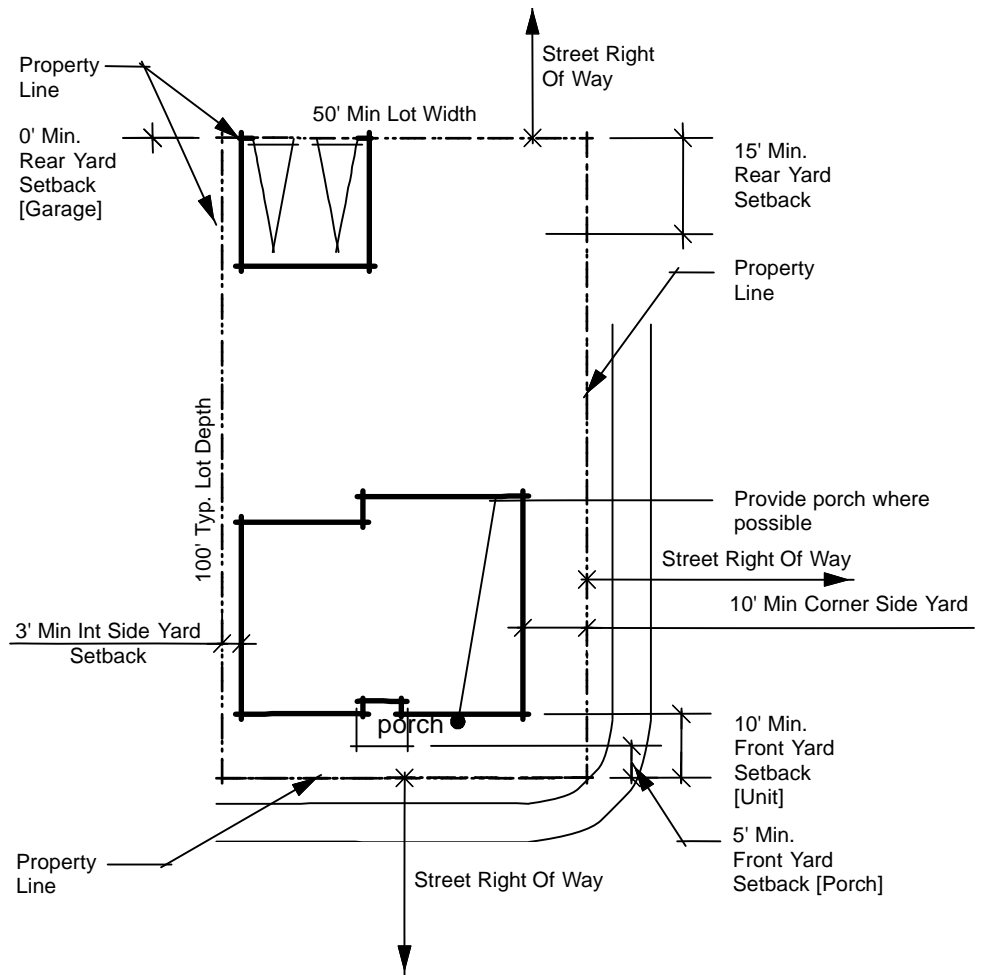


Lot Category: S.F. - 6
Front or Side Garage
(5,000 SF Lots)

Single Family (S.F.-6) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 105



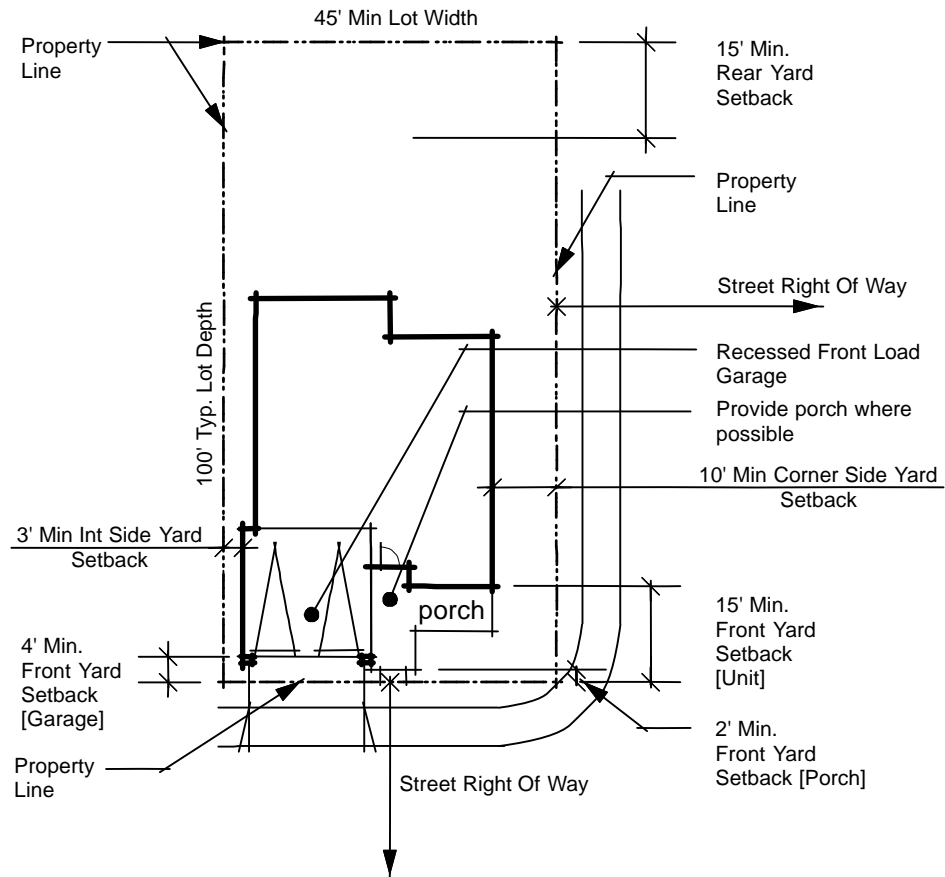
Lot Category: S.F. - 6

Rear Garage
(5,000 SF Lots)

Single Family (S.F.-6) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 106



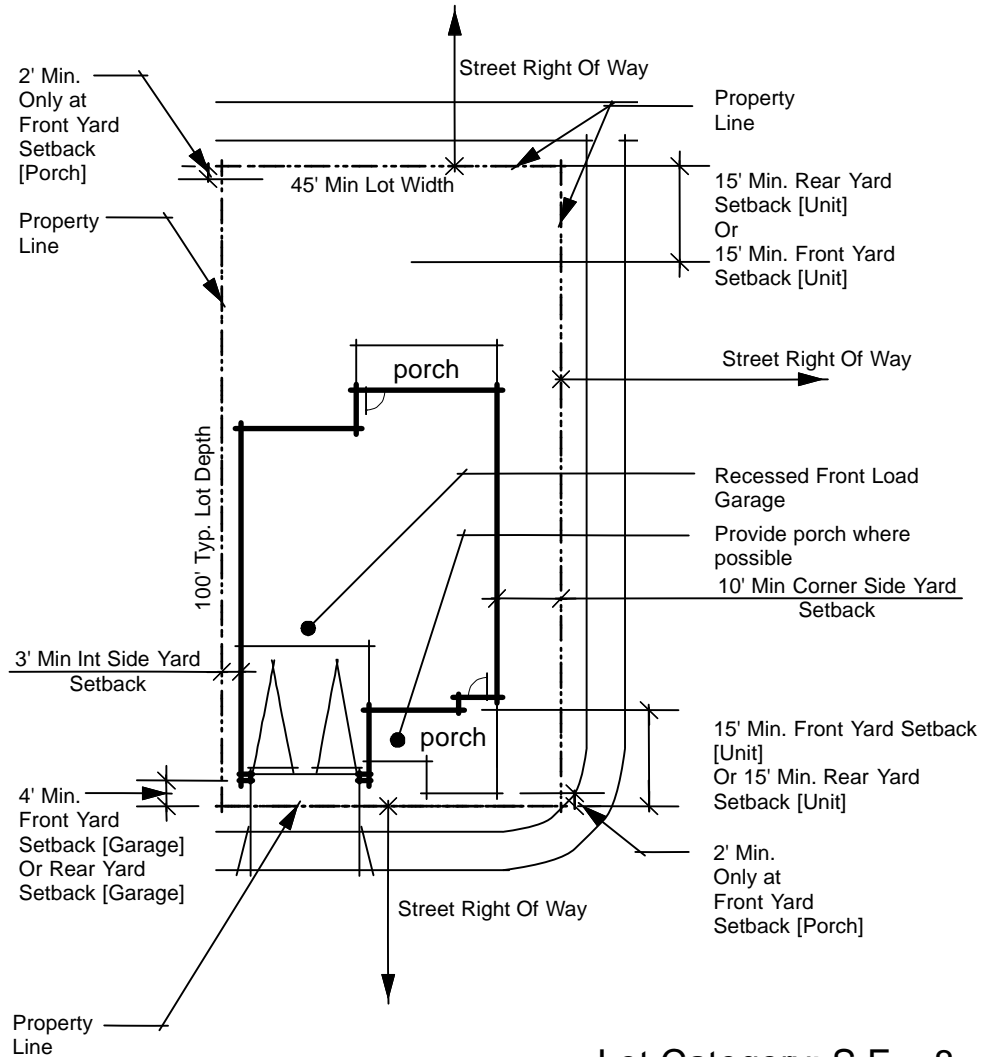
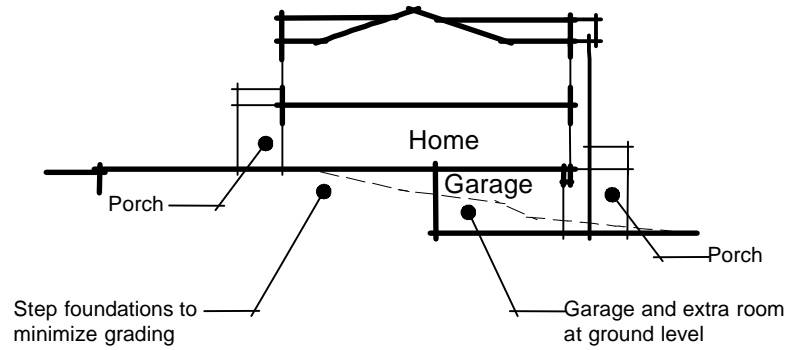
Lot Category: S.F. - 8

Front or Side Garage
(4,500 SF Lots)

Single Family (S.F.-8) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 108



Lot Category: S.F. - 8

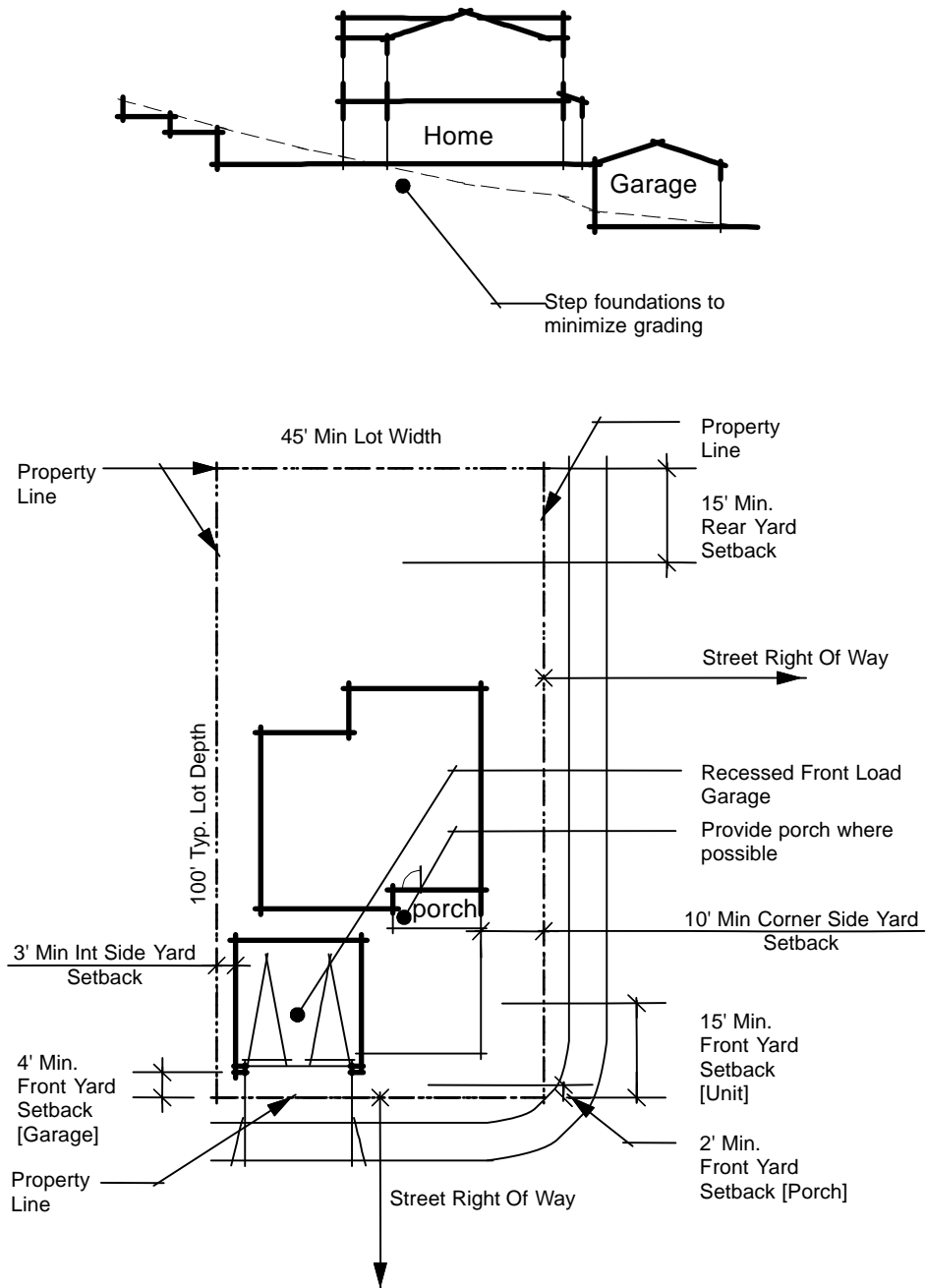
Steep Slope

Tuck-Under Front or Side Garage
(4,500 SF Lots)

Single Family (S.F.-8) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 109



Lot Category: S.F. - 8

Steep Slope

Detached Front or Side

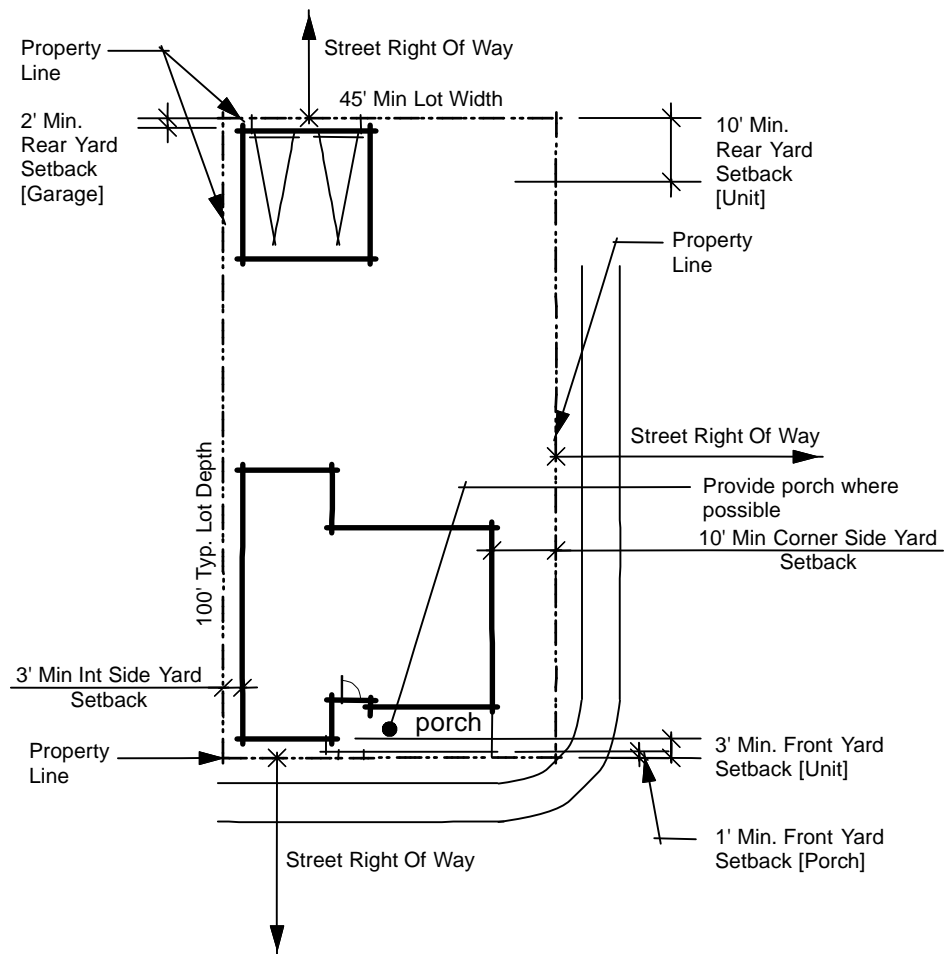
Garage

(4,500 SF Lots)

Single Family (S.F.-8) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

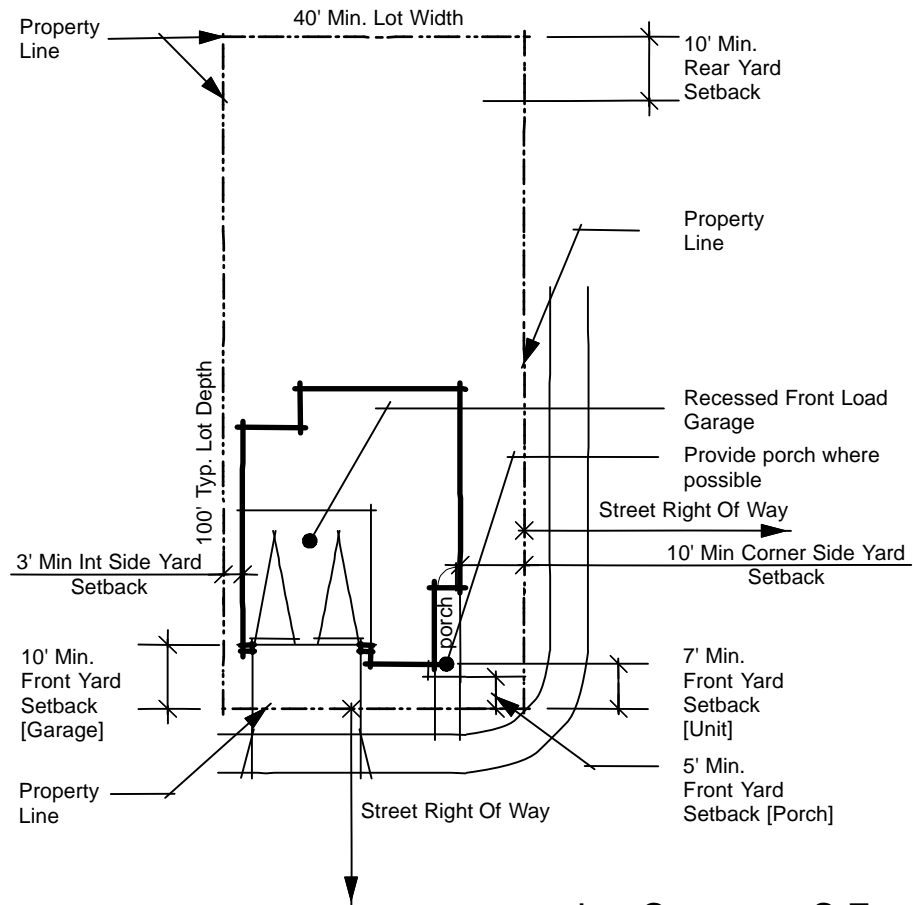
FIGURE 110



Lot Category: S.F. - 9
Rear Garage
 (4,500 SF Lots)

