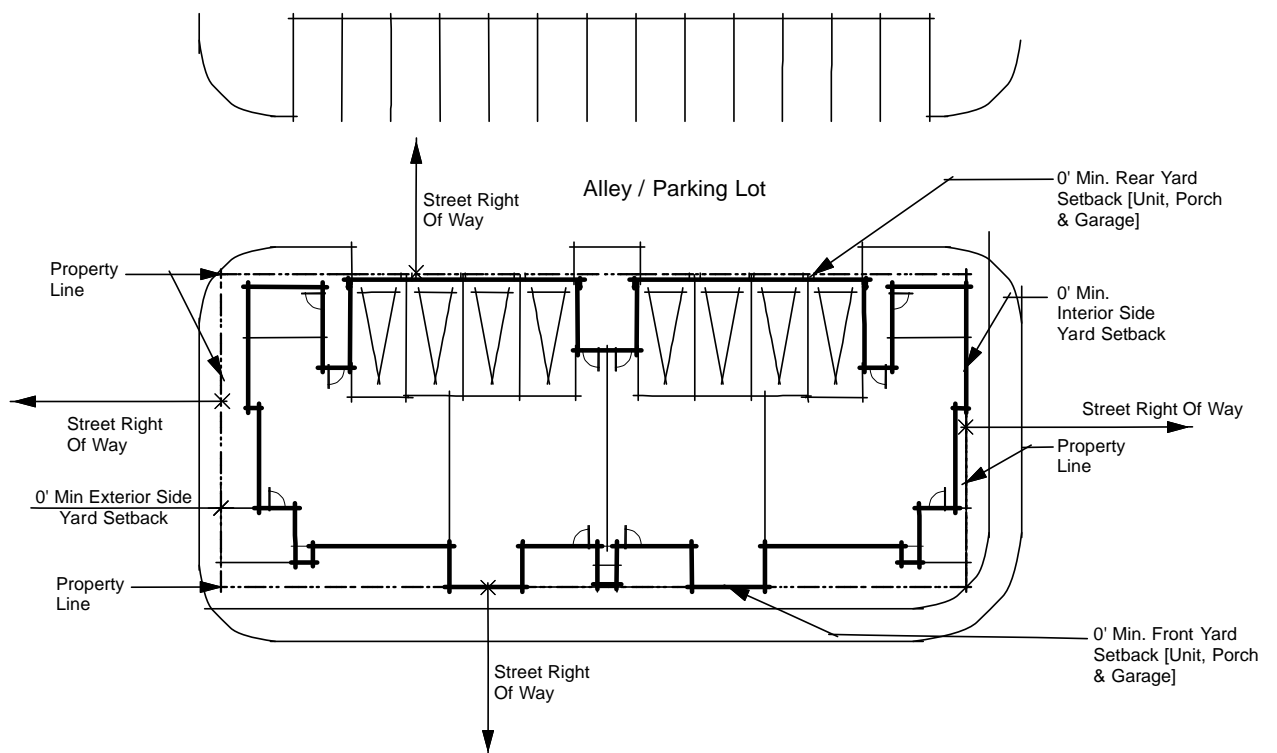
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 89



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



Plan View no scale

Lot Category: M.U. - 7
Residential Mixed-Use
Horizontal
(2,000 SF Lots)

Residential Mixed-Use (M.U.-7) Layout

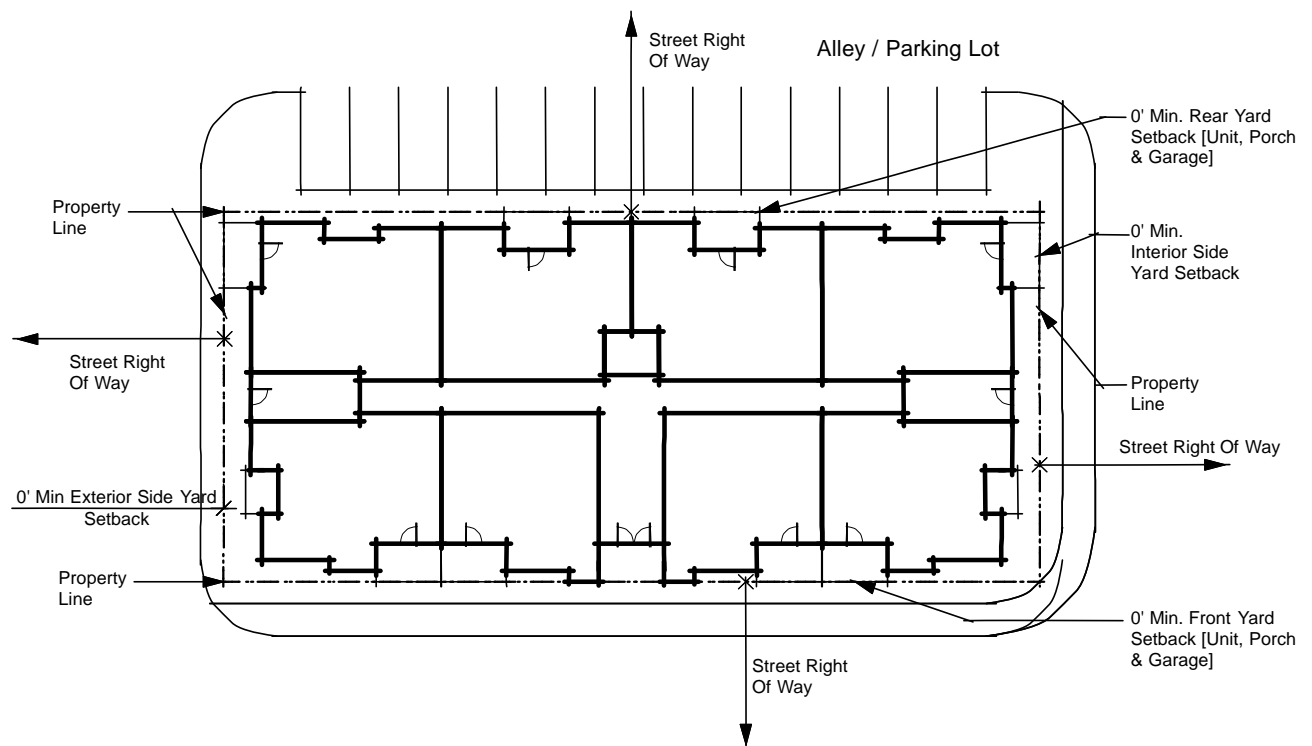
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 90