Single Family (S.F.-9) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN



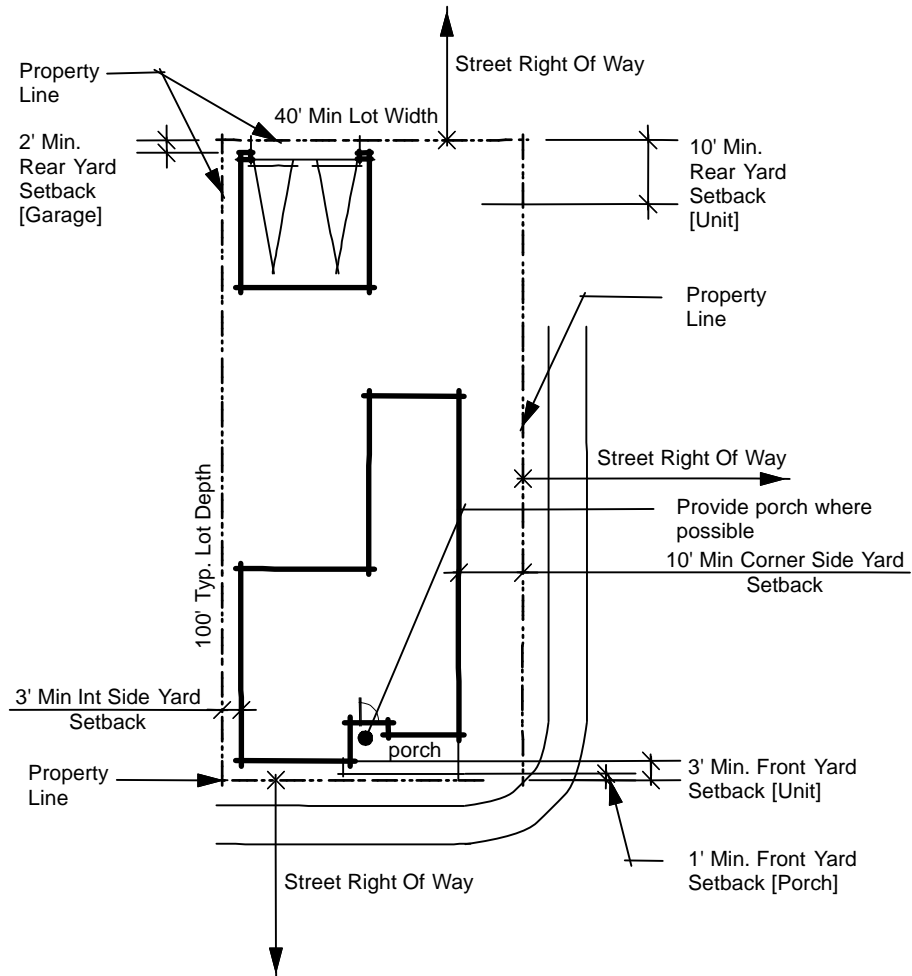
Lot Category: S.F. - 10

Front or Side Garage
(4,000 SF Lots)

Single Family (S.F.-10) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 112



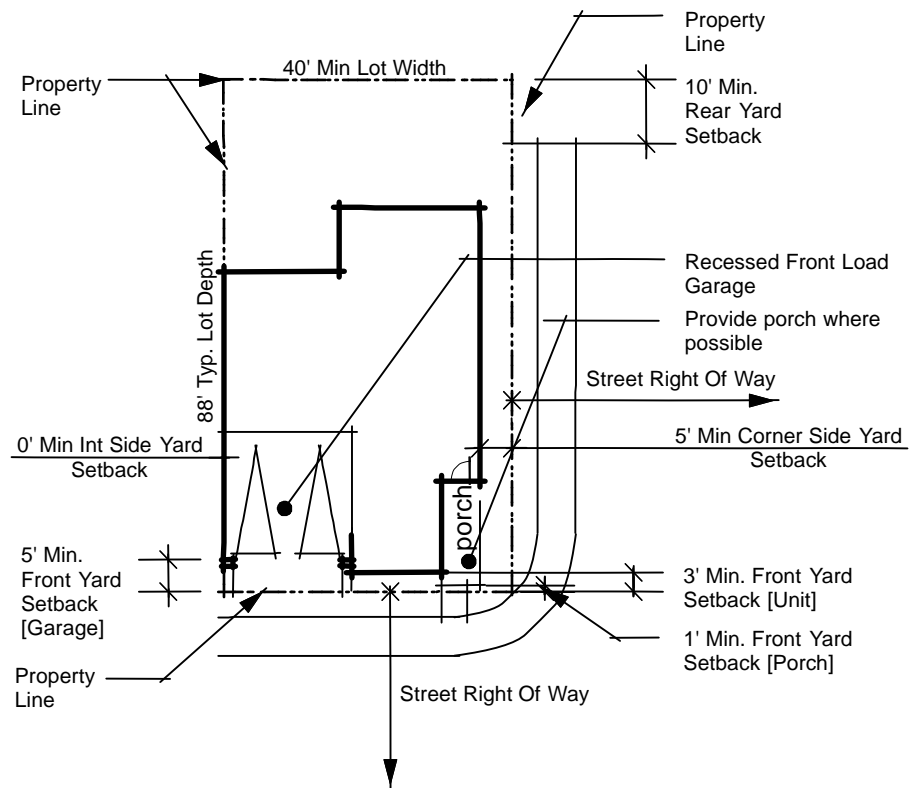
Lot Category: S.F. - 11

Rear Garage
(4,000 SF Lots)

Single Family (S.F.-11) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 113



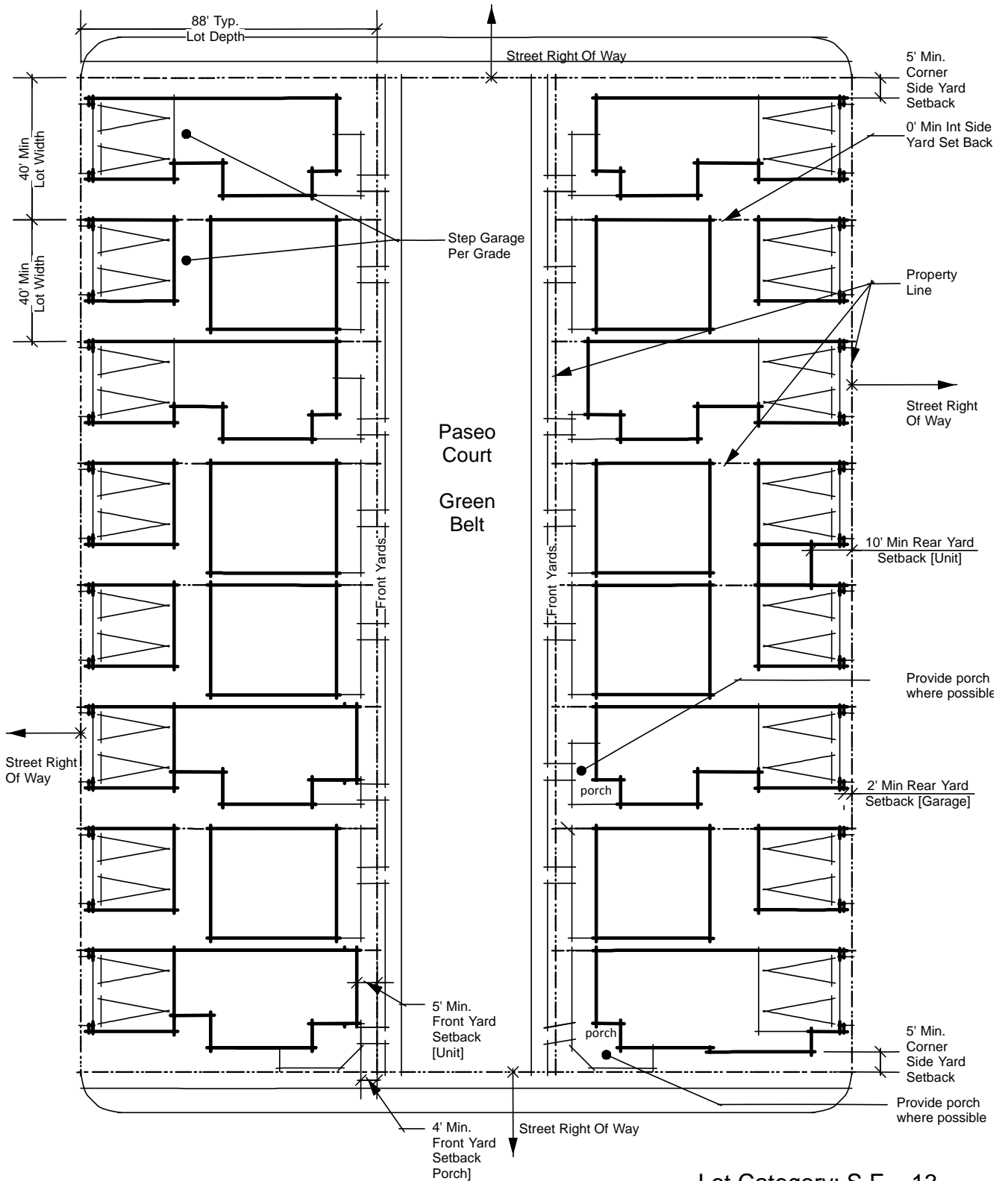
Lot Category: S.F. - 12

Front Garage
(3,500 SF Lots)

Single Family (S.F.-12) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 114



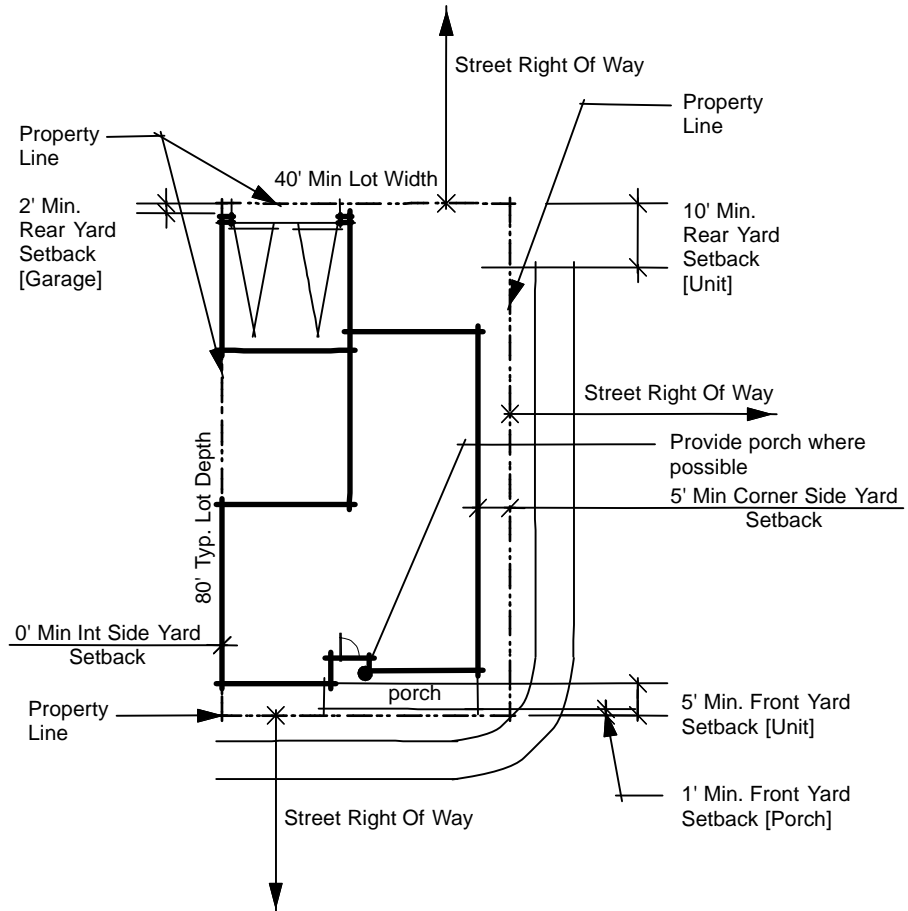
Lot Category: S.F. - 13

Hillside Paseo
(3,500 SF Lots)

Single Family (S.F.-13) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 115

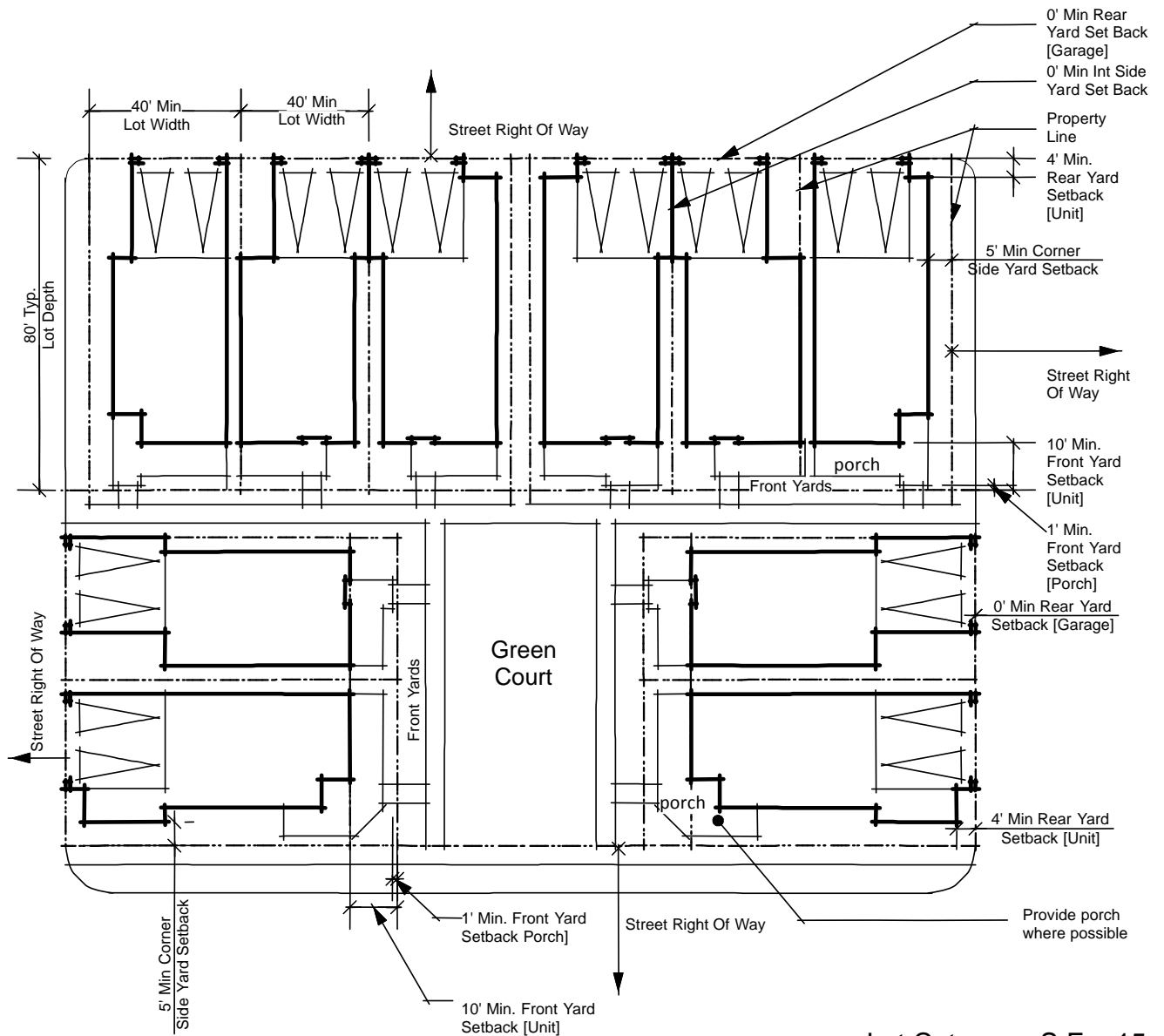


Lot Category: S.F. - 14
 Rear Garage
 (3,200 SF Lots)

Single Family (S.F.-14) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 116

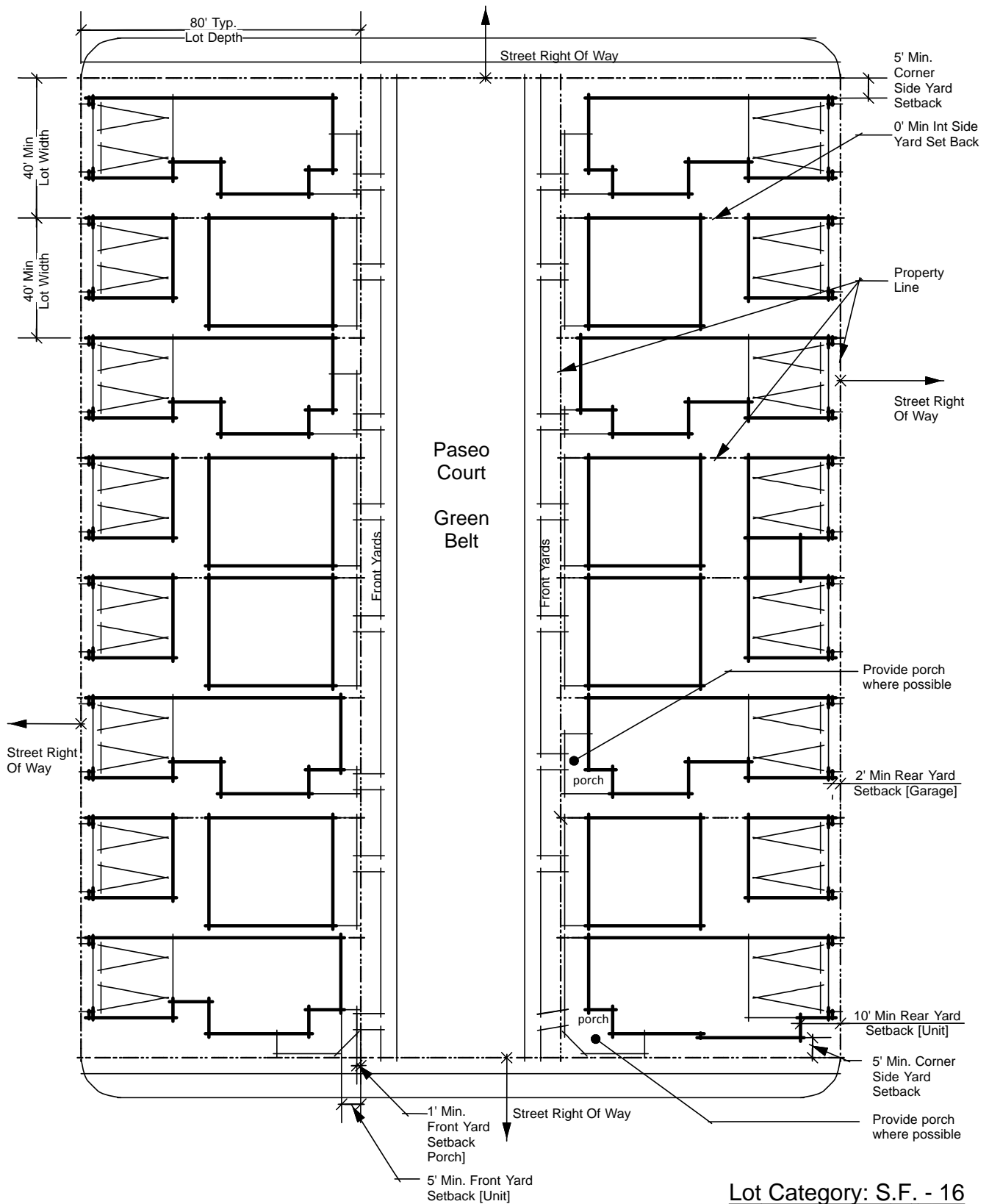


Lot Category: S.F. - 15
Green Court Cluster
 (3,200 SF Lots)