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



Lot Category: M.U. - 7

Residential Mixed-Use

Horizontal

(2,000 SF Lots)

Plan View no scale

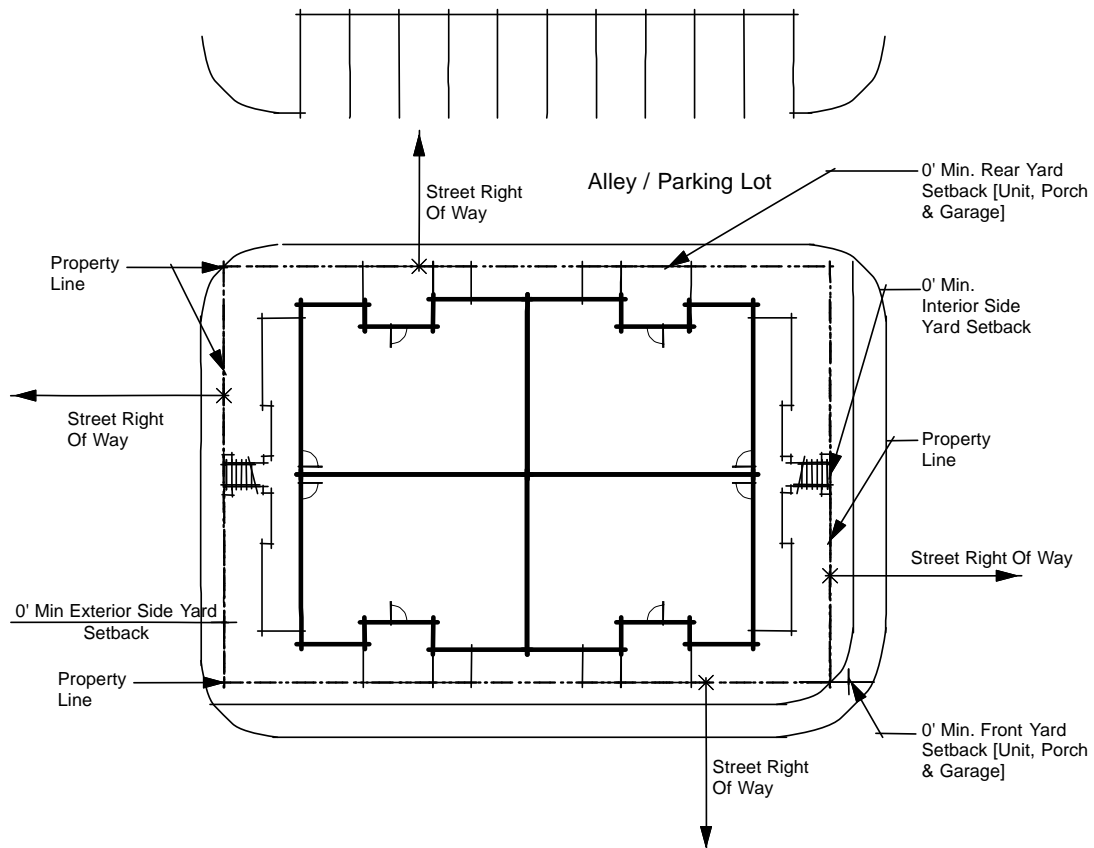
Residential Mixed-Use (M.U.-7) Layout

LILAC HILLS RANCH SPECIFIC PLAN



Note: Elevations are representative of stylistic themes and subject to change during design review.