Single Family (S.F.-15) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

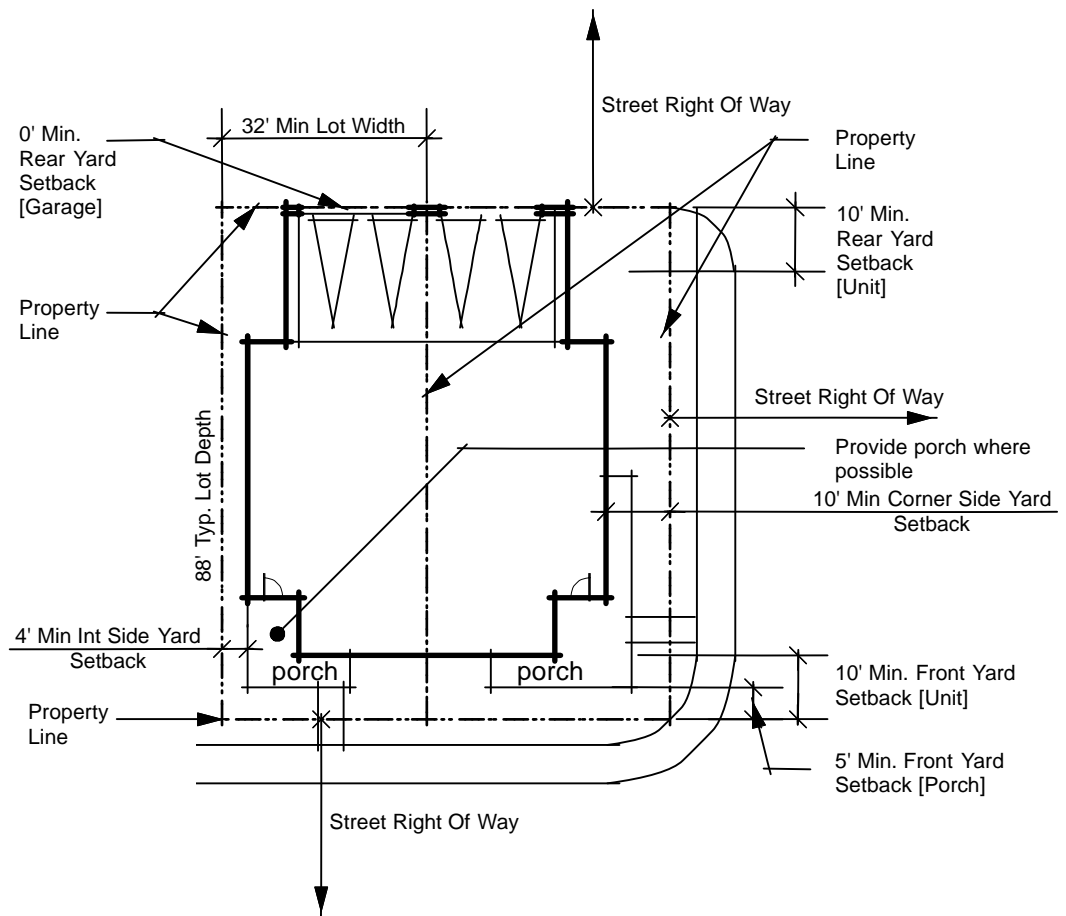
FIGURE 117



Single Family (S.F.-16) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 118



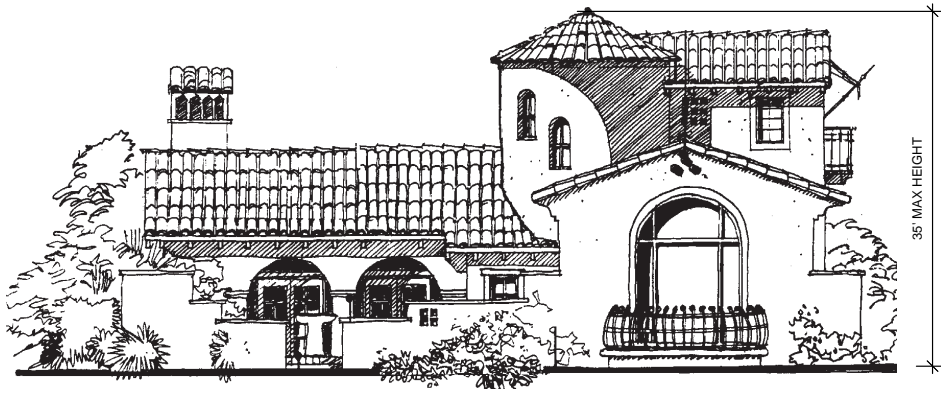
Lot Category: S.F. - 17

Double Detached
(2,800 SF Lots)

Single Family (S.F.-17) Lot Layout

LILAC HILLS RANCH SPECIFIC PLAN

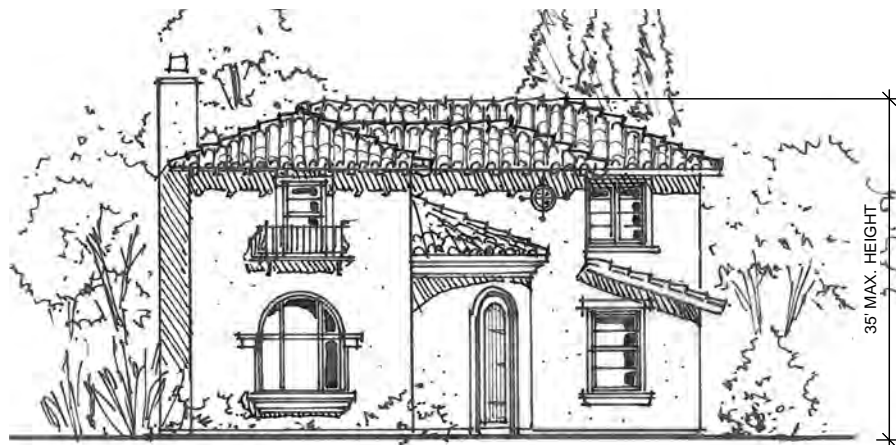
FIGURE 119



A. Spanish Colonial
(Side or Rear Garage)
no scale



A. Spanish Colonial
(Side or Rear Garage)
no scale



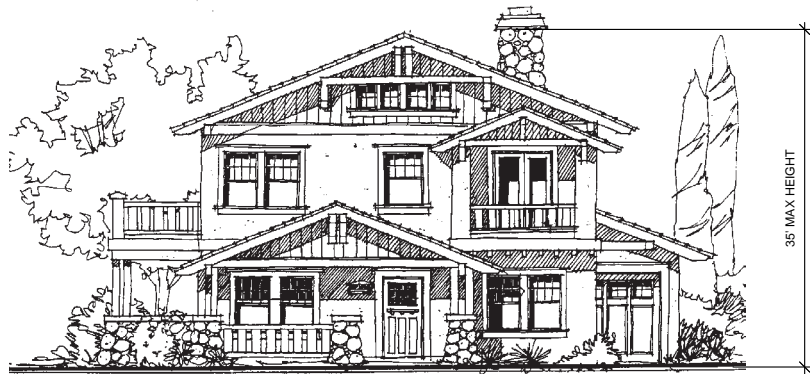
A. Spanish Colonial
(Side or Rear Garage)
no scale

Note: Elevations representative of stylistic themes
and can be applied to any lot category.

Single Family Conceptual Elevations

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 120



B. Craftsman Style
(Front or Side Garage)
no scale



B. Craftsman Style
(Front Garage)
no scale



C. French Country
(Side or Rear Garage)
no scale

Note: Elevations representative of stylistic themes
and can be applied to any lot category.

Single Family Conceptual Elevations

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 121



C. French Country
(Front Garage)
no scale



C. French Country
(Front or Side Garage)
no scale



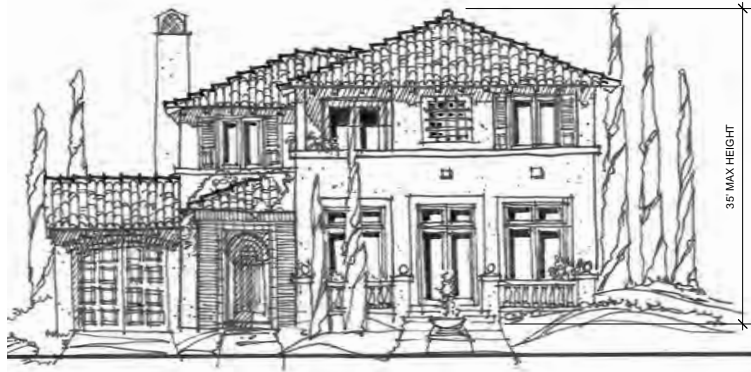
D. California Bungalow
(Front or Side Garage)
no scale

Note: Elevations representative of stylistic themes
and can be applied to any lot category.

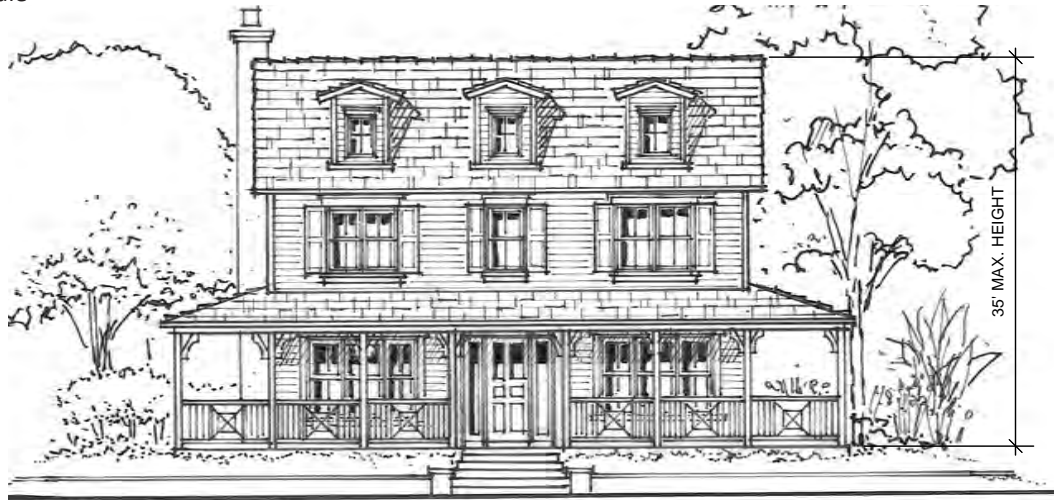
Single Family Conceptual Elevations

LILAC HILLS RANCH SPECIFIC PLAN

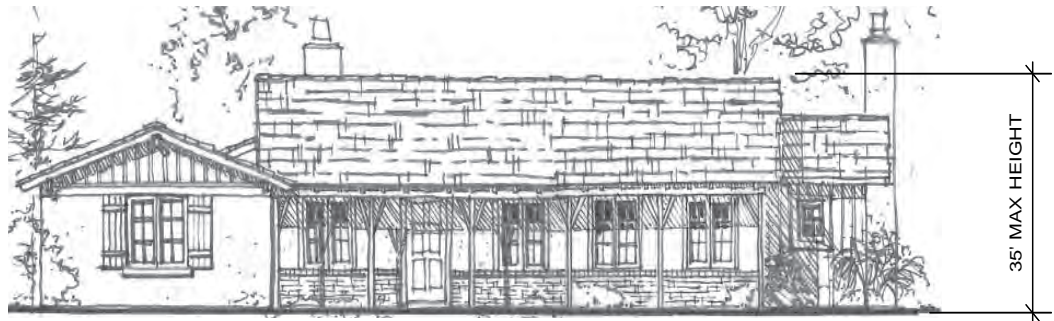
FIGURE 122



E. Tuscan Revival
(Front or Side Garage)
no scale



F. Farmhouse
(Side or Rear Garage)
no scale



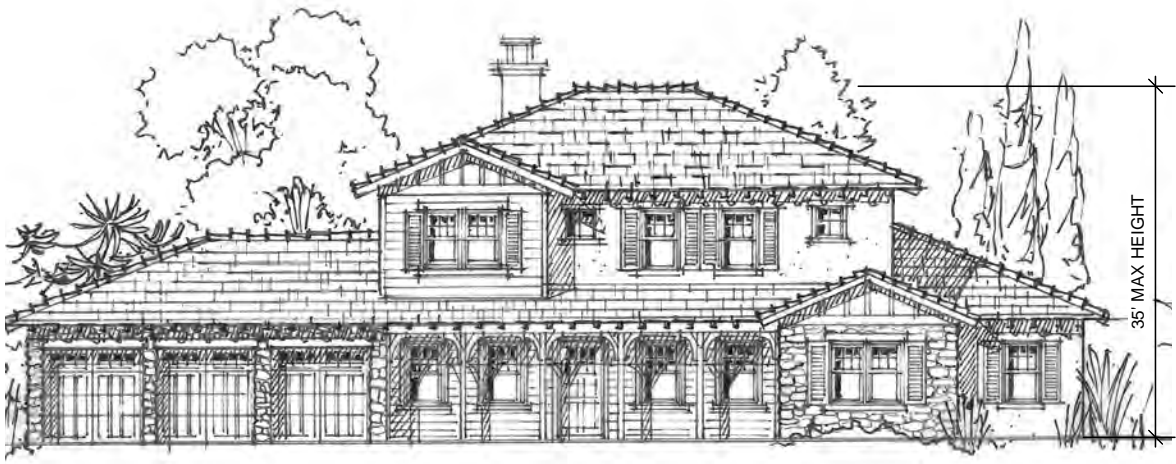
G. California Ranch
(Front or Side Garage)
no scale

Note: Elevations representative of stylistic themes
and can be applied to any lot category.

Single Family Conceptual Elevations

LILAC HILLS RANCH SPECIFIC PLAN

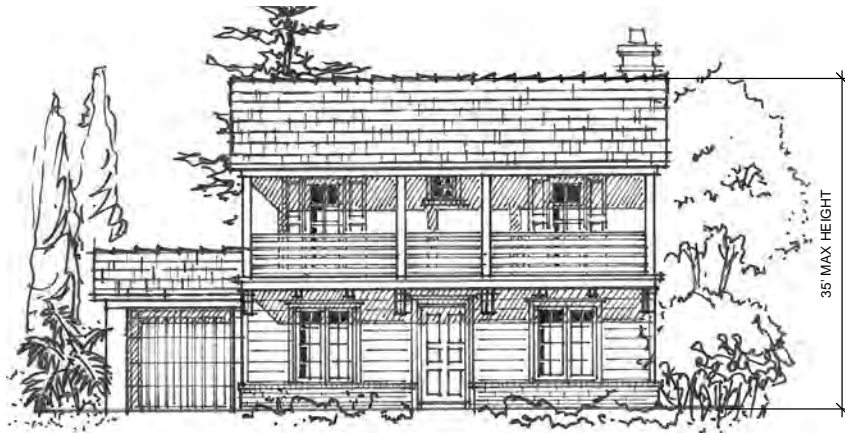
FIGURE 123



G. California Ranch
(Front Garage)
no scale



H. California Monterey
(Side or Rear Garage)
no scale



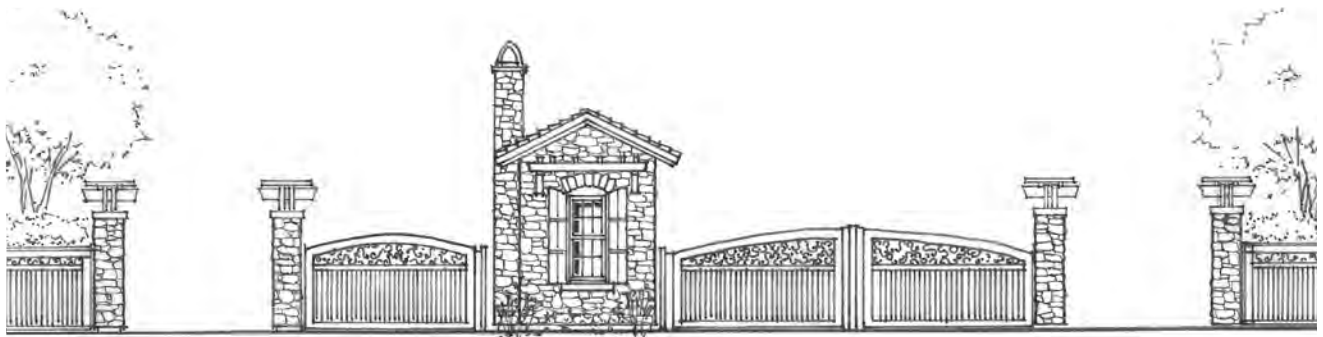
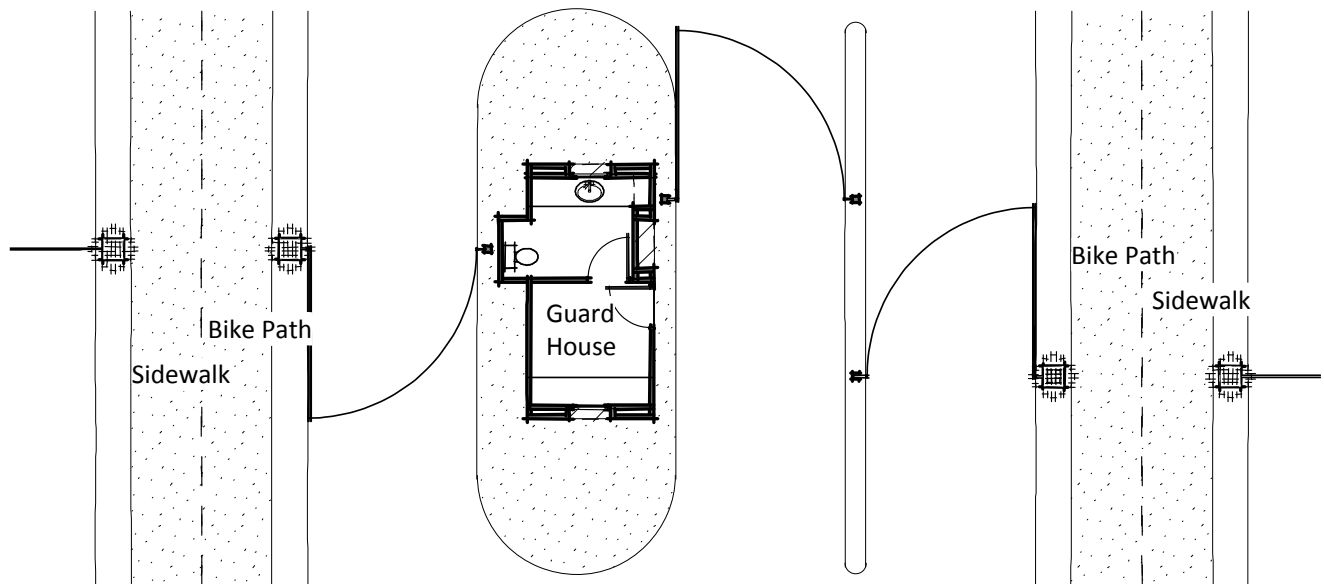
H. California Monterey
(Front or Side Garage)
no scale

Note: Elevations representative of stylistic themes
and can be applied to any lot category.