Elevation no scale



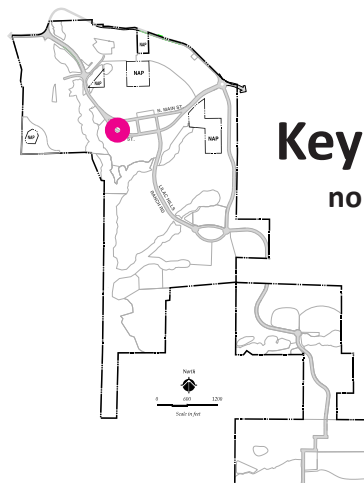
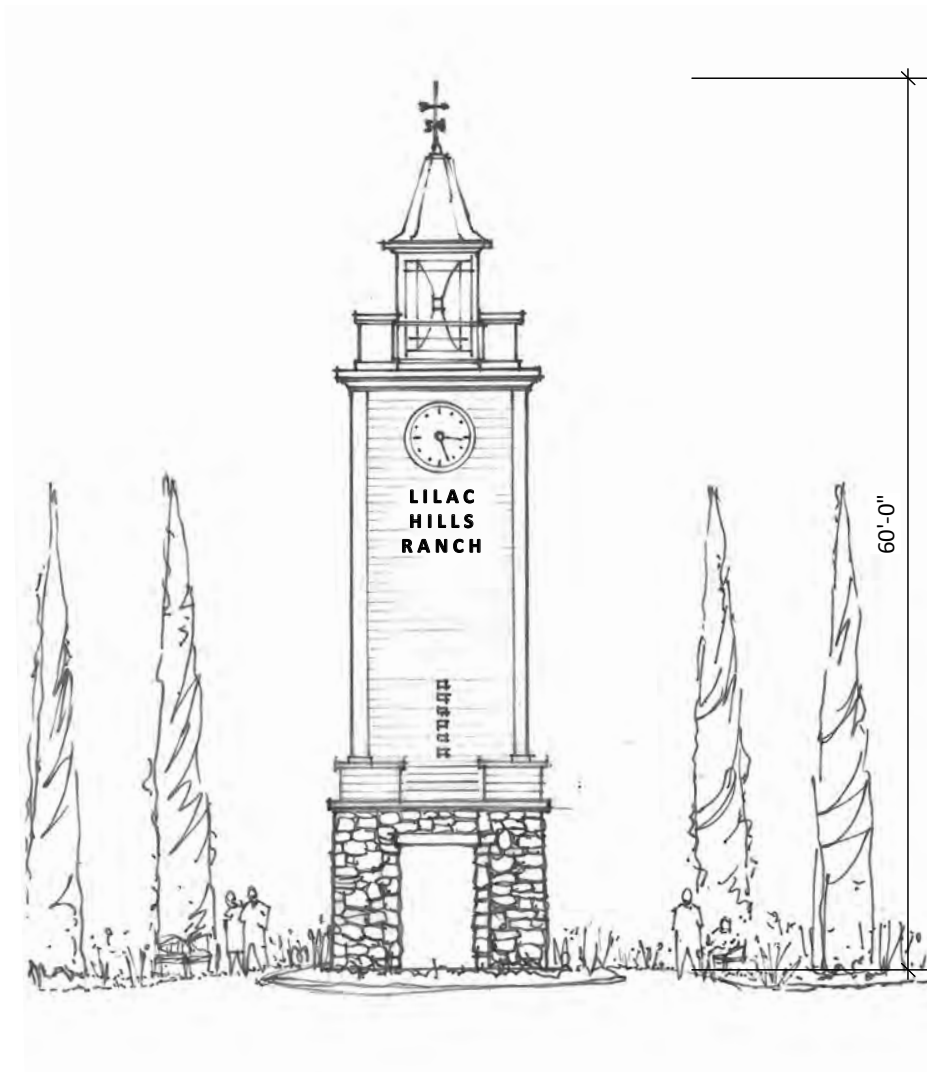
Lot Category: M.U. - 7
 Residential Mixed-Use
 Horizontal
 (2,000 SF Lots)