Single Family Conceptual Elevations

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 124



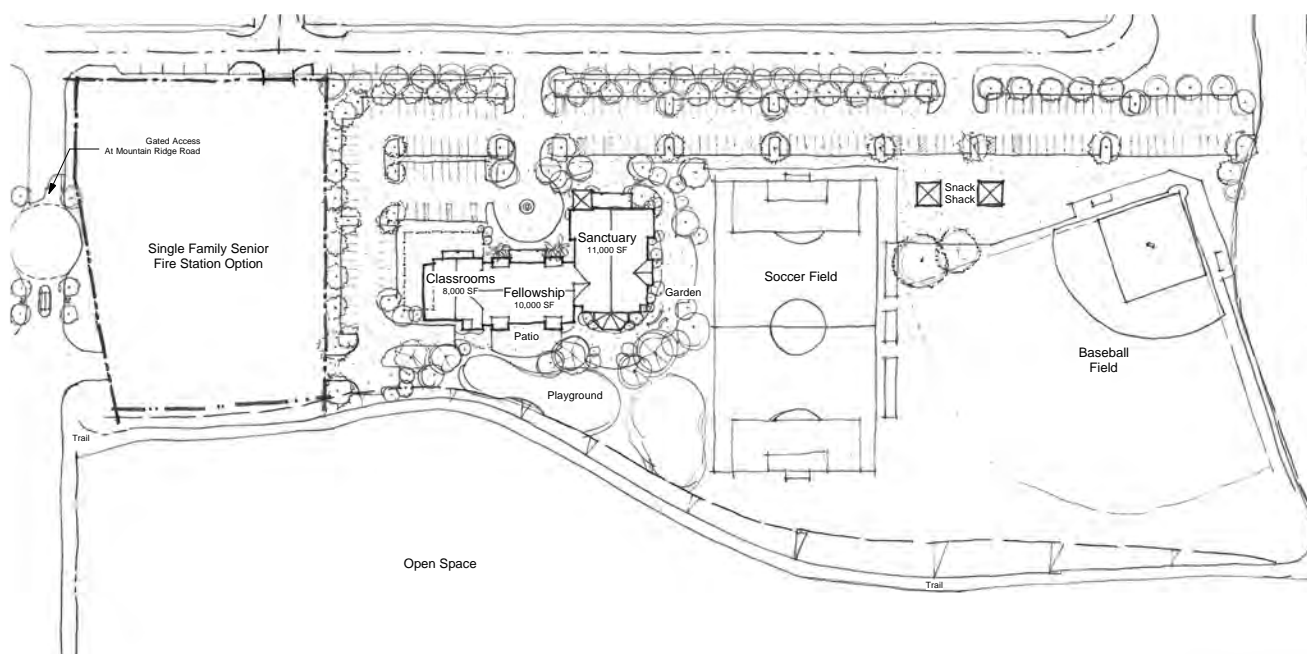
Senior Neighborhood Gated Entry Guard House Concept

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 125



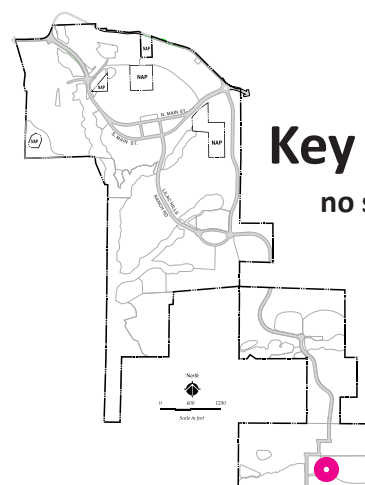
Elevation
no scale



Plan View
no scale

This concept plan is for
illustrative purposes only.

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

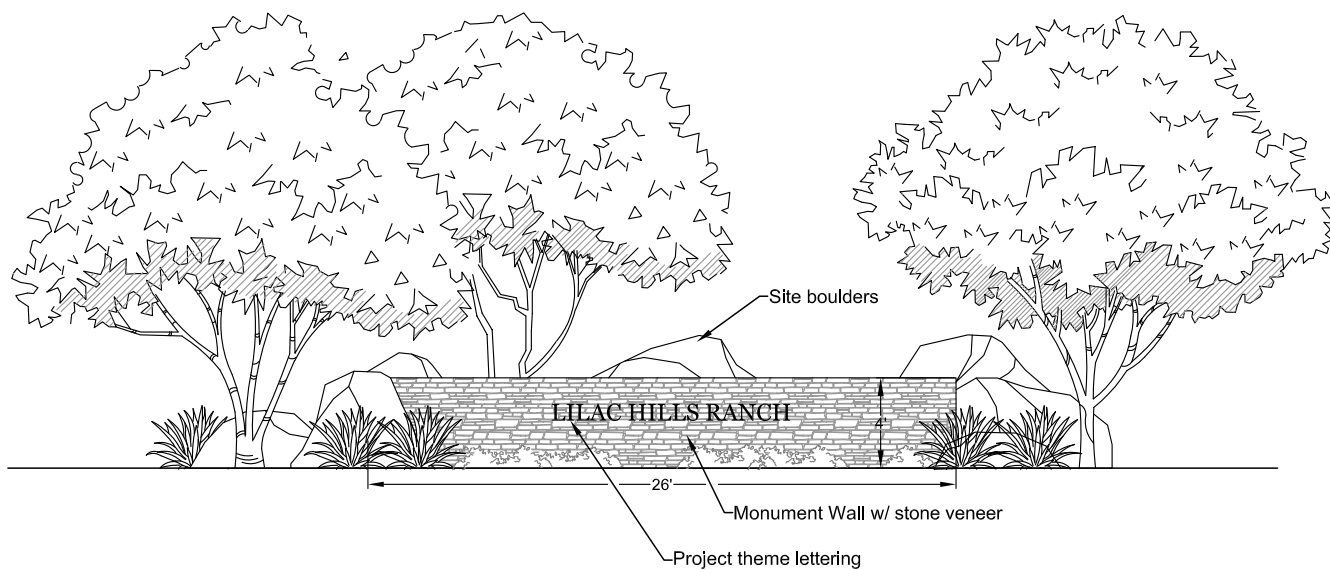


Key Map
no scale

Institutional Site Concept Plan & Elevation

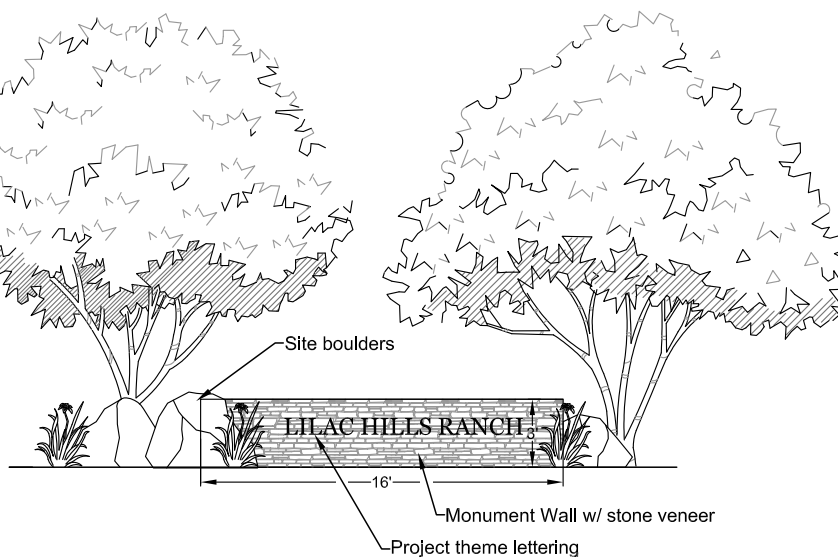
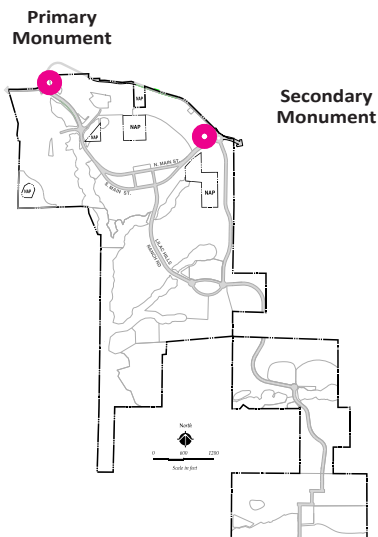
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 126



Primary Project Entry
no scale

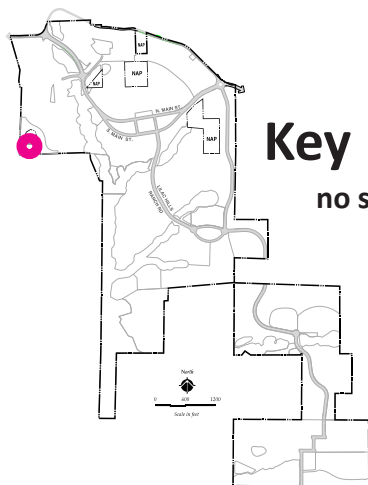
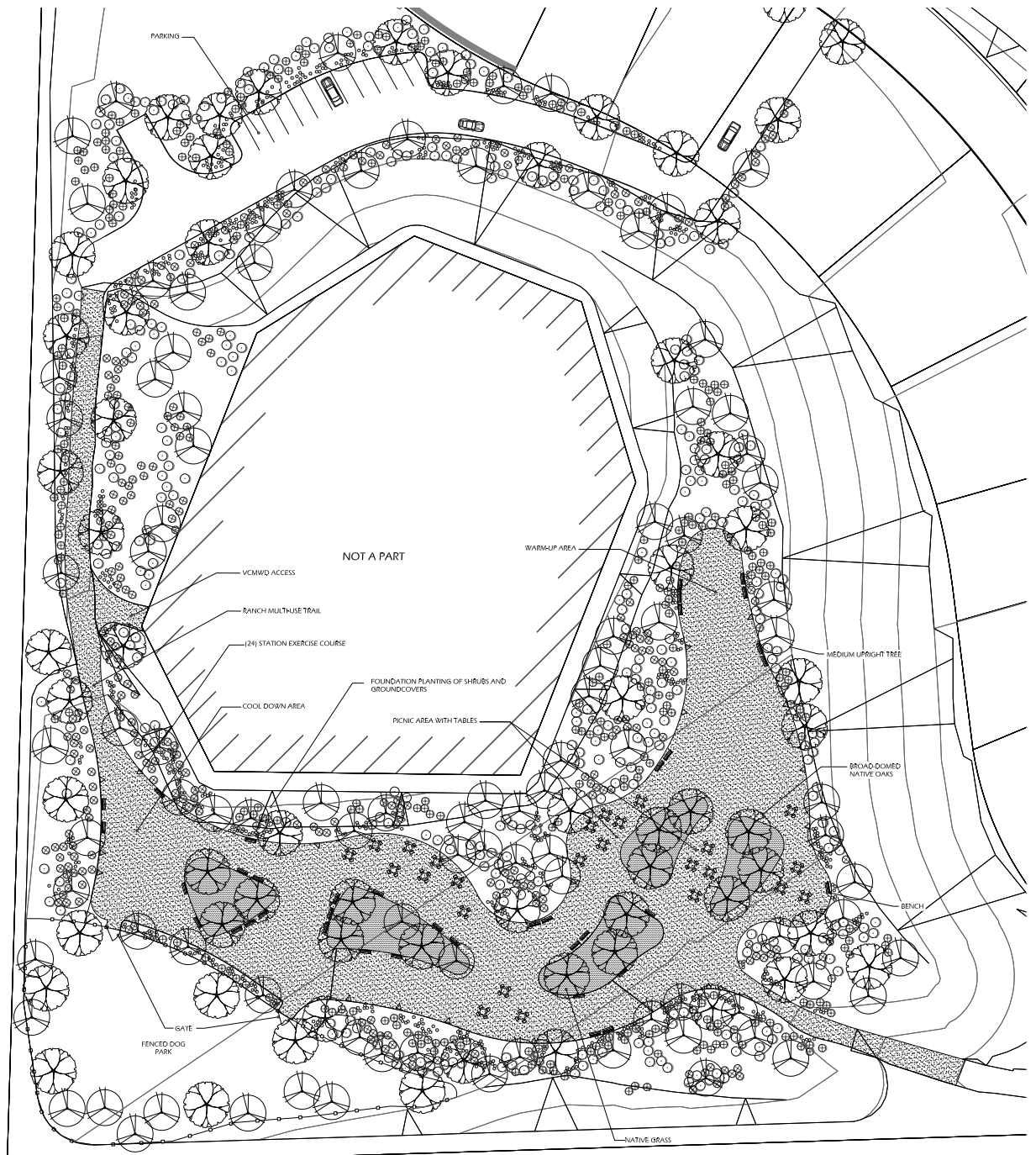
Key Map
no scale



Secondary Project Entry
no scale

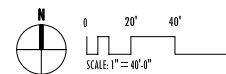
Project Entry Monuments

LILAC HILLS RANCH SPECIFIC PLAN



Key Map

no scale



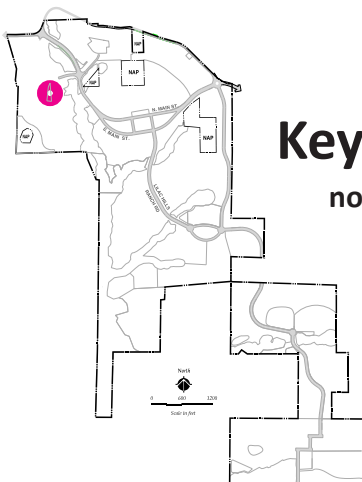
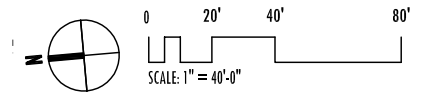
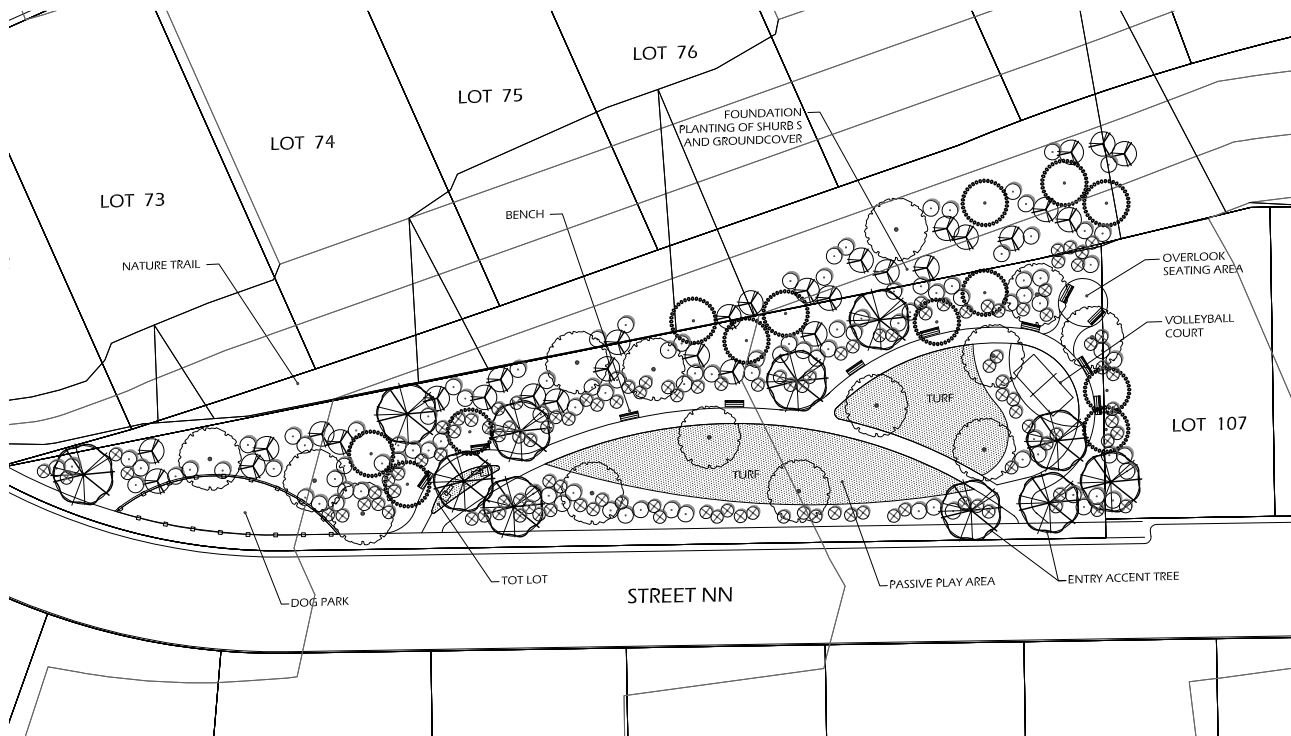
This concept plan is for
illustrative purposes only.