Plan View no scale

Residential Mixed-Use (M.U.-7) Layout

LILAC HILLS RANCH SPECIFIC PLAN

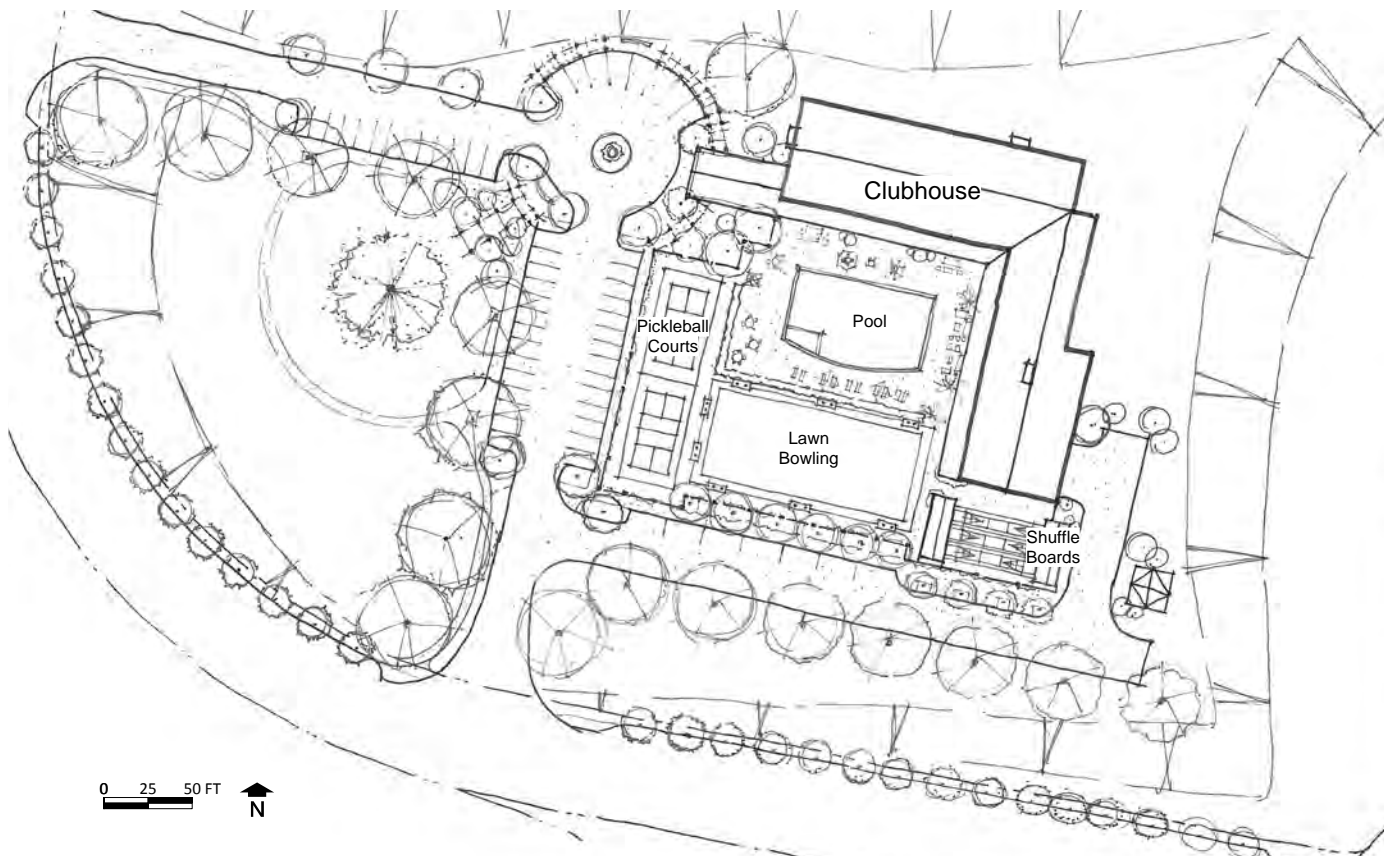
FIGURE 92



Key Map
no scale

Community Clock Tower

LILAC HILLS RANCH SPECIFIC PLAN



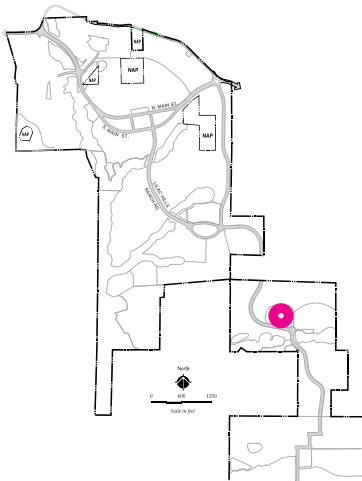
Senior Center

This concept plan is for illustrative purposes only.

Actual site development may vary from concepts depicted in this exhibit.

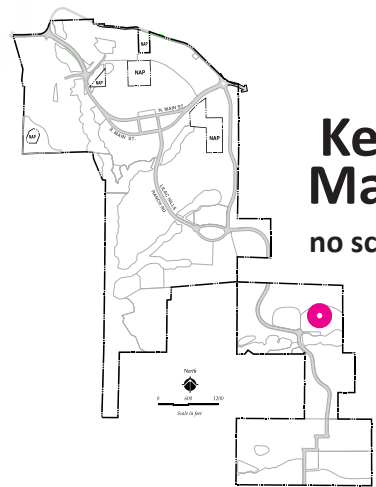
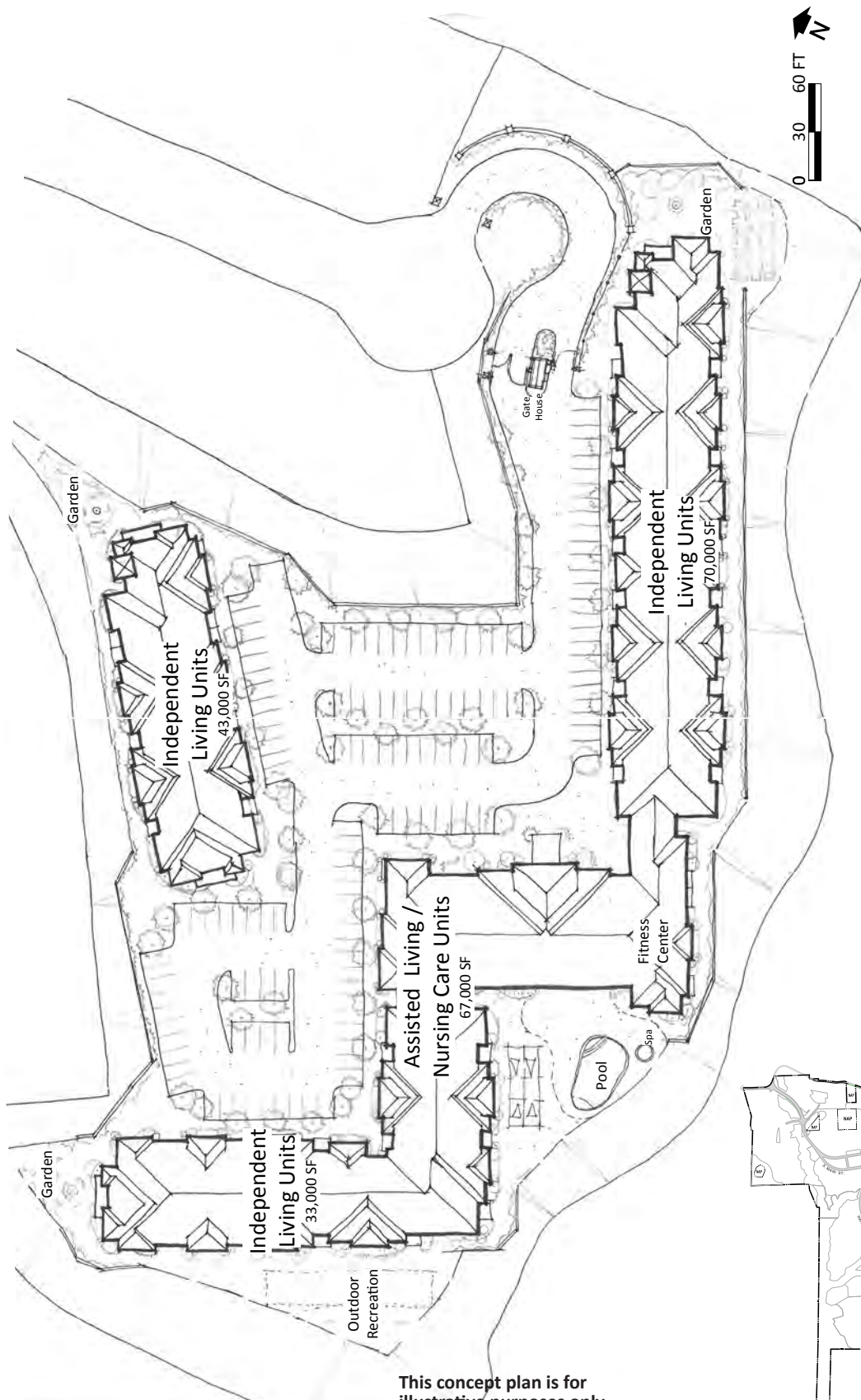
Key Map

no scale



Park (P-11) / Senior Center (plan & rendering)