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

Fitness Center Park Concept (P-1)

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 128



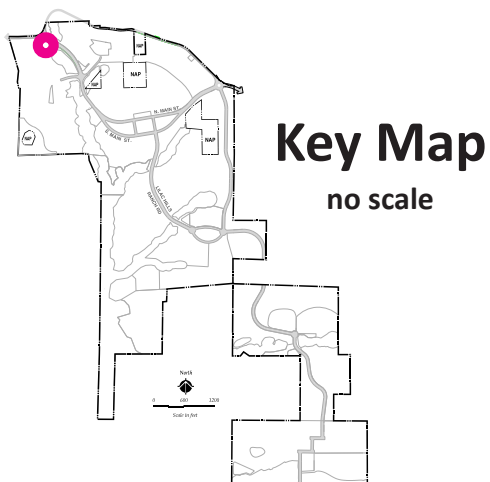
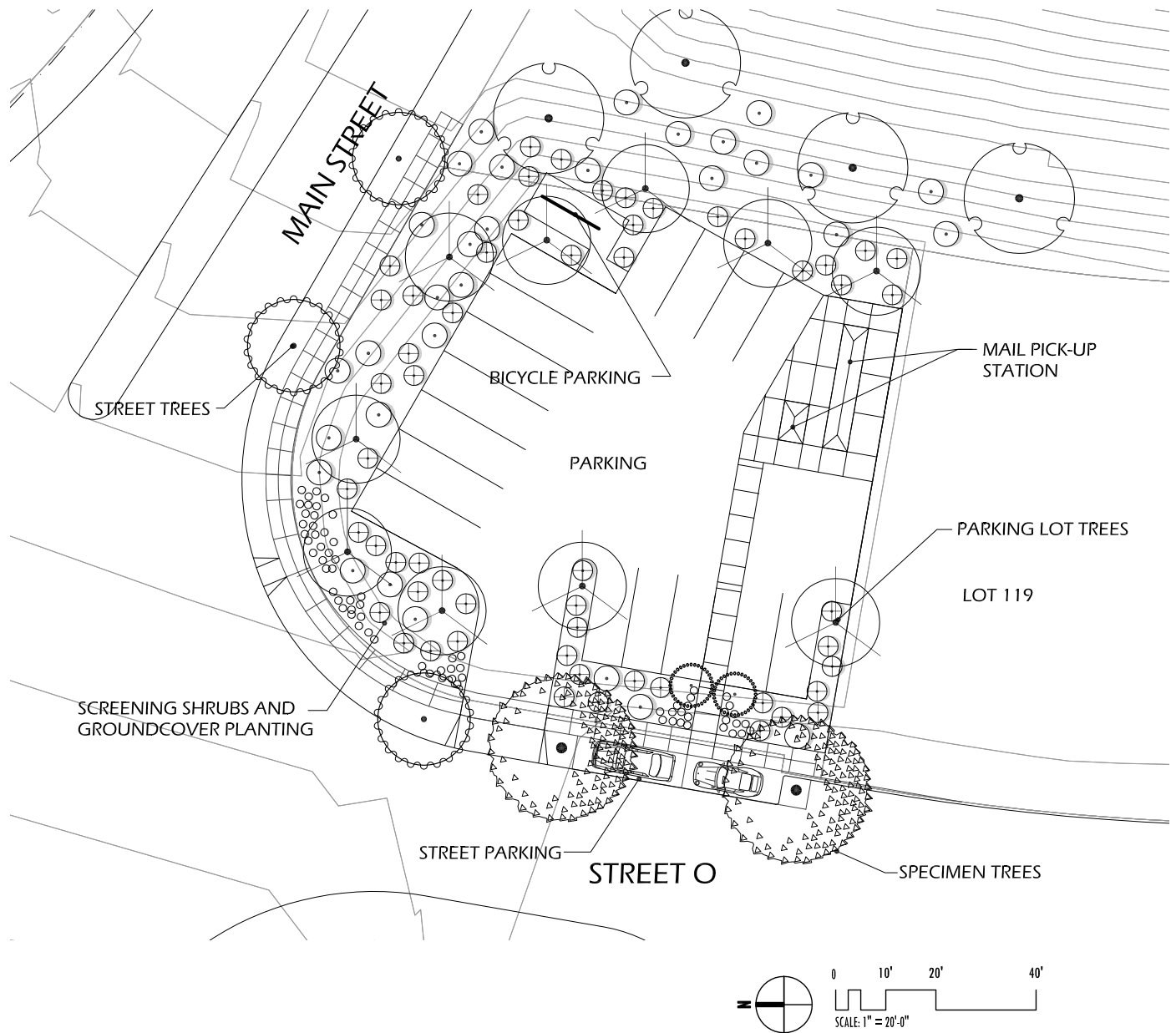
Key Map
no scale

This concept plan is for
illustrative purposes only.

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

Sport Park (P-2) Concept

LILAC HILLS RANCH SPECIFIC PLAN

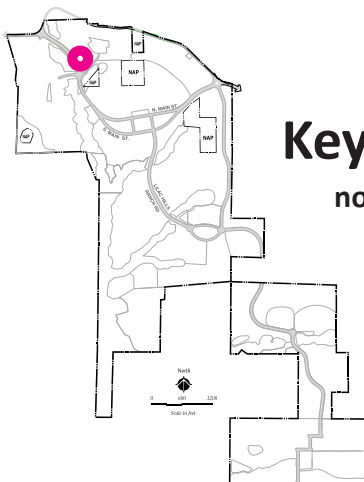
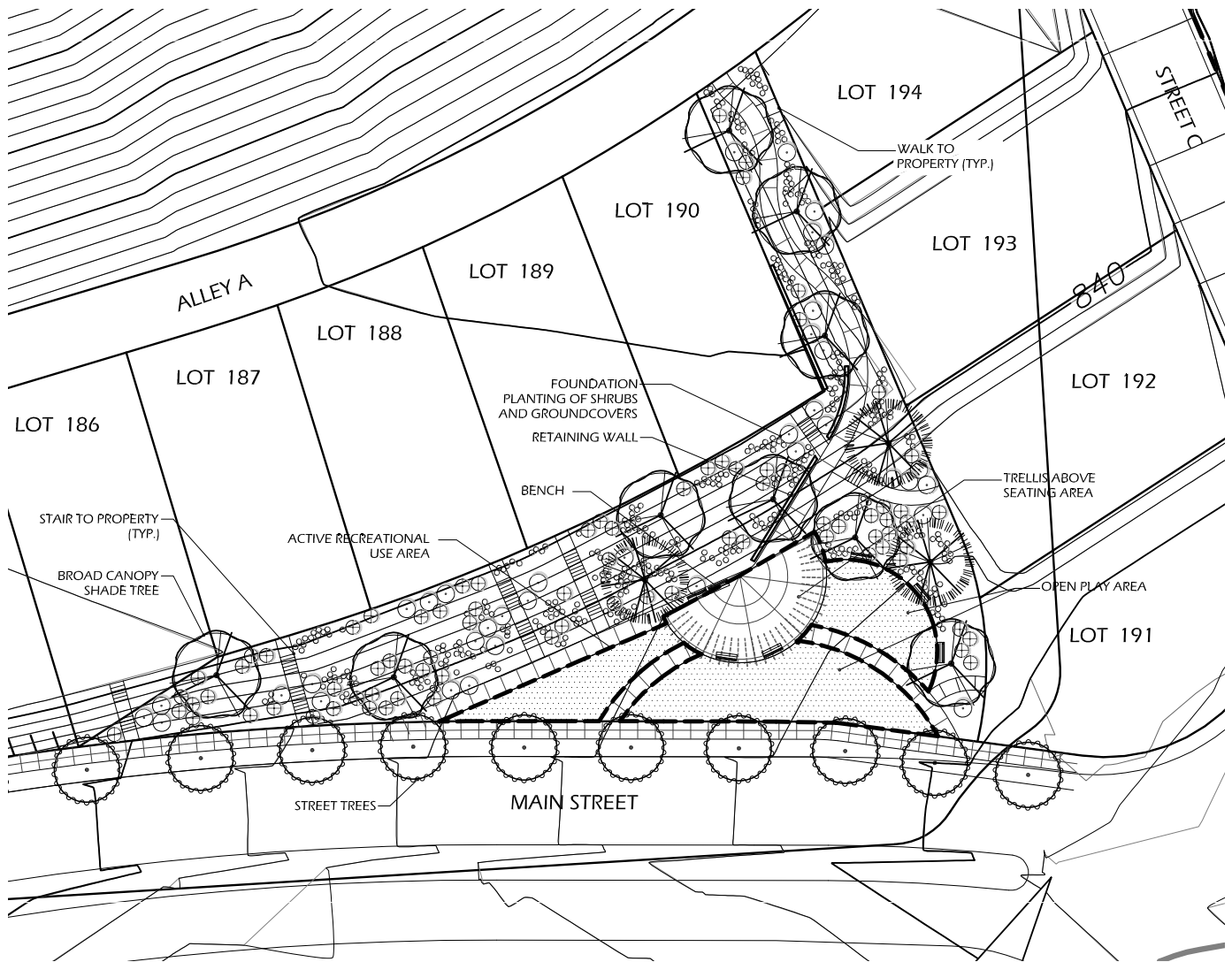


This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

Mail Pick-up Station (HOA) Concept

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 130



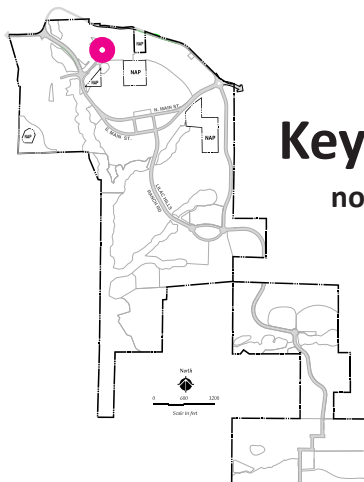
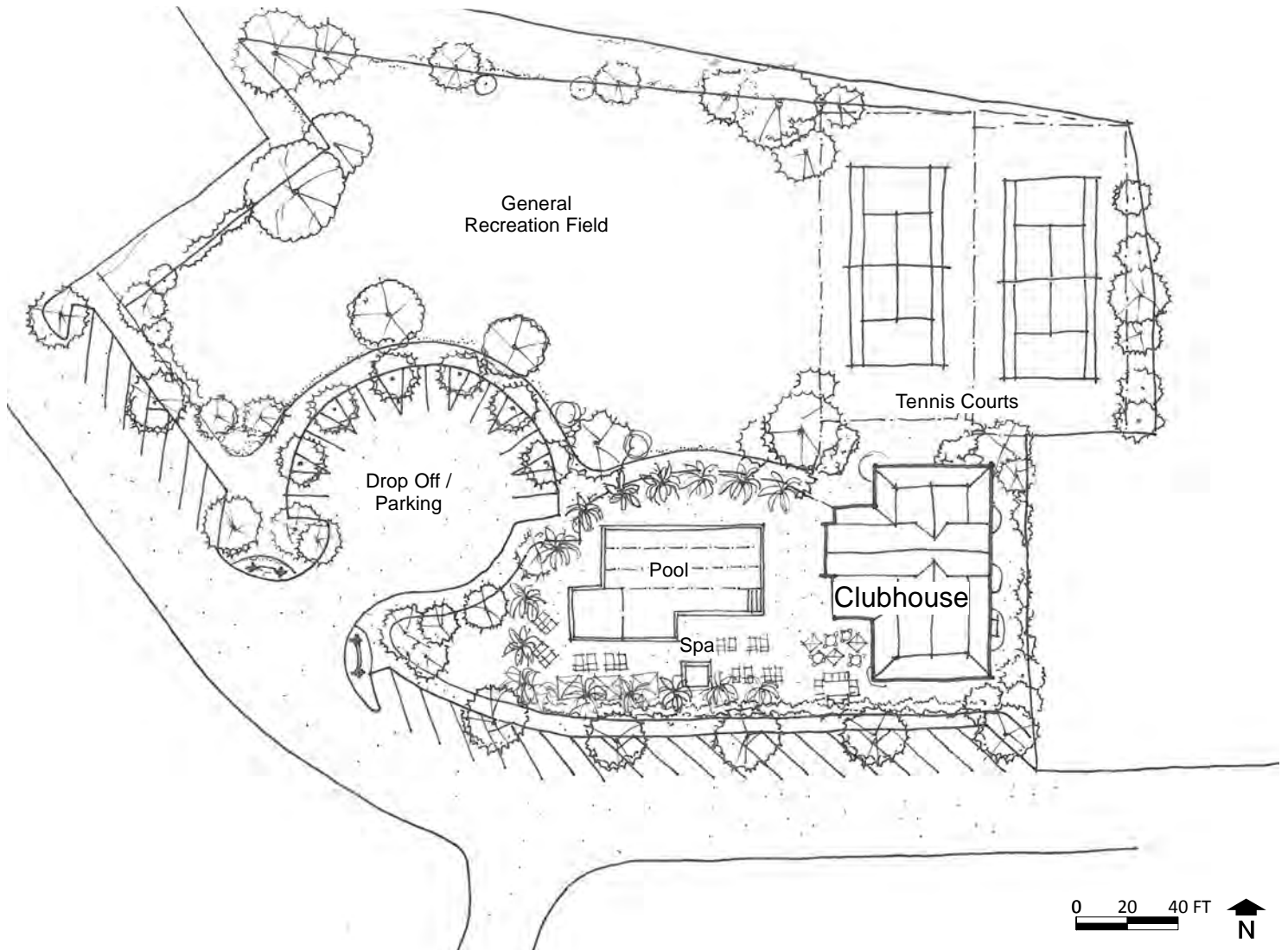
Key Map
no scale

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

Garden Park (P-3) Concept

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 131



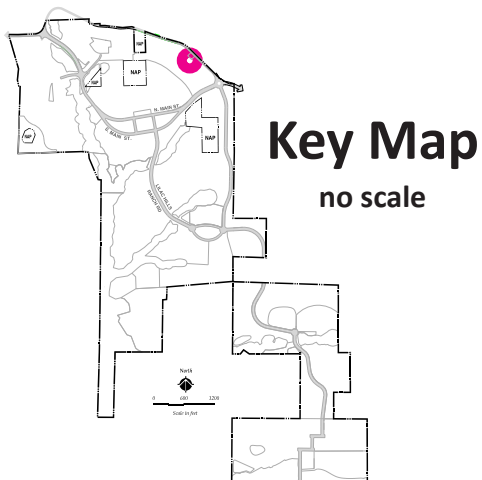
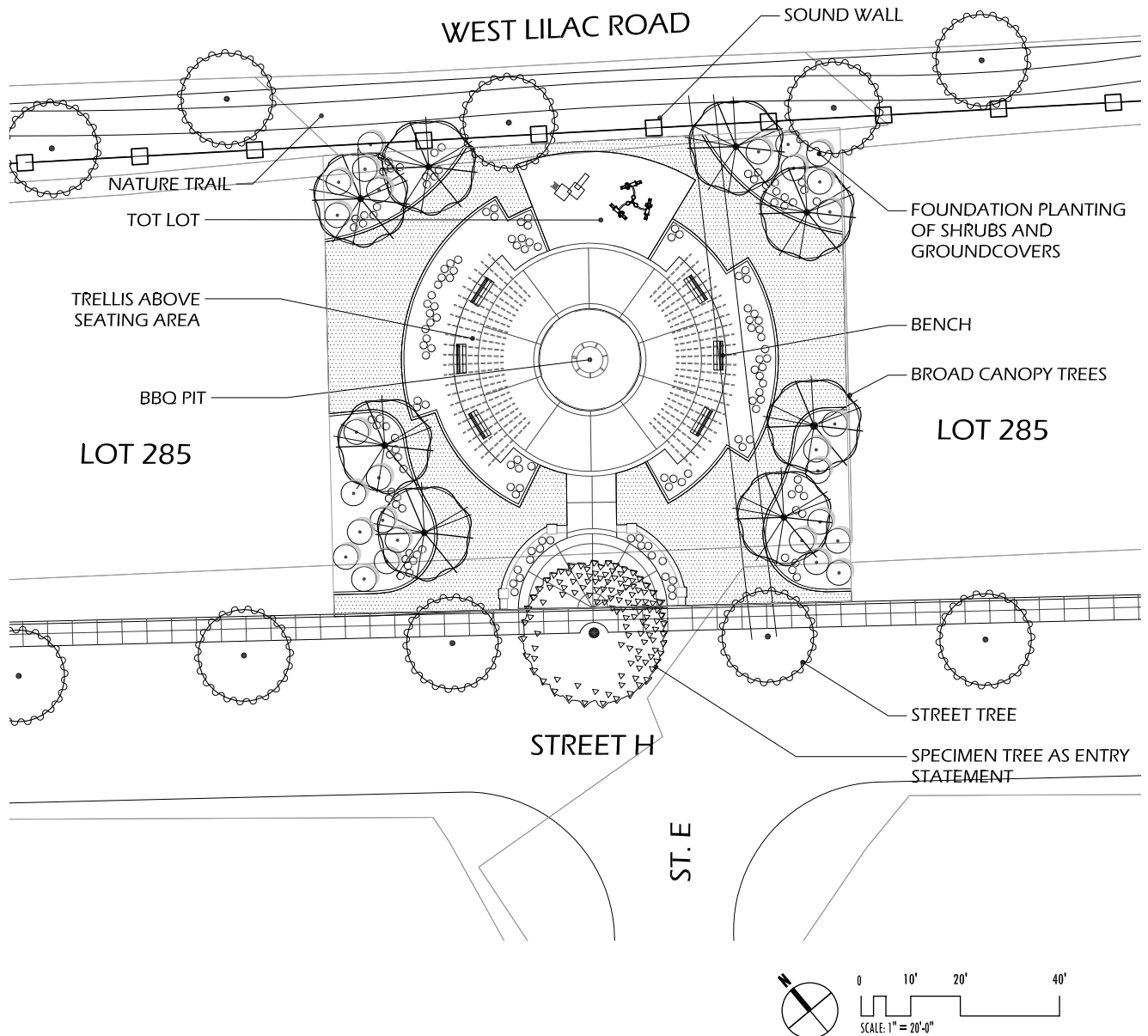
Key Map
no scale

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

Recreation Center (P-4) Concept

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 132



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

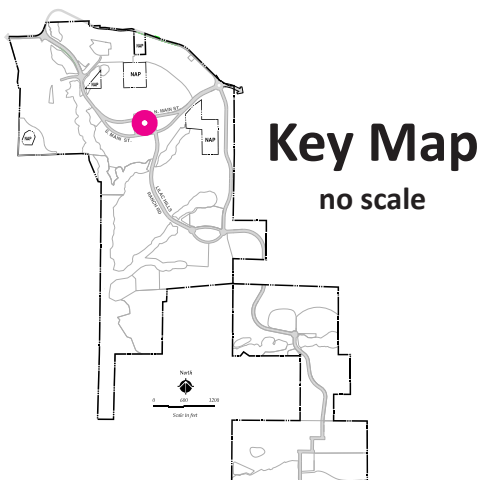
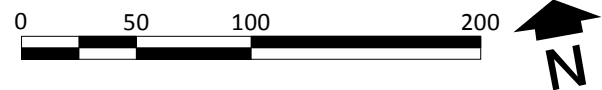
Neighborhood Park (P-5) Concept

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 133



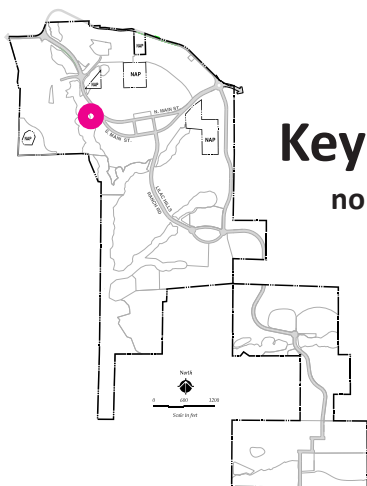
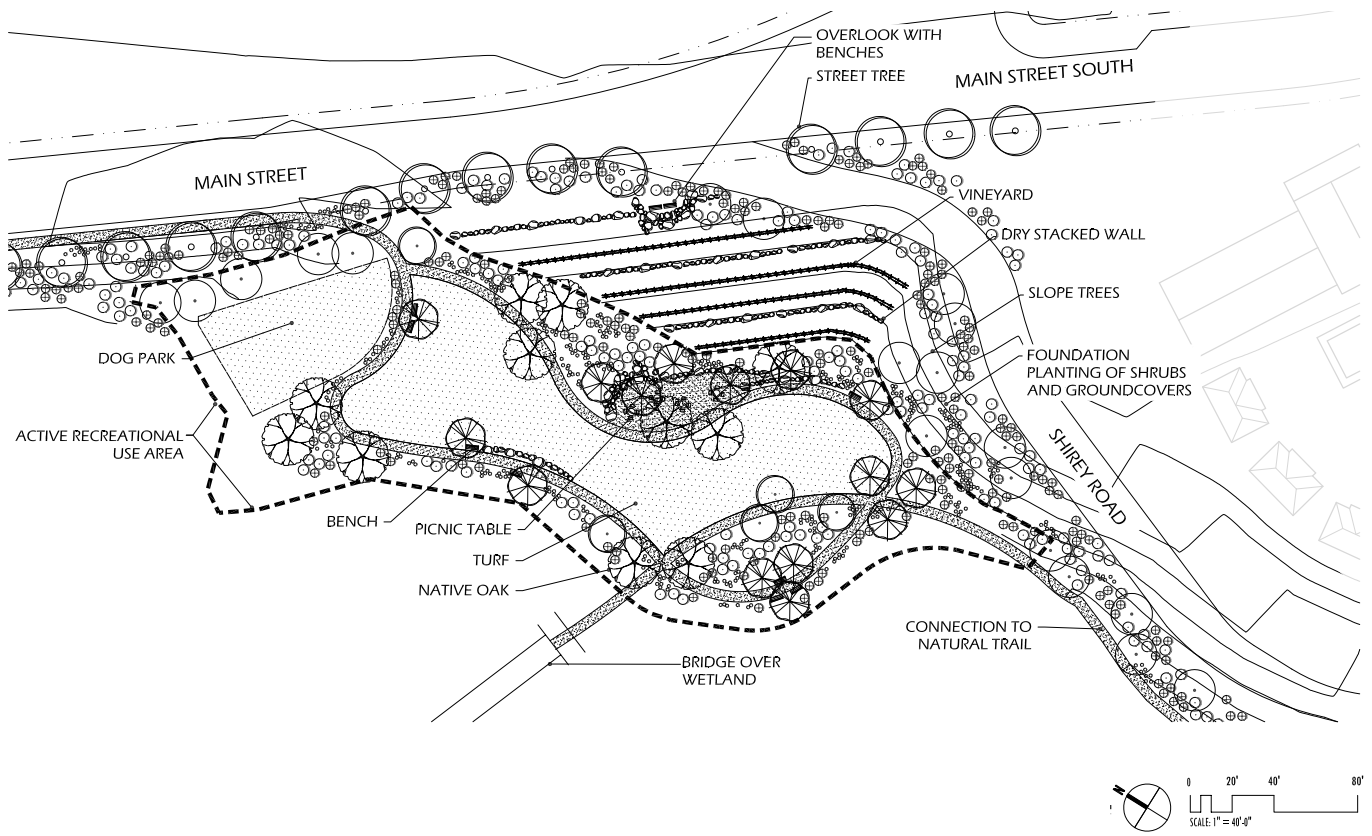
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.



Town Center (C-4) Concept

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 134

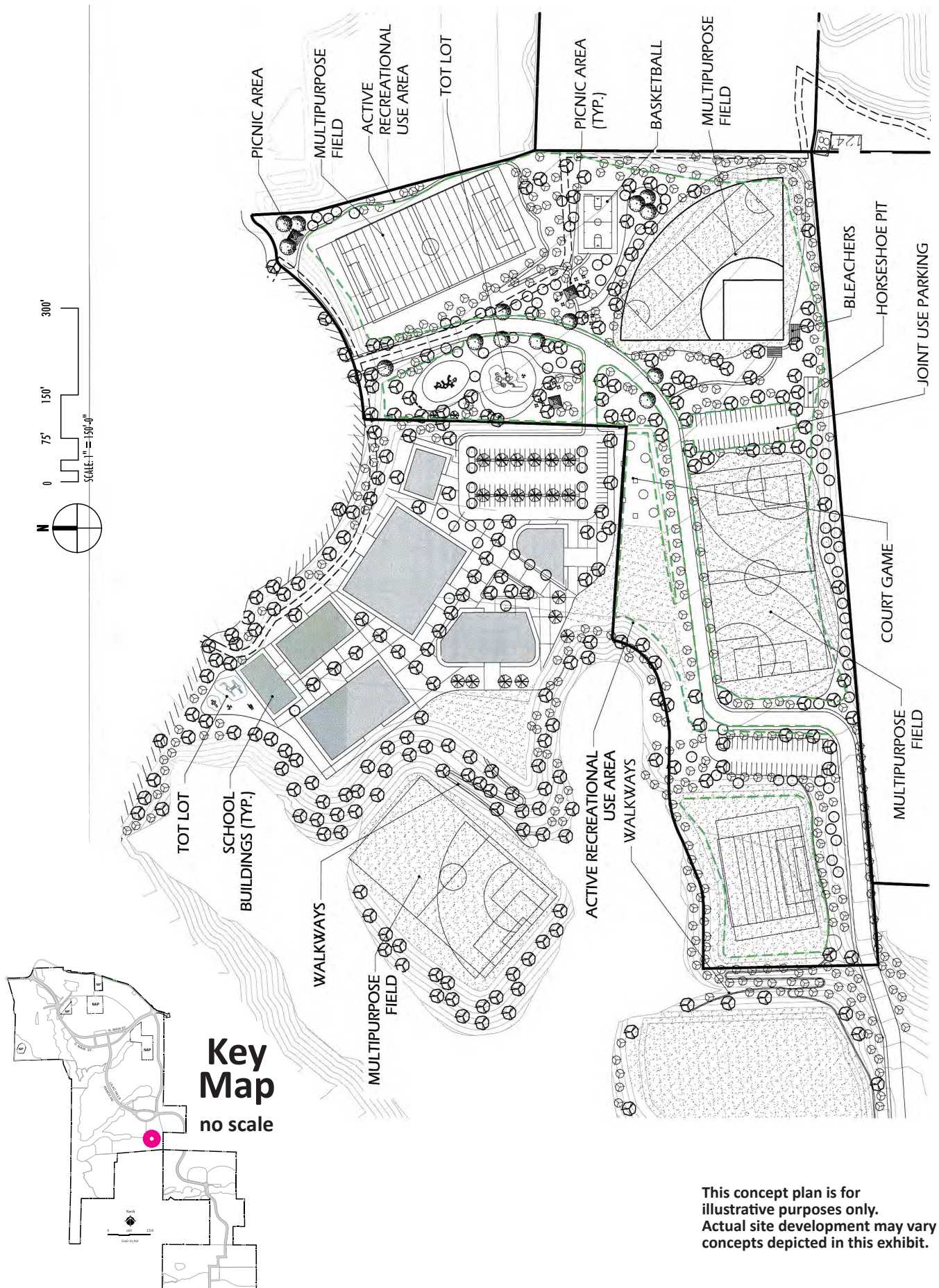


Key Map
no scale

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

Vineyard Park (P-6) Concept

LILAC HILLS RANCH SPECIFIC PLAN

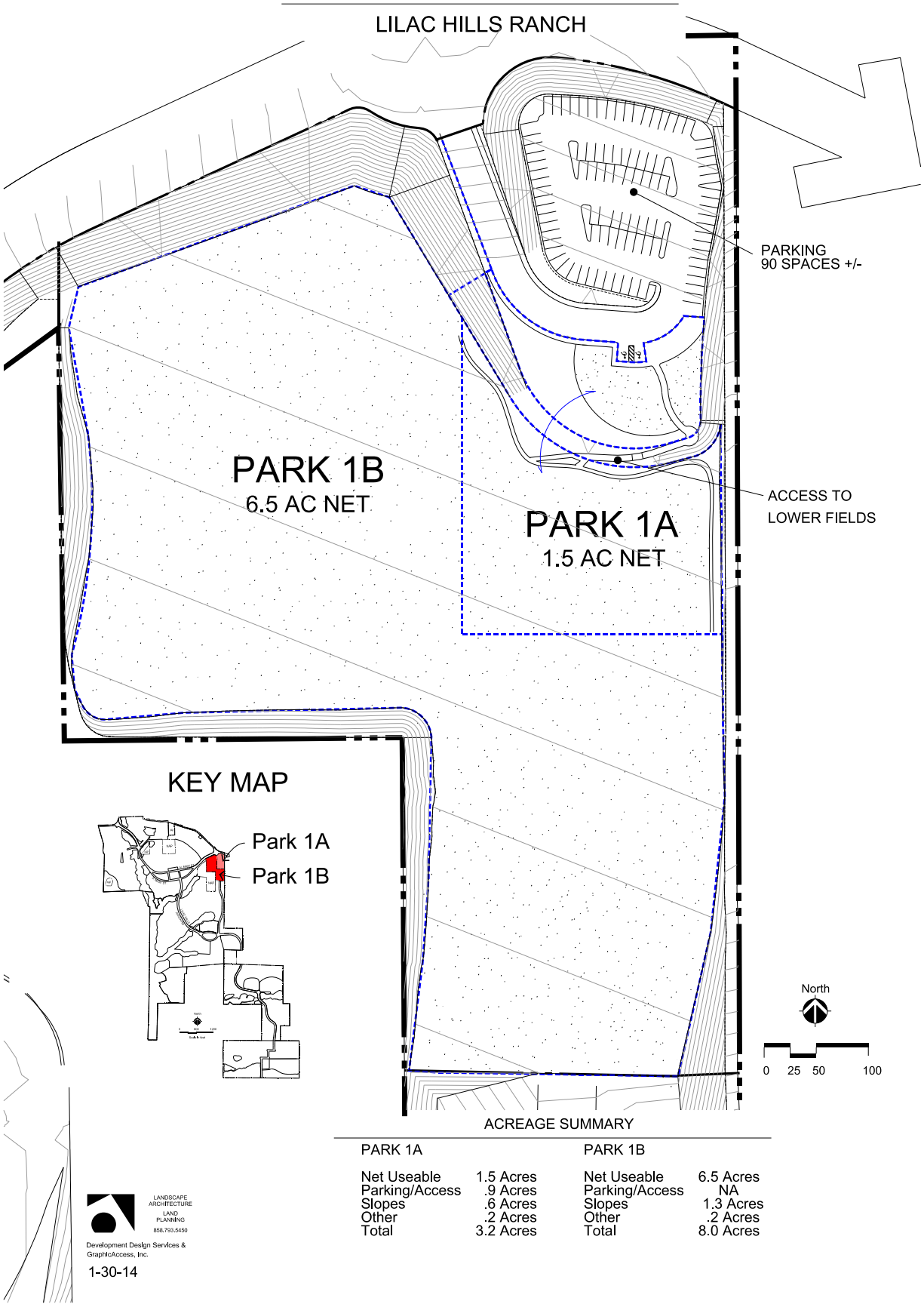


Community Joint Use Public Park (P-7) Concept

LILAC HILLS RANCH SPECIFIC PLAN

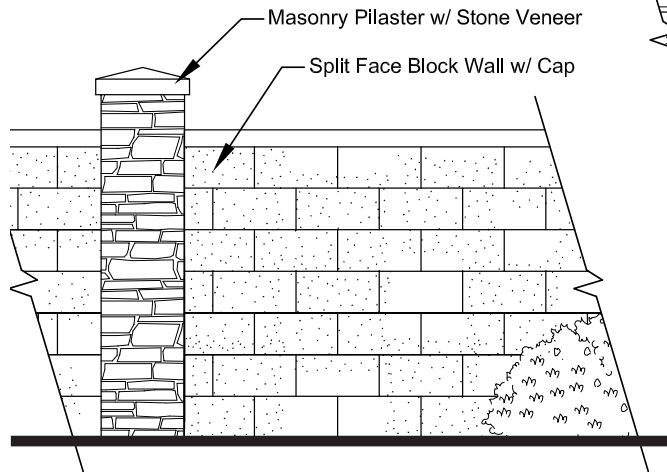
FIGURE 136

INTERIM PARK CONCEPT



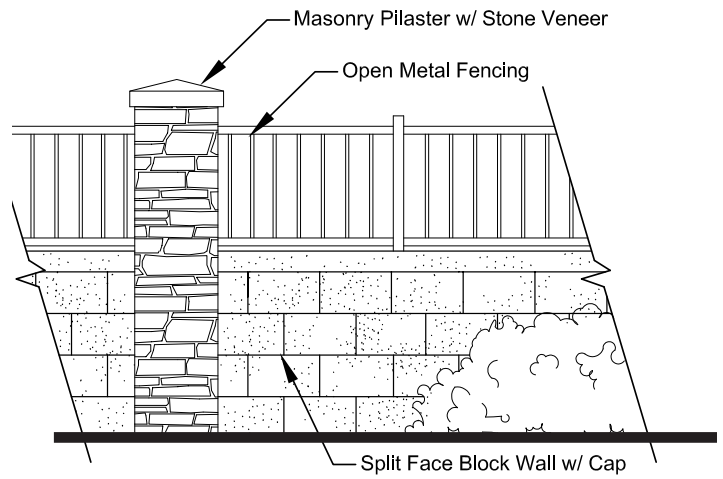
Interim Park Concept

LILAC HILLS RANCH SPECIFIC PLAN



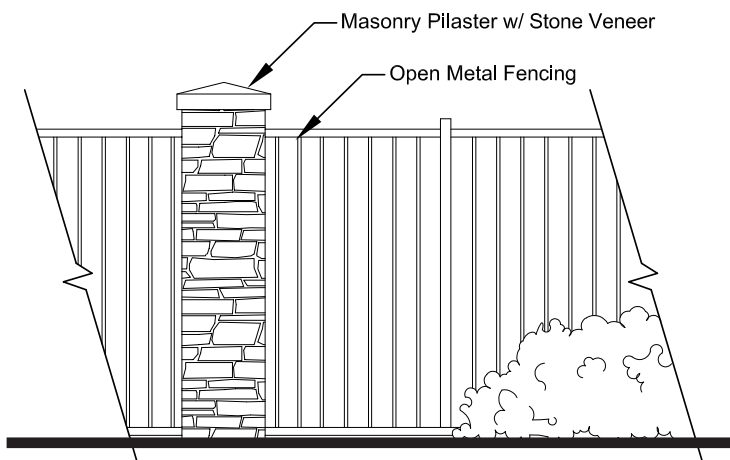
Masonry Project Theme Wall

no scale



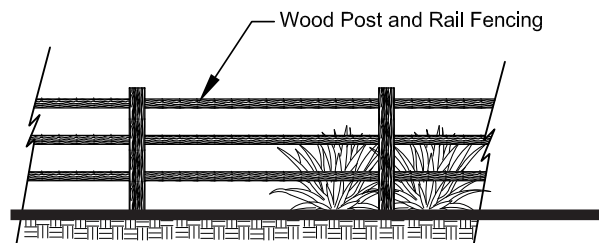
Masonry Wall w/ Open Metal Fencing Above