LILAC HILLS RANCH SPECIFIC PLAN



Key Map
no scale

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

Group Care Facility Conceptual Site Plan

LILAC HILLS RANCH SPECIFIC PLAN



Group Care Facility Elevation

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 96



Senior Center - Craftsman

Conceptual Senior Center Elevation

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 97

Single Family Residential Development Standards

| Lot Category | <u>1</u> Estate | <u>2</u> Large Lot (perimeter) | <u>3</u> Large Lot Front or Side Garage | <u>4</u> Front Garage | <u>5</u> Front or Side Garage | <u>6</u> Front, Side or Rear Garage | <u>7</u> Six-Pack Shared Court | <u>8</u> Front or Side Garage | <u>9</u> Rear Garage |
|---|--------------------|--------------------------------------|---|-----------------------------|--|--|---|--|----------------------------|
| GENERAL | | | | | | | | | |
| Min. Lot Size (SF) | 10,000 | 8,500 | 8,000 | 7,500 | 6,000 | 5,000 | 4,950 | 4,500 | 4,500 |
| Min. Lot Width | 100 | 100 | 80 | 100 | 60 | 50 | 55 | 45 | 45 |
| Min. Cul de sac/knuckle frontage | 40 | 40 | 35 | 40 | 33 | 30 | na | 25 | na |
| | | | | | | | | | |
| SETBACKS | | | | | | | | | |
| Front | | | | | | | | | |
| Unit | 15 | 10 | 12 | 10 | 10 | 10 | 10 | 15 | 3 |
| Porch | 10 | 10 | 7 | 6 | 5 | 5 | 5 | 2 | 1 |
| Garage | 20 | 12 | 15 | 12 | 15 | 15 | 7 | 4 | na |
| Swing -In Garage | 10 | 10 | 10 | 8 | 10 | 10 | 5 | 7 | na |
| Side | | | | | | | | | |
| Interior or End | 10 | 5' min- 10'total | 5 | 5' min- 10'total | 3 | 3 | 3 | 3 | 3 |
| Corner on Street Side | 15 | 15 | 10 | 10 | 10 | 10 | 7 | 10 | 10 |
| Rear | | | | | | | | | |
| Unit | 30 | 20 | 15 | 10 | 15 | 15 | 10 | 15 | 10 |
| Garage (attached or detached) | 5 | 5 | 5 | 0 | 0 | 0 | 0 | 4 | 2 |
| Accessory (to any property line) ³ | 5 | 5 | 5 | 2 | 2 | 2 | 0 | 2 | 2 |

Note: Dimensions are in feet, and Size and Floor Area are in square feet

1. To interior streets (back of sidewalks or curb if no walk) or interior property lines.
2. Back-up space is defined as 24' clear either as hard surface or hard surface and low planting area (6" or less).
3. Pools, cabanas, trellis, patio or other non-occupied structures.
4. Ancillary units are allowed and must comply with building setbacks for main unit.
5. Garages can be clustered.
6. If the Limited Building Zone (LBZ) extends into a lot, the building setbacks will be increased as depicted on the Implementing Tentative Map Site Plan and as required by the Fire Protection Plan.
7. Architectural projections as defined by the UBC are allowed within setbacks.
8. Use of easements or zero lot lines allowed. Duplex units to have 0' on attached side and 5' on open side.

Single Family Residential Development Standards

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 98

Single Family Residential Development Standards

| Lot Category | 10 Front or Side Garage | 11 Rear Garage | 12 Front Garage | 13 Hillside Paseo | 14 Rear Garage | 15 Green Court Cluster | 16 Paseo Court Cluster | 17 Double Detached |
|----------------------------------|----------------------------------|-------------------|-----------------------|-------------------------|----------------------|---------------------------------|------------------------------|--------------------------|
| GENERAL | | | | | | | | |
| Min. Lot Size (SF) | 4,000 | 4,000 | 3,500 | 3,500 | 3,200 | 3,200 | 2,800 | 2,800 |
| Min. Lot Width | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 32 |
| Min. Cul de sac/knuckle frontage | 20 | na | na | na | na | na | na | na |
| SETBACKS | | | | | | | | |
| Front | | | | | | | | |
| Unit | 7 | 3 | 3 | 5 | 5 | 10 | 5 | 10 |
| Porch | 5 | 1 | 1 | 4 | 1 | 1 | 1 | 5 |
| Garage | 10 | na | 5 | na | na | na | 5 | 10 |
| Swing -In Garage | 5 | na | 3 | na | na | na | na | 5 |
| Side | | | | | | | | |
| Interior or End | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 4 |
| Corner or Street Side | 10 | 10 | 5 | 5 | 5 | 5 | 5 | 10 |
| Rear | | | | | | | | |
| Unit | 10 | 10 | 10 | 10 | 10 | 4 | 10 | 10 |
| Garage (attached or detached) | 2 | 2 | 2 | 2 | 2 | 0 | 2 | 0 |
| Accessory (to any property line) | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |

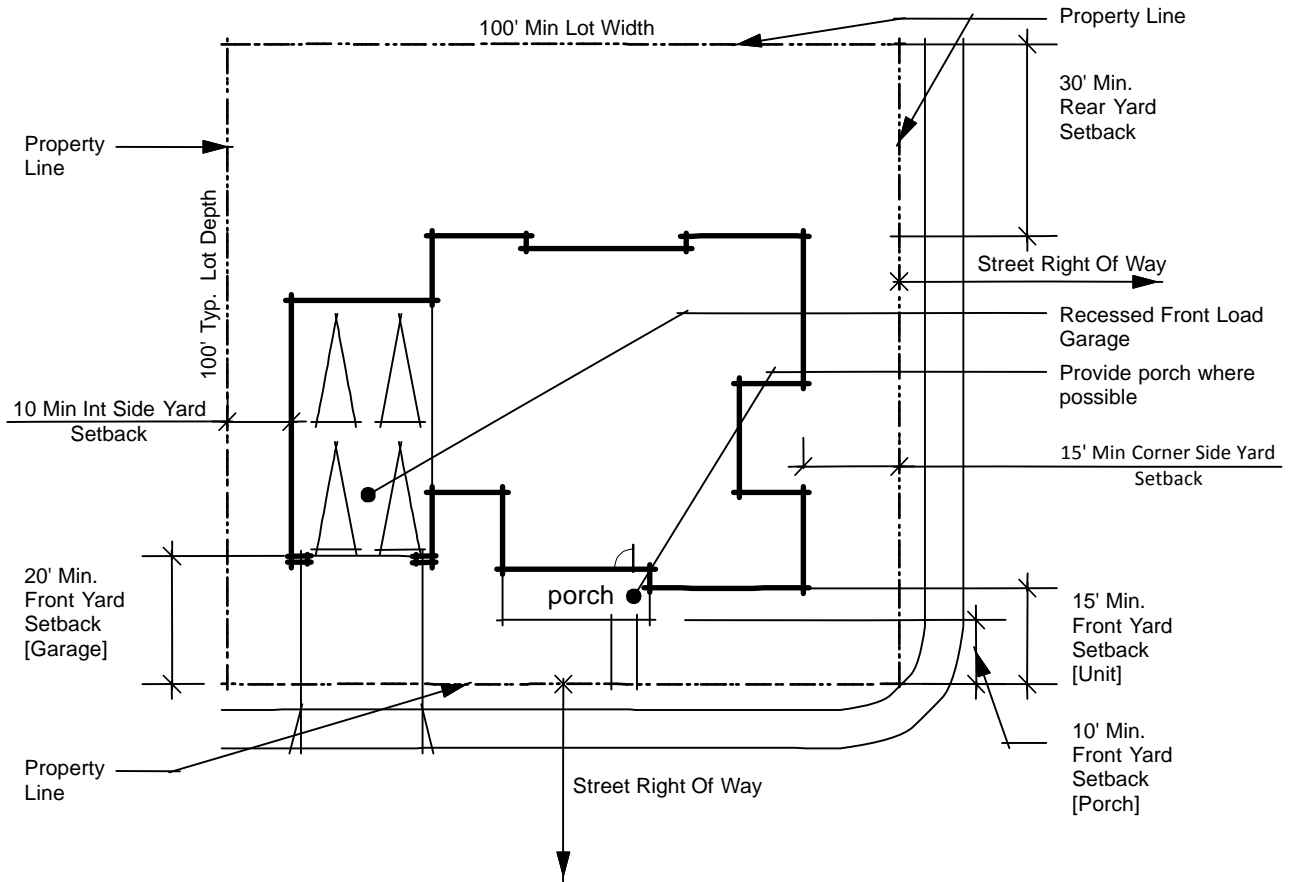
Note: Dimensions are in feet, and Size and Floor Area are in square feet

1. To interior streets (back of sidewalks or curb if no walk) or interior property lines.
2. Back-up space is defined as 24' clear either as hard surface or hard surface and low planting area (6" or less).
3. Pools, cabanas, trellis, patio or other non-occupied structures.
4. Ancillary units are allowed and must comply with building setbacks for main unit.
5. Garages can be clustered.
6. If the Limited Building Zone (LBZ) extends into a lot, the building setbacks will be increased as depicted on the Implementing Tentative Map Site Plan and as required by the Fire Protection Plan.
7. Architectural projections as defined by the UBC are allowed within setbacks.
8. Use of easements or zero lot lines allowed. Duplex units to have 0' on attached side and 5' on open side.