no scale



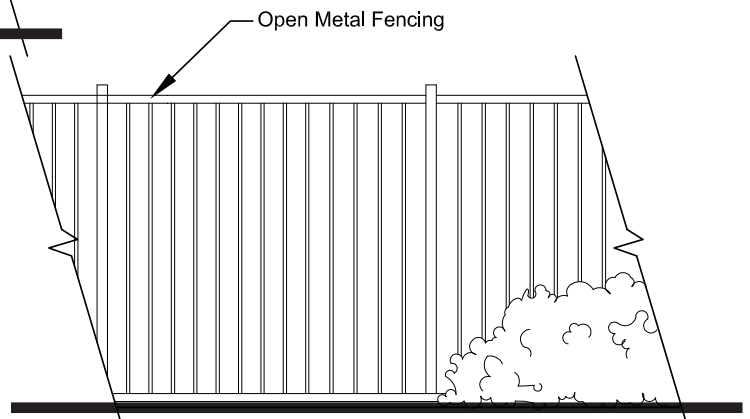
Open View Fence

no scale



Wood Post & Rail Fencing

no scale

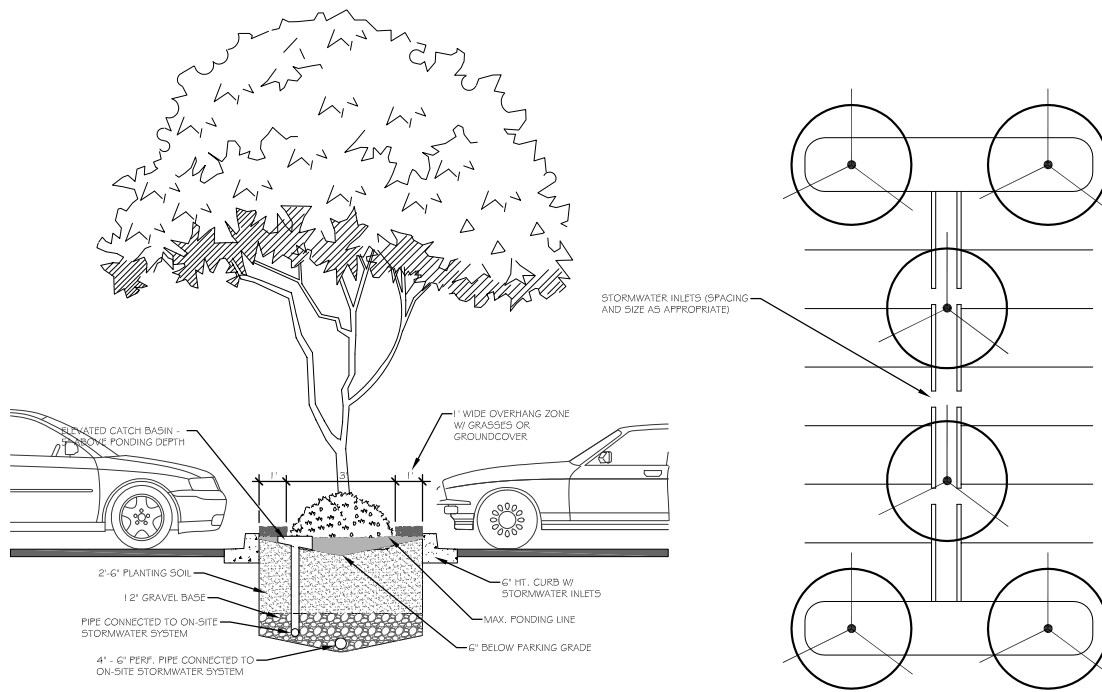


Open View Fencing

no scale

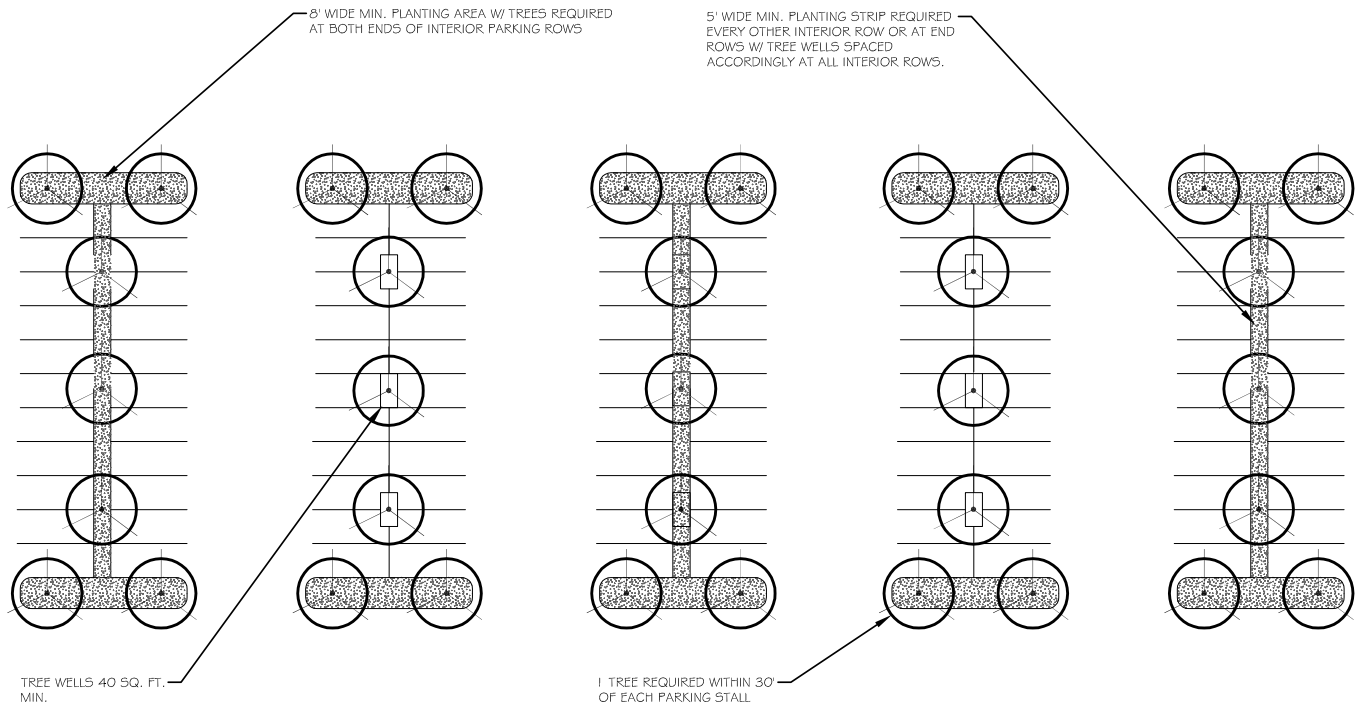
Fence & Wall Concepts

LILAC HILLS RANCH SPECIFIC PLAN



Parking Area Bioretention

no scale



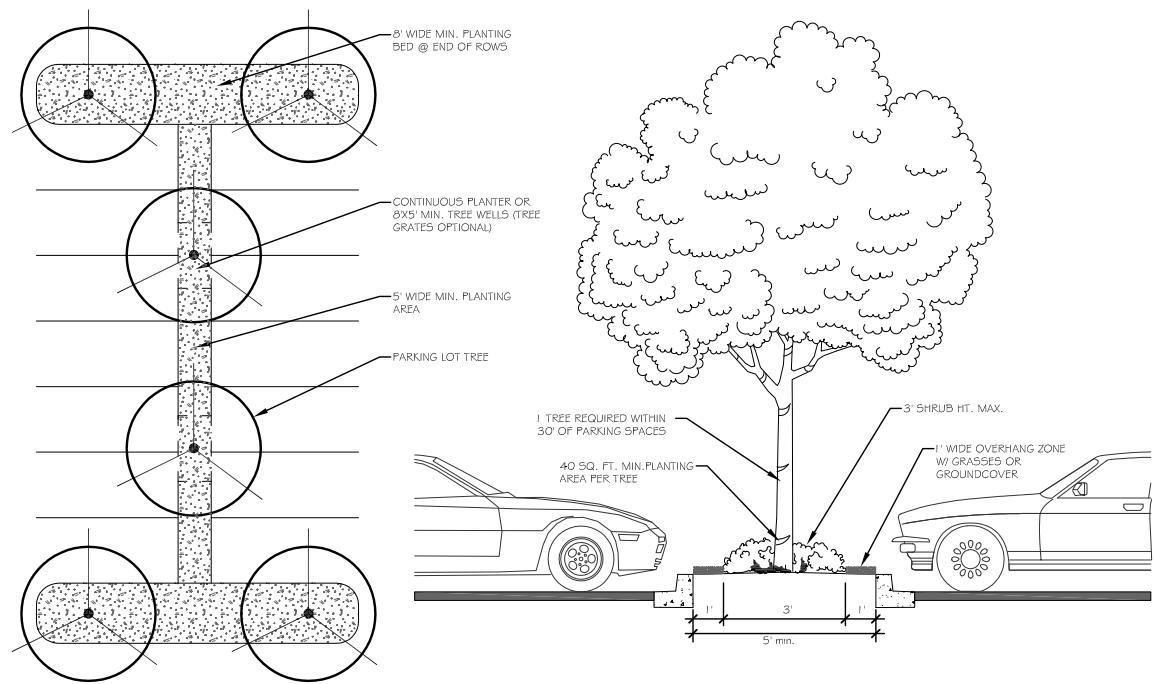
Large Commercial Parking Area Landscaping (100,000 s.f. and greater)

no scale

Parking Area Landscaping

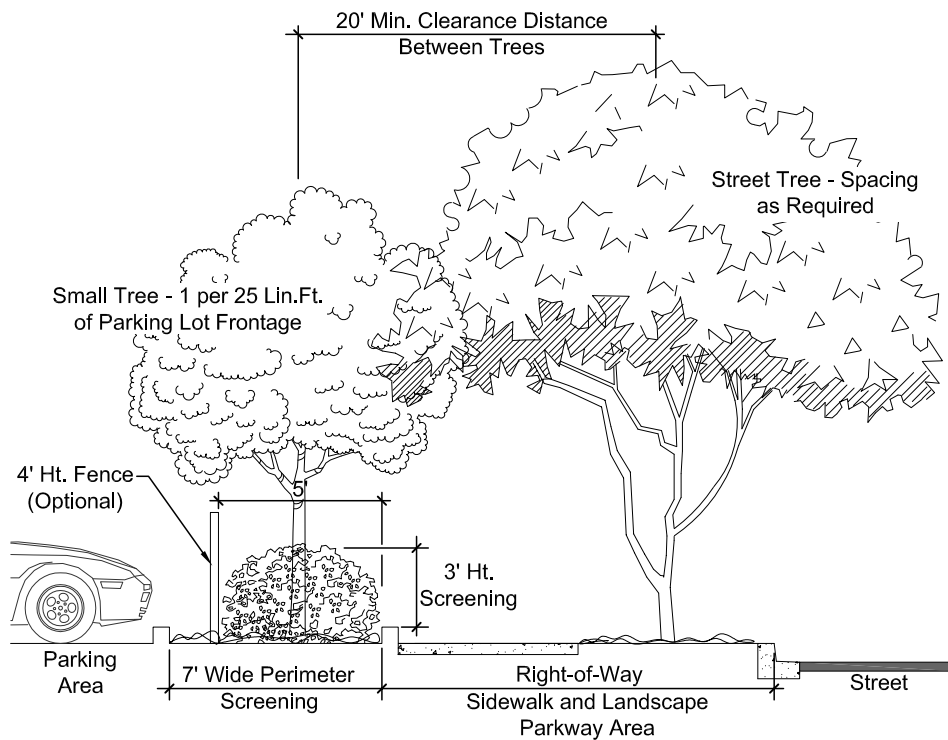
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 139



Parking Area Landscaping

no scale



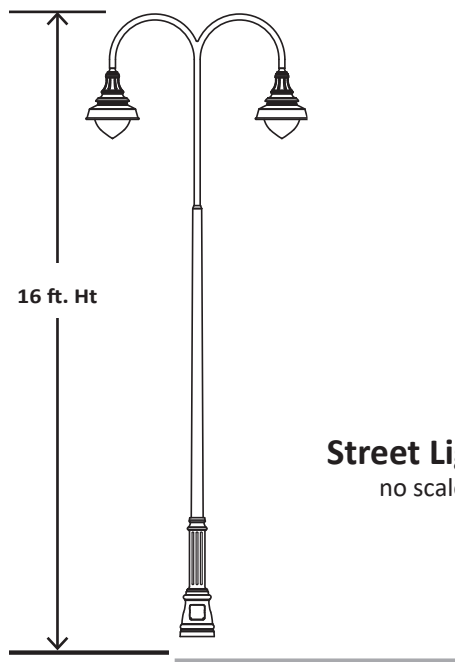
Parking Area Perimeter Screening

no scale

Parking Area Landscaping

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 140

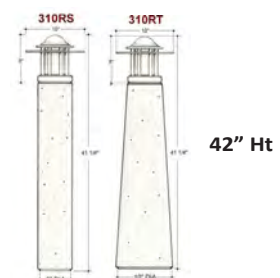


16 ft. Ht

Street Lights
no scale



Walkway Lighting



42" Ht

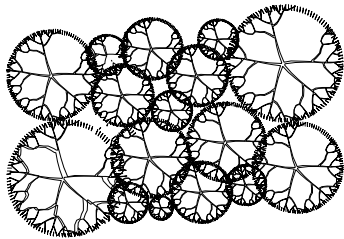
Bollards

Pedestrian Scaled Lighting
no scale

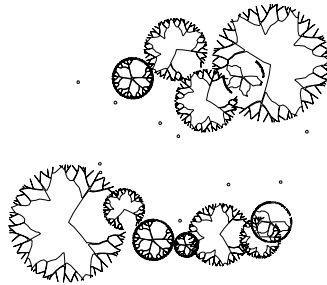
Lighting Concepts

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 141

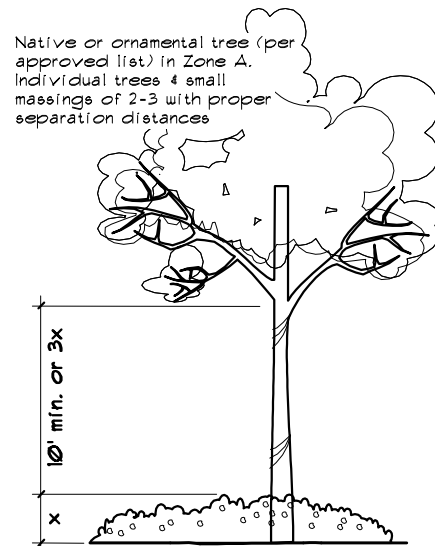


100% Canopy Coverage: solid foliage mass with no spaces between plants

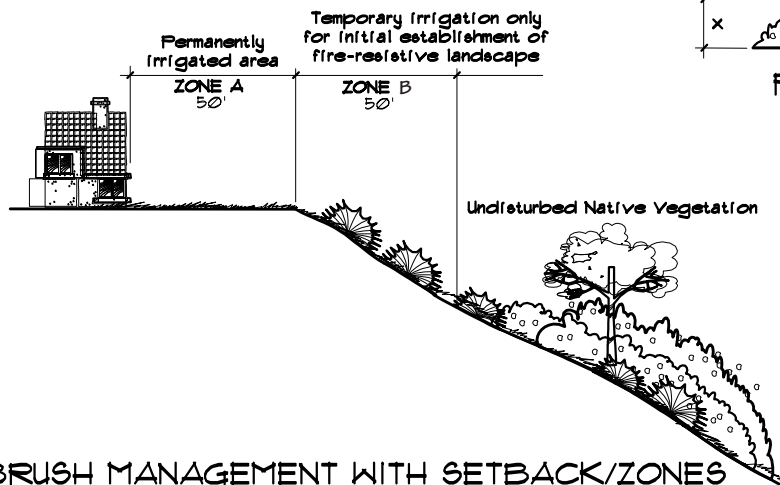


Reduced to 50% by combination of clearing and thinning canopy coverage, including removal of undesirable species.

PRUNING AND THINNING



PRUNING AND THINNING



BRUSH MANAGEMENT WITH SETBACK/ZONES

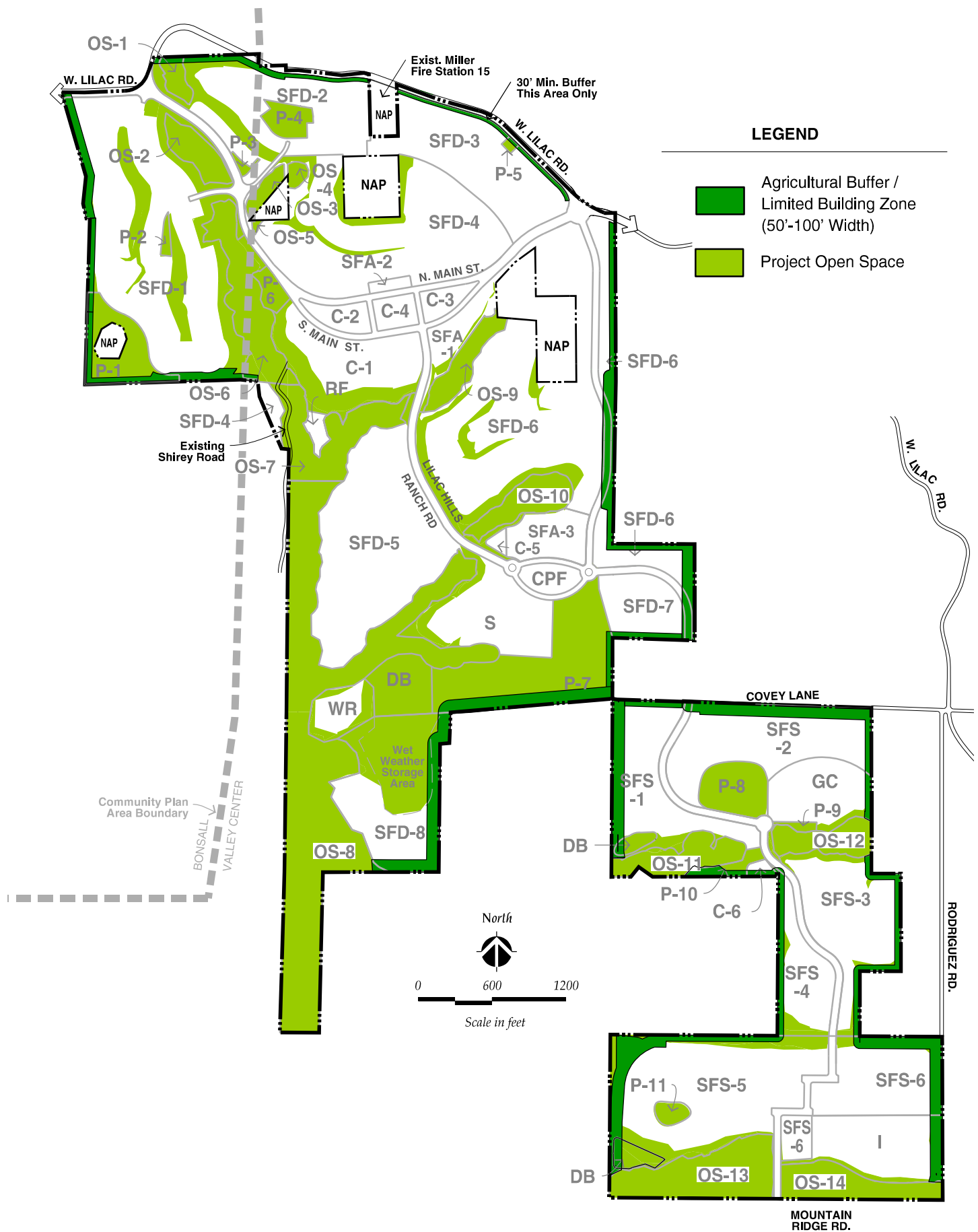
MAINTENANCE

Year-round maintenance will be done yearlong and include the following:

- Prune and thin trees around structures to a min. of 20' canopy separation.
- Branches overhanging roofs will be removed.
- Trash and combustible debris will be cleared from gutters, roofs, and around structures.
- Irrigation systems will be maintained in full working condition.