Single Family Residential Development Standards

LILAC HILLS RANCH SPECIFIC PLAN

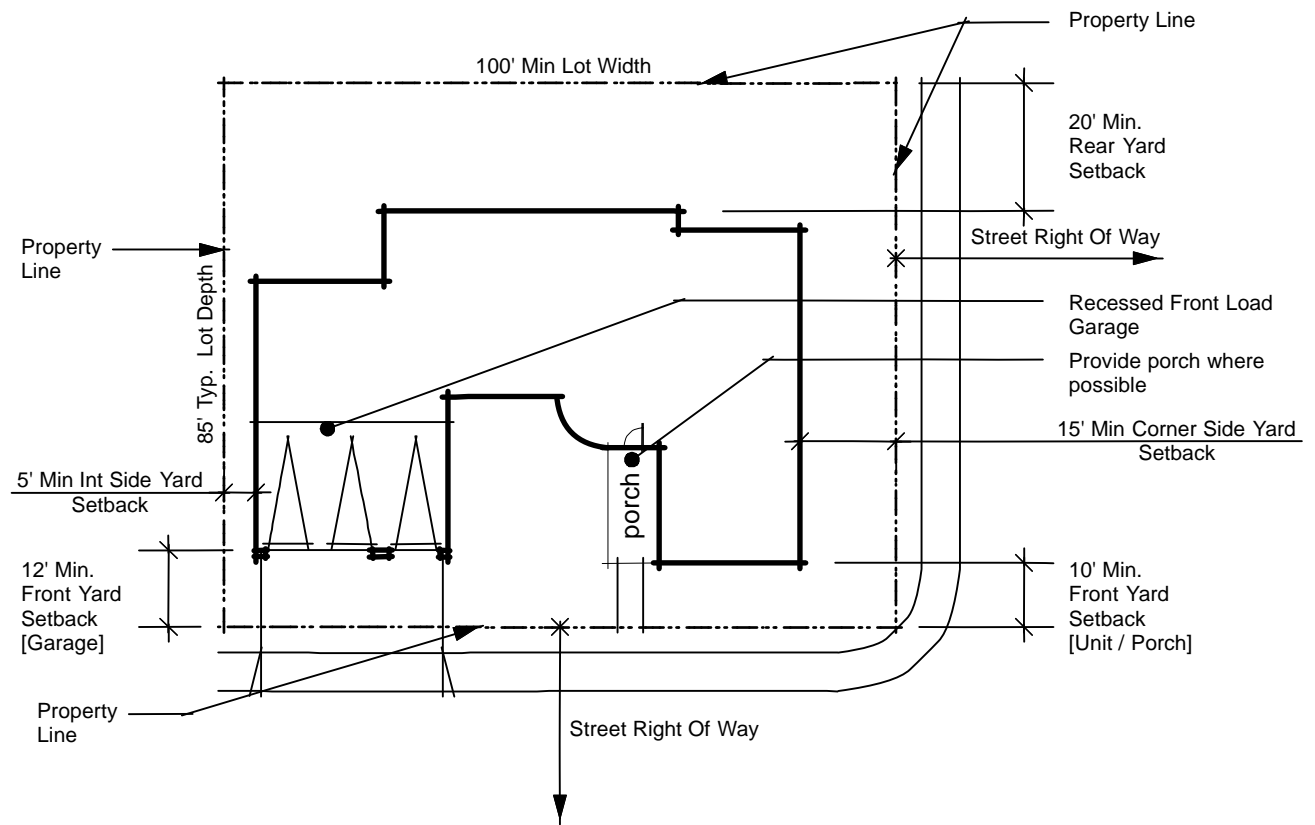
FIGURE 99



Lot Category: S.F. - 1
Estate Home
 (10,000 SF Lots)

Single Family (S.F.-1) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



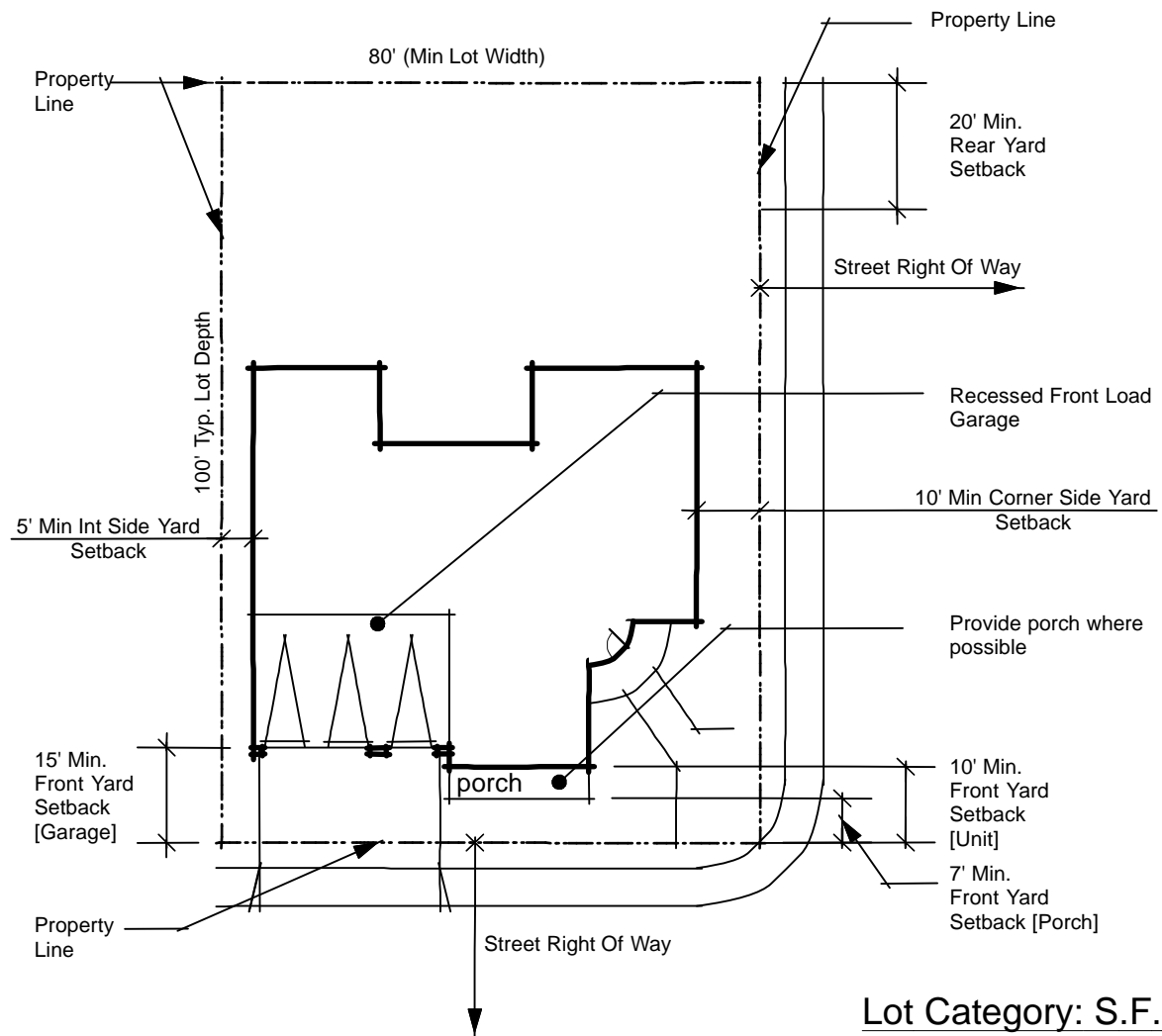
Lot Category: S.F. - 2

Large Lot
(Perimeter)
(8,500 SF Lots)