Fuel Management Setback Zones

LILAC HILLS RANCH SPECIFIC PLAN

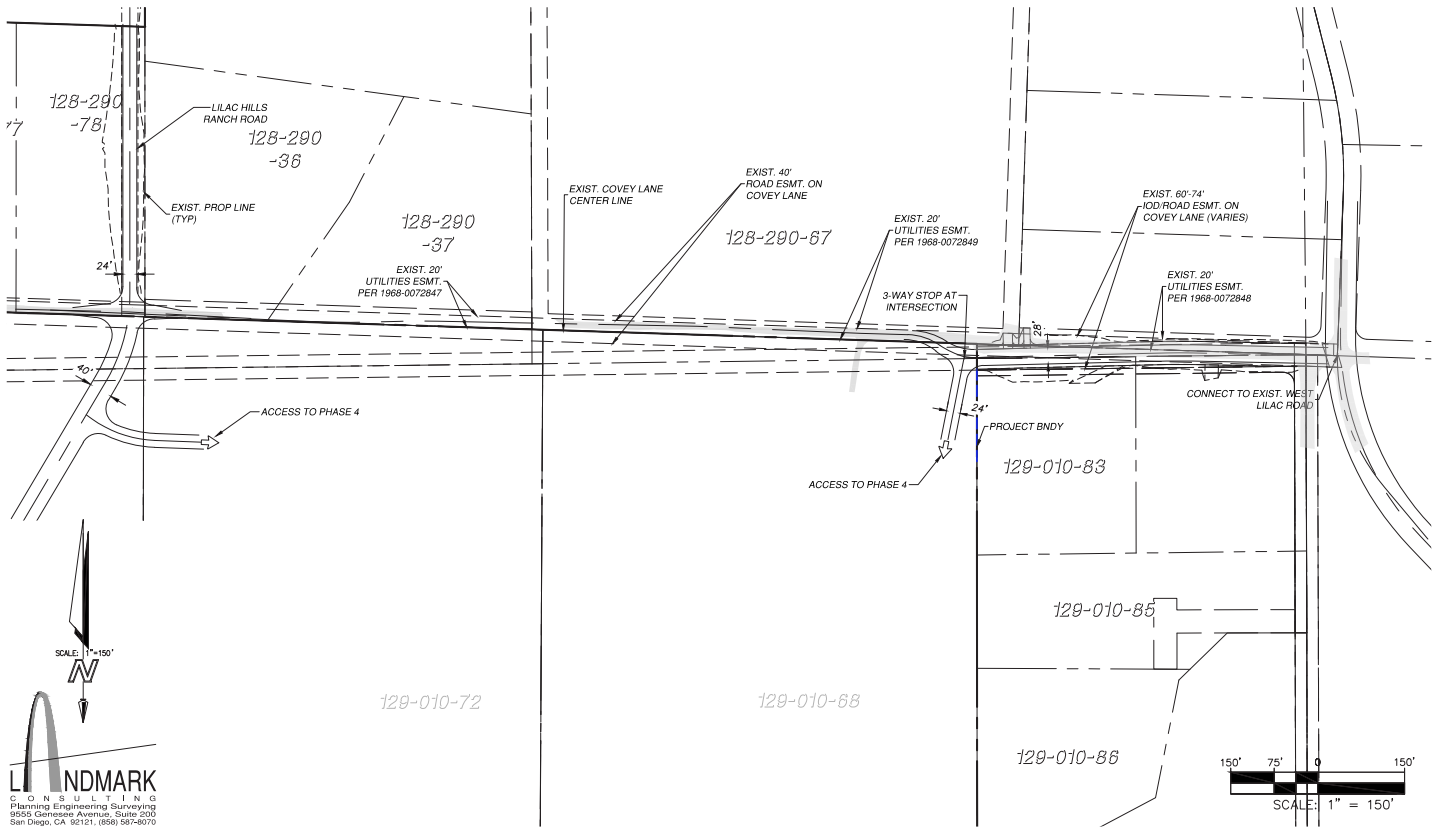


Agricultural Buffer / Limited Building Zone

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 144

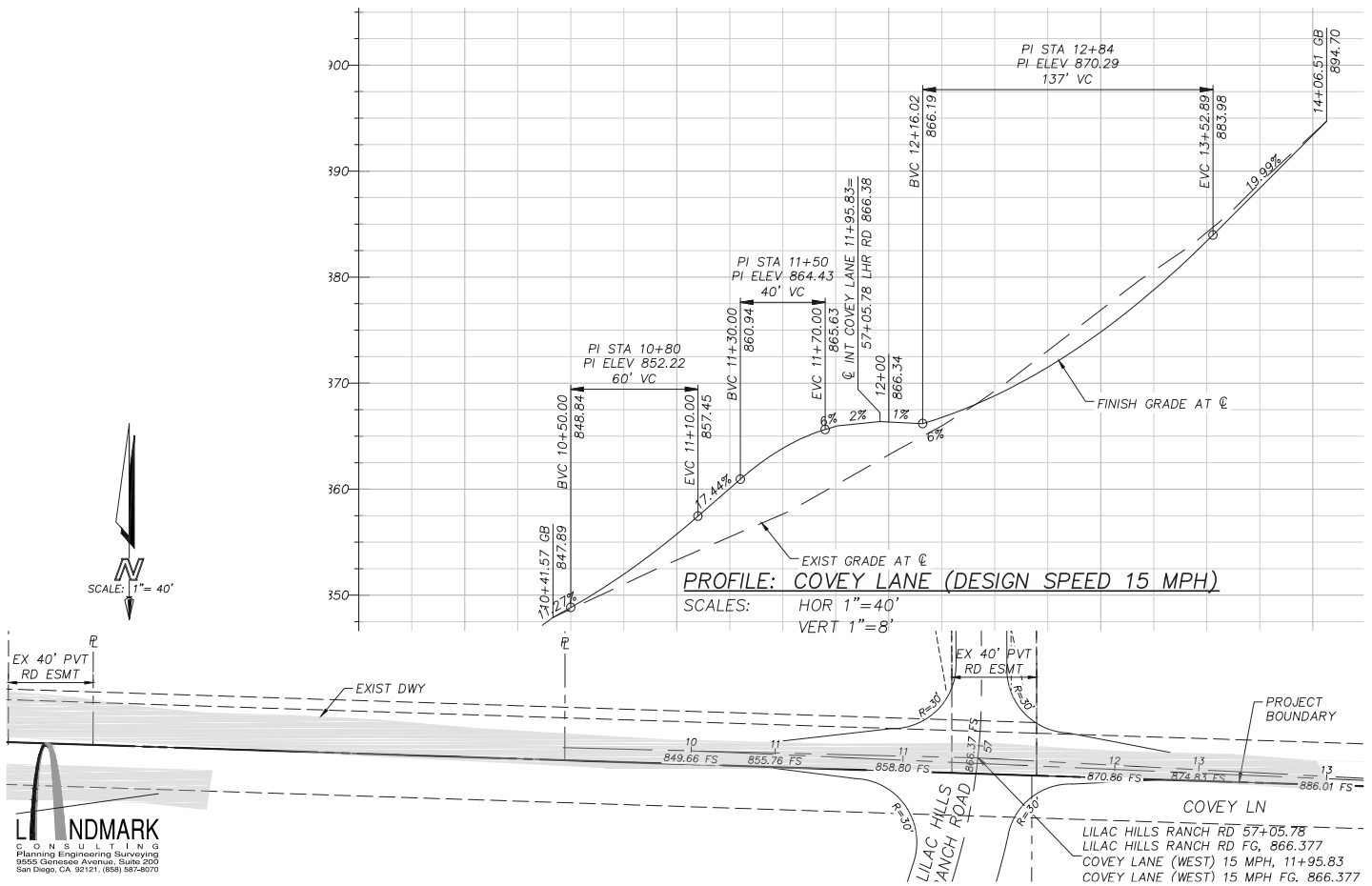
COVEY LANE LILAC HILLS RANCH



Covey Lane Conceptual Road Design

LILAC HILLS RANCH SPECIFIC PLAN

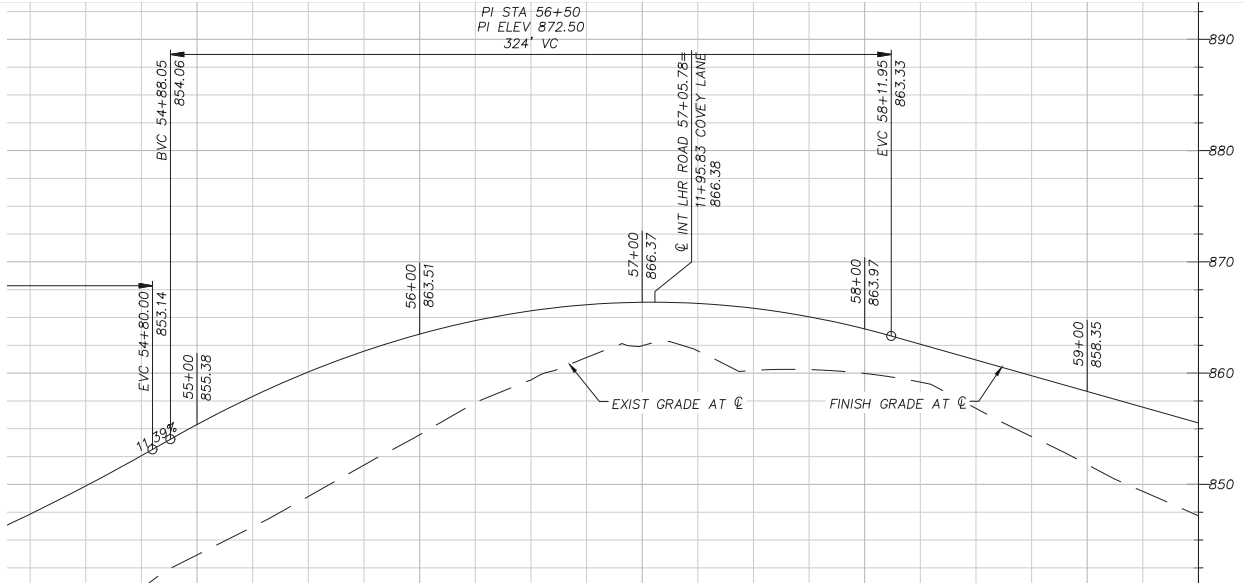
FIGURE 145



Covey Lane Conceptual Road Design

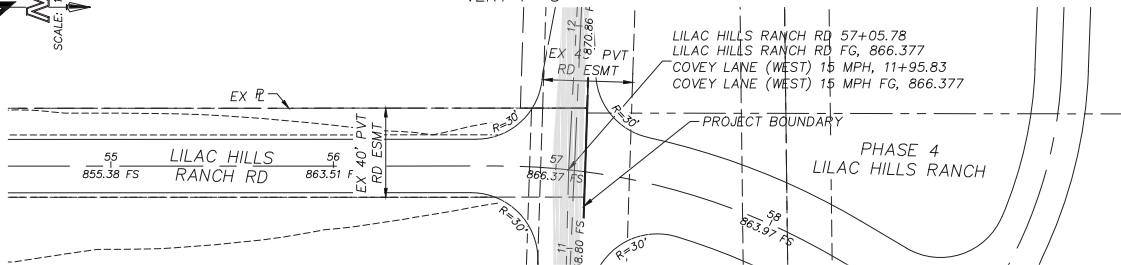
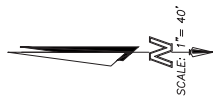
LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 146



PROFILE: LILAC HILLS RANCH RD (DESIGN SPEED 30 MPH)

SCALES: HOR 1"=40'
VERT 1"=8'



Covey Lane Conceptual Road Design

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 147

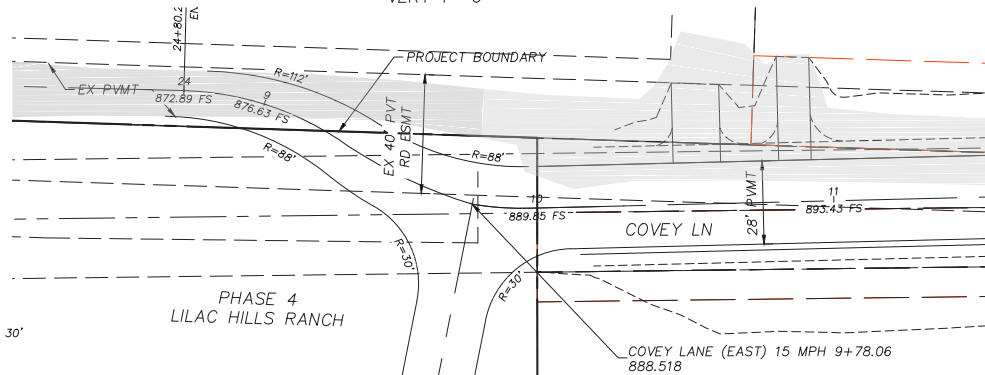


FIGURE 148

Lilac Hills Ranch SPECIFIC PLAN

Lilac Hills Ranch Town Square



Community Trail



IV. IMPLEMENTATION

- A. Community Phasing*
- B. Subsequent Government Actions*
- C. Amending the Specific Plan*
- D. Maintenance Responsibilities*
- E. Public Facilities Finance Plan (PFFP)*



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IV. IMPLEMENTATION

A. COMMUNITY PHASING

1. COMMUNITY PHASING PLAN DESCRIPTION

Construction is anticipated to occur over an eight to twelve-year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities, and infrastructure. The five phases of the project are shown in **Figure 15a**. Phasing is implemented through the recording of the Final Maps. Due to changing market conditions, the actual construction of dwelling units in Lilac Hills Ranch is non-sequential. For example, Phase 3 may be constructed after Phase 1, followed by Phase 2, etc. As long as infrastructure necessary to serve the planned development is in place, and the San Diego County Department of Public Works approves the proposed infrastructure phasing (see **Figure 15(a) - Phasing Plan and 15(b) – Conceptual Sub-Phasing Plan**), sub-areas may develop in any order.

The project when constructed will include specialty retail and commercial development within one-half mile (10-minute walk) or less for all residential dwelling units and will therefore accomplish the goal of providing a “walkable community.” Pursuant to Section IV below, the applicant shall construct the Town Center after 1,000 homes are built, ensuring that this goal is accomplished.

The Proposed Community would require grading and improvements, including fuel modification zones, to approximately 504 acres of the site. Grading has been designed to minimize impacts to areas that meet the County RPO steep slope criteria with 99.7% of all grading outside of the RPO steep slope area. Both cuts and fills are proposed within each grading area. Fill material would be transferred between the areas as required. Roadways would be constructed as traffic demand requires. Depths of cuts have been minimized to reduce the possible need for blasting.

The maximum (worst case) assumed grading/construction conditions would entail 50 acres under grading at the same time. The total anticipated disturbance area on site would be 504 acres. Less than 50 acres of the site would be disturbed on any given day under this worst-case scenario. Required roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need. The draft Traffic Impact Study outlines when the roadway improvements would occur in relation to Community phasing.

2. COMMUNITY PHASING STANDARDS AND CONDITIONS

The following standards shall become conditions of each Tentative Map or Tentative Parcel Map approved within Lilac Hills Ranch:

- a) Prior to recordation of an implementing final subdivision map, improvement plans and/or landscape plans shall be submitted to the County Department of Planning and Development Services for approval. The improvement plans or landscape plans shall include: 1) final grading plan, 2) street improvement plans; 3) fence treatment plans; 4) special treatment or buffer area treatment plans, and 5) irrigation plans prepared by a certified landscape architect.

- b) Each Final Map within Phases 1, 2 and 3 shall show all private road easements and indicate that they are open to the public to the satisfaction of PDS.
- c) Prior to recordation of any implementing final subdivision map, a Park Site Plan for that phase shall be submitted to and approved by the Director of the County Department of Parks and Recreation. Park Site Plan shall include full plans and specifications.
- d) Concurrent with the recordation of the Final Map for phase 3 of development, the developer shall enter into an agreement with the County Department of Parks and Recreation to construct and convey a turn-key public park P-7 concurrent with the construction of Phase 3. This agreement shall require completion of the P-7 park prior to occupancy of the 231st residential unit in Phase 3. The developer desires to make the improvements of this public park per the plans and standards included in this specific plan text. The improvement is not a requirement or obligation required by County policy or ordinance. The maintenance of this public park will be an obligation of the project HOA. If requested by the County the HOA may choose to defer the maintenance of the park to the County of San Diego through the appropriate county process.
- e) The first Final Map recorded for each Specific Plan phase shall include all Open Space planning areas within the Phase in a dedicated open space easement.
- f) Each Planning Area shall include development of adjacent landscaped areas and applicable infrastructure.
- g) Construction of the development identified herein, including recordation of final subdivision maps, may be staged progressively, provided adequate vehicular access, public facilities, and infrastructure are constructed to adequately service the dwelling units, or as needed for public health and safety.

3. PUBLIC PARK PHASING STANDARDS

- a) Pursuant to the Park Lands Dedication Ordinance (PLDO), Lilac Hills Ranch shall provide land for private and public parks to serve future residents of the development. In combination with the private parks within each phase of development, a 13.5-acre net public park (P-7) would be constructed within Phase 3 and will provide the park acreage that meets the PLDO requirements for the entire development as outlined in Table 4. Net area will be determined by the Department of Parks and Recreation pursuant to the definition of active recreational use in the PLDO.
- b) To ensure that the project complies with PLDO in the event that Phase 3 is not developed, the first Tentative Map of development shall include a condition requiring the construction of, or an agreement to construct, an interim park (**Figure 137**). If the developer elects to defer construction of the interim park, the timing of the development of the interim park shall be as specified below in this section of the Specific Plan. The interim park shall be constructed by the developer and shall be dedicated to the County upon completion as if it were a permanent public park.
- c) Ownership of the interim park will revert to the developer in accordance with a condition subsequent (power of termination) when the 13.5-acre net public park (P-7) has been constructed by the developer and dedicated to and accepted by the County.

3.1 Conditions of approval for the first Tentative Map within Phase 1

The conditions of approval for the first Tentative Map in Phase 1 of the Lilac Hills Ranch Specific Plan area shall include the following conditions:

a) Prior to Approval of the First Grading Plan:

- i. A Park Site Plan (see definition in Specific Plan, Section III. (M)(14)) including detailed plans and specifications for a 1.5 acre net interim park shall be submitted to the Department of Parks and Recreation for review and approval. The Park Site Plan shall conform to the concept park exhibit in the Lilac Hills Ranch Specific Plan, park design and construction standards as specified by the Department of Parks and Recreation, and the PLDO.

b) Prior to Final Map Recordation:

- i. Grant an Irrevocable Offer of Dedication (IOD) to the County of San Diego for the interim park. The IOD shall be recorded by separate document because the site is not located within Phase 1. The IOD will include a condition subsequent (power of termination) whereby title will revert to the grantor (applicant) once the 13.5-acre net public park (P-7) has been constructed by the developer and dedicated to and accepted by the Department of Parks and Recreation.
- ii. Improve the 1.5-acre net interim park or execute a secured agreement with the County to improve the 1.5-acre net interim park if no other Final Map has been recorded for Phases 2, 3, 4, or 5 within 5 years of the recordation of the first Final Map. Park improvements shall include all roads, utilities, and associated mitigation necessary to complete the construction and allow public use of the park.
- iii. The secured agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq.
- iv. The applicant shall obtain the Department of Parks and Recreation's written approval of a construction timeline prior to starting construction. The construction timeline shall not exceed 1.5 years.
- v. Applicant or HOA shall enter into an agreement with the County to operate and maintain the interim park prior to the completion of permanent park in Phase 3.

3.2 Conditions of approval if the second phase of development is Phase 2, 4 or 5.

If the second phase to be developed in the Lilac Hills Ranch Specific Plan Area is Phase 2, 4 or 5, the conditions of approval for the first Tentative Map (or Tentative Parcel Map) in that phase shall include the following conditions:

a) Prior to approval of first Grading Plan:

- i. A Park Site Plan including detailed plans and specifications for the 8-acre net interim park shall be submitted to the Department of Parks and Recreation for review and approval. The 8 acre net interim park shall be developed in conformance with the concept park exhibits within the Lilac Hills Ranch Specific Plan, standards determined by the County Department of Parks and Recreation, and the County Park Lands Dedication Ordinance (PLDO).

b) Prior to Final Map Recordation

- i. Grant an Irrevocable Offer of Dedication (IOD) for the interim public park. The IOD for the interim park shall be recorded by separate document because the park is not located within Phases 2, 4, or 5. The IOD will include a condition subsequent (power of termination) whereby title will revert to the grantor (applicant) once the 13.5-acre net public park (P-7) has been constructed by the applicant and dedicated to and accepted by the Department of Parks and Recreation.
- ii. Improve or agree to improve the 8-acre net interim park, if the 13.5-acre net public park (P-7) has not been constructed within 7 years of the recordation of the first Final Map. Improvements shall include all necessary roads, utilities, and associated mitigation to complete the construction and allow public use of the park.

The agreement shall include the following conditions:

- If the construction of the 13.5-acre net public park (P-7) within Phase 3 has not been completed within 7 years of the recordation of the first Final Map, the applicant shall begin constructing the 8-acre net interim park within 6 months after the 7-year deadline.
- The applicant must receive DPR approval of the construction timeline prior to commencing construction. The construction timeline may not exceed 1.5 years.
- If the applicant does not begin constructing the park by the six-month deadline specified above, the County may accept the IOD, pursue any performance bond security and use the security (performance bond security, cash deposit, etc.) to construct the 8-acre net interim park.
- iii. Provide security for the construction of the 8-acre net interim park. Security shall be based on:
 - Requirements for improvement security as specified in the Subdivision Map Act at Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq.
 - Interim funding to cover operations and maintenance costs for the period of time between the completion of park construction and the generation of special tax revenue.
 - Applicant or HOA shall enter into an agreement with the County to operate and maintain the interim park for the time between the completion of permanent park in Phase 3.

If the second phase to be developed in the Lilac Hills Ranch Specific Plan Area is Phase 2, 4 or 5 and if the 13.5-acre net public park (P-7) has been constructed and has been accepted by the Department of Parks and Recreation prior to the recordation of the first Final Map or Parcel Map in the second phase, the conditions listed in section 3.2 above would not apply.

If the second phase to be developed is Phase 3, then the conditions listed in Section 3.3 below would apply.