Single Family (S.F.-2) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

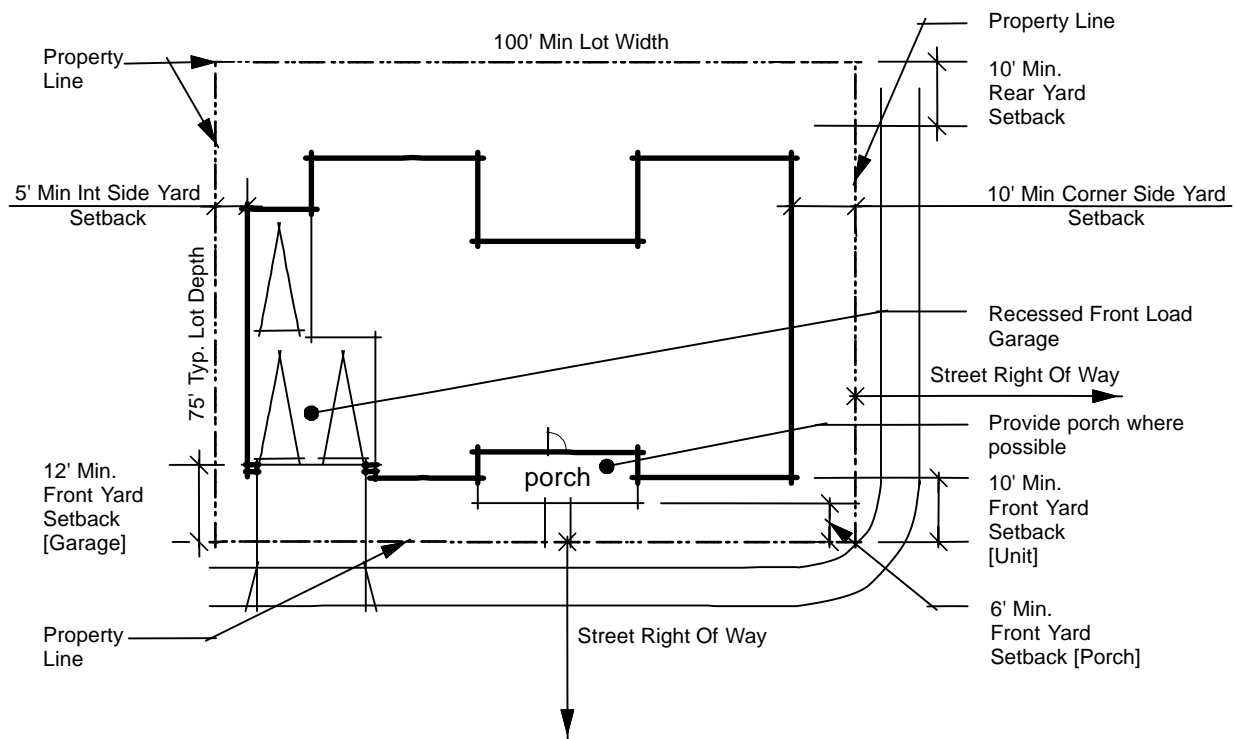
FIGURE 101



Lot Category: S.F. - 3
 Single Family Detached
 Large Lot
 Front or Side Garage
 (8,000 SF Lots)

Single Family (S.F.-3) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

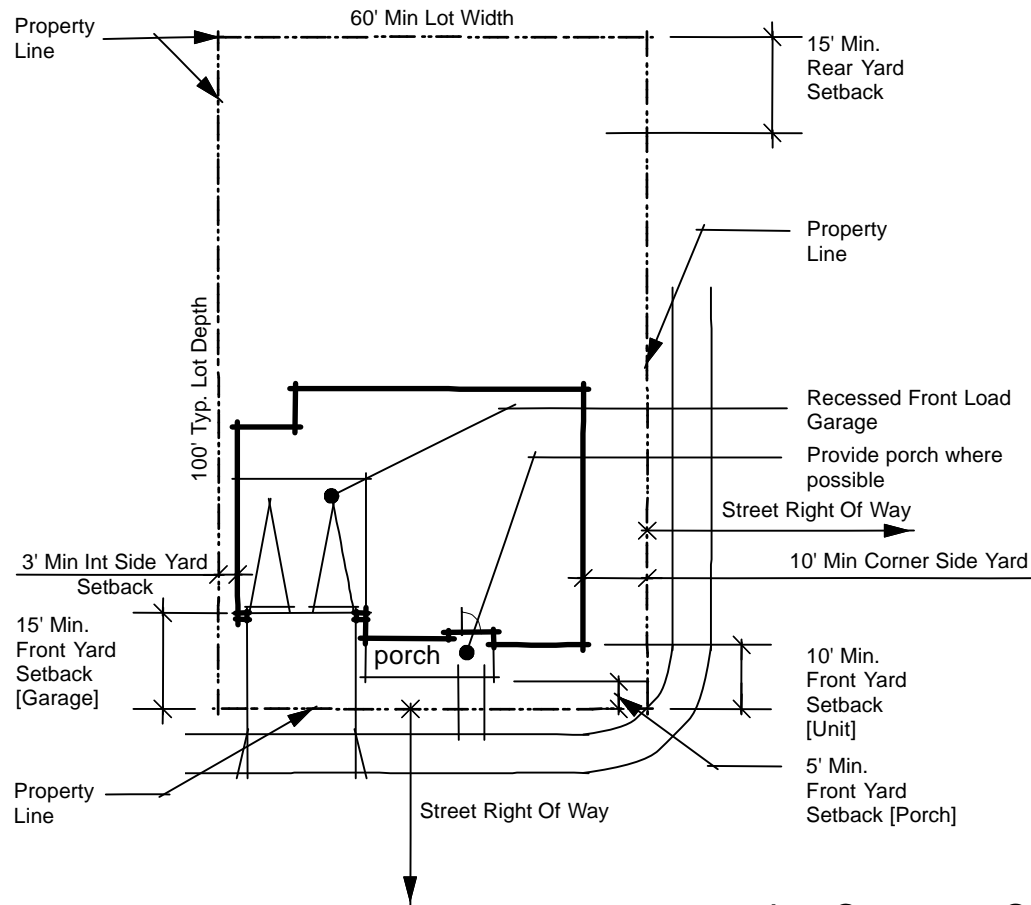


Lot Category: S.F. - 4
Front or Side Garage
 (7,500 SF Lots)

Single Family (S.F.-4) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 103



Lot Category: S.F. - 5
Front or Side Garage
 (6,000 SF Lots)

Single Family (S.F.-5) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN