

# Lilac Hills Ranch SPECIFIC PLAN

*Lilac Hills Ranch Market*



*Lilac Hills Ranch Community Center*



## II. SPECIFIC PLAN SUMMARY

- A. Specific Plan Goals and Policies*
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## II. SPECIFIC PLAN SUMMARY

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## II. SPECIFIC PLAN SUMMARY

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Lilac Hills Ranch is a mixed-use pedestrian oriented sustainable Community which includes extensive areas for parks, trails, agriculture, and open space and is designed to meet the County Community Development Model which is discussed later in this chapter in Section G. Sustainable Community Design. The overall objective is to provide an environmentally sensitive, new village compatible with the character of the surrounding area while preserving significant portions of the existing on-site biological resources, including 95% percent of the RPO wetlands in open space easements.

The Specific Plan provides for community-serving land uses in both the RS and C-34 zones that include a K-8 school site, several neighborhood private parks available for use by the general public and some private parks in the senior gated neighborhood, a private recreational center, and other recreational amenities, a 50-Room Country Inn, an Information Center, a Community Center and 90,000 square feet of commercial, office and retail space.

The Community's residential component includes 1,371 traditional single-family detached homes of which 468 are located within the age-restricted Senior Citizen Neighborhood with the necessary facilities and amenities to serve the senior population (including a Senior Community Center, a Group Care facility expected to include a dementia care unit). To provide a range of housing types the Community will also include 164 Single Family Attached as well as the 211 residential units included with the commercial mixed-use area.

All of the residential lots are within one-half mile of either the Town Center or one of the two smaller Neighborhood Centers as illustrated on the Village Concept Plan provided as **Figure 13 - Multi-Modal Concept Plan**. This compact form of development will locate housing close to retail, services, schools, and jobs, allowing for the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community.

The circulation system provides a variety of routes through the Community including meandering sidewalks often separated from roadways by landscaped parkways containing trees, pedestrian-scaled lighting, and other pedestrian amenities. Borrowing from the *Regional Complete Streets Policy*, Dated December 19, 2014 by SANDAG, the circulation system has been specifically designed to maximize the use of pedestrian and bicycle transportation within the Community. The pedestrian circulation system includes both standard sidewalks and an extensive soft surface trail system for public use that connects to the County's Public Regional Trail System at the north and south ends of the property and provides links throughout the Community. All neighborhoods are interconnected through a Community trail system which will provide residents with a walkable alternative within a convenient distance from every home.

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Also planned within the Community are: a recycling facility, a Water Reclamation Facility, and other supporting infrastructure. There will be 104.1 acres of sensitive biological/wetland habitat preserved onsite. An additional amount of agriculture, outside of the biological open space, will also be conserved throughout the community. Additional off-site open space and agriculture will be required to mitigate impacts on site. There are 1,746 dwelling units authorized by the specific plan which averages to an overall gross density of 2.9 dwelling units per acre (du/ac) over the Community.

### A. Specific Plan Goals and Policies

#### 1. Community Design and Operation Goal

Ensure the orderly and sensitive development of land uses within Lilac Hills Ranch Specific Plan to safeguard and enhance the appearance, quality, and value of development in the Valley Center and Bonsall Community Planning Areas.

#### 2. Community Design and Operation Policies

Limit development to those uses permitted by and in accordance with development standards contained in the County of San Diego Zoning Ordinance, the County General Plan, the Lilac Hills Ranch Specific Plan and future detailed approvals and permits for the property. The Lilac Hills Ranch Specific Plan is intended to further implement the policies and development standards set forth in the County General Plan, and the Valley Center and Bonsall Community Plans provided however, in cases where there are discrepancies or conflicts between the Lilac Hills Ranch Specific Plan and the County's development regulations or zoning standards, the provisions of the Lilac Hills Ranch Specific Plan shall prevail.

Require Site Plan approval for civic, mixed-use and commercial structures in the Town Center and Neighborhood Centers (pursuant to the "B" and "D" Special Area Designator) as required to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Require Site Plan approval for single family attached residential structures in the Town Center and Neighborhood Centers (pursuant to the "V" setback regulator and the "D" Special Area Designator) as required to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."

Require Site Plan approval for single family detached development within the Specific Plan (pursuant to the "D", Special Area Designator) to ensure that development will conform to the appropriate design guidelines and standards for such development in accordance with Section III of this Specific Plan entitled "Development Standards and Regulations."



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Design and develop parks and common areas to establish a Community theme providing consistency among various residential and non-residential neighborhoods or planning areas.

Design and develop an architectural palate to establish a Community theme and character reminiscent of the diverse architecture present in many early California villages and towns.

Maintain Community elements such as Community entries, parks, and parkway landscaping as set forth in this Specific Plan.

**3. Specific Plan Goals**

Create a mixed-use pedestrian oriented sustainable Community for an area on the outer boundaries of the Bonsall and Valley Center community planning areas along the I-15 corridor. This new Village will augment the several other large scale projects adjacent to this section of I-15 between Escondido and Fallbrook by introducing new mixed-use pedestrian oriented land uses with a variety of housing types and create employment, retail and service opportunities that are not currently present. This will result in reducing vehicle miles traveled by existing as well as future residents and their service providers. Overall, the specific plan seeks to balance population and housing needs with open space, agricultural land use, and the development of infrastructure for the Community.

**4. Specific Plan Policies**

- a) Provide an appropriately scaled Village where one does not currently exist to provide social, public service and commercial opportunities to both new and existing residents.

Provide a range of housing and lifestyle opportunities in a compact, efficient manner that encourages non-automotive mobility, and that provides public services and facilities in close proximity to such housing.

- b) Provide a variety of recreational opportunities including active and passive parks with trails that connect the residential neighborhoods to the Town Center and regional trails.
- c) Integrate, maintain, and preserve the major physical features into the Community design, including major drainages, woodlands as described in this Specific Plan.
- d) Preserve sensitive natural resources on-site and enhance connectivity to designated preserve areas.
- e) Provide for a compact pattern of development that meets the demand for housing in the region, consistent with the general character of the adjacent I-15 corridor.

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- f) Provide life-cycle housing within the Community through the inclusion of a variety of housing types for all age groups.
- g) Provide an expanded opportunity for home ownership by increasing the housing supply across a range of household budgets and incomes.
- h) Incorporate and encourage low-impact development and sustainable practices throughout the entire Specific Plan area, including future commercial development, residential common areas, and individual homes.
- i) Provide a location for recycling and green waste collection in order to facilitate and encourage recycling and the possible use of compost materials within common and agricultural areas.
- j) Provide educational, recreational and neighborhood retail opportunities in close proximity to residential uses, accessible by roads, bike lanes, and trails.
- k) Coordinate the provision of utilities, facilities, and infrastructure and ensure availability concurrent with need.
- l) Create neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, bicycle lanes or paths, and walkways linking these neighborhoods with parks, schools, and public areas.
- m) All discretionary permits implementing this Specific Plan are required to comply the applicable sections of the Resource Protection Ordinance, including the standards relating to steep slopes.
- n) During grading activities, Tier III, or higher, construction equipment will be used, with the exception of concrete/industrial saws, generator sets, welders, air compressors, or for construction equipment where Tier III, or higher, is not available.

### 5. Sustainable Community Goals

*".. sustainability is a key theme of this General Plan and is inextricably related to a number of General Plan elements, as well as land use topics." Per County of San Diego Land Use Element page 3-24*

Ensure the development of the Community based on sustainable development principles, including the sustainability Goals and Policies of the County General Plan resulting in a compact, vibrant, walkable, mixed-use community where residents are encouraged to walk to amenities and services. The sustainable building design concepts which are a featured component of this Specific Plan ensures less energy and imported water is consumed within the Community, further reduces impacts on the environment and provides better indoor air quality when compared to traditional development. When integrated, these objectives create a neighborhood with a high quality of life and healthy inhabitants.

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**6. Sustainable Community Policies**

- a) Promote the best management practices for water conservation as approved by the Valley Center Municipal Water District, to minimize the use of imported water. Low flow water fixtures, dual flush toilets, grey water systems and other efficient plumbing systems will be encouraged.
- b) The best management practices for waste management strategies shall be applied. An on-site Recycling Facility (RF) site will be provided and implemented based upon the feasibility. The RF will allow the collection and recycling of trash with the potential of green waste to be reused throughout proposed common areas and by homeowners as well as the purchase of recyclables back from residents. This will reduce materials that would otherwise be deposited into area landfills. It will provide mulch for gardens and landscaping that will help conserve water and improve water quality by limiting the need for fertilizers.
- c) Develop an extensive trail system available for use by the general public connecting all of the neighborhoods and ensuring a walkable Community to help minimize vehicular use and encourage interaction with the natural environment.
- d) Compact development reduces the energy needed for transportation and building use. The project will implement the use of existing Green Building standards adopted by the County. Builders will be required to offer Homeowners the option to use energy efficiency lighting fixtures that consume fewer natural resources, and Energy Star and water efficient appliances.
- e) Encourage the use of feasible best management practices to maintain the current level of water runoff (discharge) leaving the site close to pre-development levels. This may include the use of inlet filters, rain barrels for single family homes, and appropriately sized detention basins such that there is no effect on downstream drainage facilities, both natural and made, and green streets to include bio filtration and permeable pavers.

**7. Open Space/Conservation Goal**

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

**8. Open Space/Conservation Policies**

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

Conserve the identified environmentally sensitive areas in on-site open space lots and with easements to ensure their permanent conservation. Construction and grading shall not be allowed to occur in dedicated open space areas. Fuel

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modification and drainage for pads, slopes, and roads (as shown on an approved tentative map) shall be restricted as provided in the easement dedication or conservation agreement.

- b) Limit disturbance and development to only those areas shown on this Specific Plan or areas off-site needed for grading, roads, utilities or infrastructure.
- c) Precisely mark open space and other sensitive areas using GIS coordinates with at least 6 inches of accuracy to assure that grading does not result in any unpermitted impacts to the dedicated open space and open space buffer areas.
- d) Limit adverse edge effects to dedicated biological open space by providing buffers, as shown in this Specific Plan.
- e) Establish connections for on-site resources to integrate into a larger regional system as provided in this Specific Plan.
- f) Maintain and/or convey urban runoff to avoid adverse impacts to open space areas.

### 9. Circulation Goals

Provide a safe and efficient circulation system that supports the planned development, links to regional transportation elements when appropriate, and minimizes impacts to residential neighborhoods and environmentally sensitive areas.

### 10. Circulation Policies

- a) Provide multi-modal roads that are narrower, with slower speeds to increase pedestrian safety within the Community in order to promote:
  - i. the pedestrian-oriented development patterns and;
  - ii. enhance pedestrian safety and walkability; and
  - iii. other non-motorized modes of travel
- b) Provide an interconnected and appropriately scaled local private road network within the Community that reinforces the compact development patterns promoted by the Land Use Element, the Valley Center and Bonsall community plans and this Specific plan.
- c) Organize land uses to provide convenient and safe vehicular and pedestrian circulation throughout the Specific Plan area.
- d) Create an integrated circulation system that serves the Community residents and provides access between Community features and facilities while adhering to the overall pedestrian oriented Community character.

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- e) Construct private on-site roads that adhere to the Community character while improving the existing roadway network by providing access points (that may be controlled limited access points) that will increase alternative routes to the existing roadway network during emergencies.
- f) Design, finance, and construct circulation improvements to support planned development of the Community concurrent with need.
- g) Complete traffic signal warrants and contribute a fair share of the cost for off-site intersection improvements, or construct street improvements, based on the Community's contribution of traffic.
- h) Include alternative modes of circulation, such as transit, bikeways and pedestrian paths and trails, in the Lilac Hills Ranch Specific Plan.
- i) Connect a trail network to existing and proposed regionally designated trails in the surrounding area.
- j) Align trails on existing paths, trails, roads, utility easements and other disturbed habitat areas to the extent feasible to minimize environmental impacts.

**11. Services and Facilities Goal**

Provide services and facilities in the Lilac Hills Ranch in a timely and efficient manner, concurrent with need.

**12. Services and Facilities Policies**

- a) Permit patterns of development that will allow growth to proceed in rational increments.
- b) Phase construction with the provision of necessary water and sewer improvements.
- c) Equitably finance necessary services and facilities.

**B. Land Use Plan**

The Lilac Hills Ranch Specific Plan is guided by respect for natural landforms and preservation of natural resources. Lilac Hills Ranch is designed so that 99.7% of all grading will occur outside of the RPO steep slope areas, which allows most of the development to be concentrated around the Town Center and two Neighborhood Centers, in areas substantially free of sensitive biological resources. Less than 1.6 acres of RPO defined steep slopes are disturbed. This contributes to a walkable pattern of development and preserves sensitive biological resources. The major drainage (wetlands) features of the site will be placed into open space easements with each phase of development and every effort has been made to avoid, or minimize impacts to them. The land use plan has been designed so that in all but one case the major drainages have no more than one crossing.

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This land use plan focuses development on gently sloping areas that were mostly disturbed by prior agricultural activities or development. Significant landforms and the most sensitive biological resources are preserved. This land use plan is discussed in the following sections.

#### 1. Land Use Distribution

##### a. Phasing

The Lilac Hills Ranch Specific Plan Map (**Figure 14 -Specific Plan Map**) shows the Community divided into multiple Planning Areas (excluding areas designated for open space, roads, common areas, slopes, etc.) with 19 types of land uses ranging from Single Family Detached to Manufactured Slopes. The Phasing Map (**Figure 15(a) - Phasing Plan**) shows how the Community has been divided into five phases with Phase 1 at the north and Phase 5 in the southeast corner of the Community. **Table 3 - Land Use Summary by Phase** provides a detailed breakdown by Phase, for each of the land use types, including acreage numbers and, where appropriate, number of dwelling units. (Non-sequential phasing is permitted as described in Section IV.)

Phase 1 is a residential phase consisting of 121.5 acres located immediately south of West Lilac Road. This Phase provides a maximum of 352 single family detached homes, five parks (4.5 acres) and will include frontage improvements to West Lilac Road, a Mobility Element public road (**Figure 16 - Proposed Mobility Element Plan**). Per an agreement with County Parks (see Section III.M.(14) for details) an IOD for an Interim Passive Park (3.2-acres) may be required with the recordation of the first Final Map in Phase 1. This interim park will be located in Phase 3, adjacent to Phase 1 at the northeast corner of the Community.

Phase 2 includes both a single family detached residential area (VR 2.9) and the Town Center area (Village Core/C5) of the Community and is a total of 89.6 acres including streets, parks and open space areas. The single family detached area consists of 18.3 acres and includes 196 single family detached homes. The commercial Town Center area is approximately 21.4 acres in size and includes 59 single family attached units on 3.6-acres, mixed-use residential development (211 units), the Village Green along with a maximum of 80,000 square feet of usable Commercial/Mixed-Use building areas. Additional uses include: the Community Recycling Facility which is co-located with the Community Trailhead site, one park, three areas of biological open space, and the middle segment of Main Street. Under certain specific circumstances development of Phase 2 may also trigger the requirement for an additional IOD (additional 8-acres) of the interim Passive Park in Phase 3 (see Section III.M.(14) for details). Phase 3 includes the central single family detached residential areas located on 223.0 acres and includes 460 single family detached homes and a Neighborhood



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Center that includes a single family attached area located on 4.3 acres with 105 units. The Commercial/Mixed-Use area is located on approximately one-half acre and will provide 7,500 square feet of usable commercial building area. In both cases, the residential structures will be allowed to be developed as either Mixed-Use or as single family attached per the standards included in Section III-Development Standards. These types of residential development are typically two stories with densities of approximately 20 du/acre or more. This Phase also includes a number of Community Facilities including: the Community's main public park (13.5 acres) located adjacent to the K-8 School site (12 acres). Immediately to the west of the school and park is a large stormwater detention basin (5.1 acres). Finally, this phase includes the site for the on-site Water Reclamation Facility (2.4 acres), biological open space (49.0 acres), and a private road system designed to meet the traffic needs of the project. Together Phases 4 and 5 comprise the Community's Senior Citizen Neighborhood which will include 468 age restricted single family detached homes.

Phase 4 includes a primary gated entry on the south side of the intersection of Lilac Hills Ranch Road and Covey Lane. This phase includes 171 single family detached homes on 29.9 acres, three parks including P-8 that includes a Senior Center on a 3.3-acre lot, and a Group Care Facility on 6.5 acres. In addition, this phase includes a 0.4-acre park, a small detention basin (1.0 acres) and biological open space areas (9.6 acres).

Phase 5 also includes a gated entry at the southern end of Lilac Hills Ranch Road as it exits the Community and becomes Mountain Ridge Road. This phase includes 297 single family detached lots on 47.0 acres, an Institutional area (10 acres) that could be used for a religious and/or other similar type of facility, one small park (1 acre), a small detention basin (1.8 acres) and two biological open space areas (17.3 acres). The Institutional Site provides an opportunity for a facility or facilities of the size and scale shown in **Figure 126 – Institutional Site Concept Plan & Elevation**, located in Section III.

## 2. Town Center

The 21.4-acre Town Center (see **Figure 72 – Town Center Concept Plan**) is located in the southern portion of Phase 2, is designated as Village Core/Mixed-Use C-5 on the Valley Center Community Plan and zoned with the C34 General Commercial/Residential Use Regulation. It is served by Main Street that has the potential to be split into a couplet (two parallel one way, one-lane streets that will be named Main Street North and Main Street South) that allow through traffic to pass through the site on the way to and from the I-15 freeway; and also encourages local residents to drive at slower speeds and take advantage of the services available in the Town Center.

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**Table 3 - Land Use Summary by Phase**

PHASE 1			
AREA	LAND USE	ACRES	DU'S
SFD1	SINGLE FAMILY DETACHED	31.2	175
SFD2	SINGLE FAMILY DETACHED	14.4	89
SFD3	SINGLE FAMILY DETACHED	15.1	88
P1	PARK - HOA	1.6	N/A
P2	PARK - HOA	0.5	N/A
P3	PARK - HOA	0.3	N/A
P4	PARK - HOA	1.9	N/A
P5	PARK - HOA	0.2	N/A
OS1	BIOLOGICAL OPEN SPACE	1.4	N/A
OS2	BIOLOGICAL OPEN SPACE	3.2	N/A
OS3	BIOLOGICAL OPEN SPACE	1.3	N/A
OS4	BIOLOGICAL OPEN SPACE	0.7	N/A
OS5	BIOLOGICAL OPEN SPACE	0.1	N/A
OS6	BIOLOGICAL OPEN SPACE	8.9	N/A
	NON-CIRCULATING ROAD	13.7	N/A
	CIRCULATING ROAD	7.7	N/A
	COMMON AREAS/AG	6.2	N/A
	MANUFACTURED SLOPES	13.1	N/A
SUBTOTAL		121.5	352

PHASE 2			
AREA	LAND USE	ACRES	DU'S
SFD4	SINGLE FAMILY DETACHED	18.3	196
SFA1	SINGLE FAMILY ATTACHED	3.0	47
SFA2	SINGLE FAMILY ATTACHED	0.6	12
C1	COMMERCIAL/MIXED USE	10.1	121
C2	COMMERCIAL/MIXED USE	2.3	46
C3	COMMERCIAL/MIXED USE	2.0	44
RF	RF/TRAILHEAD	0.6	N/A
C4	COMMERCIAL/MIXED USE	2.0	N/A
P6	PARK - HOA	0.8	N/A
OS7	BIOLOGICAL OPEN SPACE	9.0	N/A
OS9	BIOLOGICAL OPEN SPACE	3.6	N/A
	NON-CIRCULATING ROAD	8.0	N/A
	CIRCULATING ROAD	13.6	N/A
	COMMON AREAS/AG	0.8	N/A
	MANUFACTURED SLOPES	14.9	N/A
SUBTOTAL		89.6	466

PHASE 3			
AREA	LAND USE	ACRES	DU'S
SFD5	SINGLE FAMILY DETACHED	16.1	95
SFD6	SINGLE FAMILY DETACHED	51.0	242
SFD7	SINGLE FAMILY DETACHED	5.0	10
SFD8	SINGLE FAMILY DETACHED	5.8	8
SFA3	SINGLE FAMILY ATTACHED	4.3	105
C5	COMMERCIAL/MIXED USE	0.5	0
WR	WATER RECLAMATION	2.4	N/A
DB	DETENTION BASIN	5.1	N/A
WWS	WET WEATHER STORAGE	8.1	N/A
S	SCHOOL	12.0	N/A
CPF	COMMUNITY PURPOSE FACILITY	2.0	N/A
P7	PARK - DEDICATED TO COUNTY	13.5	N/A
OS8	BIOLOGICAL OPEN SPACE	44.2	N/A
OS10	BIOLOGICAL OPEN SPACE	4.8	N/A
	NON-CIRCULATING ROAD	8.2	N/A
	CIRCULATING ROAD	8.7	N/A
	COMMON AREAS/AG	3.3	N/A
	MANUFACTURED SLOPES	28.0	N/A
SUBTOTAL		223.0	460

PHASE 2	SPECIALTY COMMERCIAL	55,000	sq. ft.
	OFFICE	25,000	sq. ft.
	COUNTRY INN	50	units

PHASE 3	COMMUNITY PURPOSE FACILITY	40,000	sq. ft.
	SPECIALTY COMMERCIAL	4,000	sq. ft.
	OFFICE	3,500	sq. ft.

PHASE 4	GROUP CARE	200	units
PHASE 5	SPECIALTY COMMERCIAL	2,500	sq. ft.

PHASE 4			
AREA	LAND USE	ACRES	DU'S
SFS1	SINGLE FAMILY - SENIOR	12.1	81
SFS2	SINGLE FAMILY - SENIOR	17.8	90
GR	GROUP CARE	6.5	N/A
DB	DETENTION BASIN	1.0	N/A
P8	Park - HOA SENIOR CENTER	3.3	N/A
P9	PARK - HOA	0.4	N/A
OS11	BIOLOGICAL OPEN SPACE	5.3	N/A
OS12	BIOLOGICAL OPEN SPACE	4.3	N/A
	NON-CIRCULATING ROAD	2.8	N/A
	CIRCULATING ROAD	3.0	N/A
	COMMON AREAS/AG	1.3	N/A
	MANUFACTURED SLOPES	3.7	N/A
SUBTOTAL		61.5	171

PHASE 5			
AREA	LAND USE	ACRES	DU'S
SFS3	SINGLE FAMILY - SENIOR	10.6	72
SFS4	SINGLE FAMILY - SENIOR	6.9	38
SFS5	SINGLE FAMILY - SENIOR	16.0	128
SFS6	SINGLE FAMILY - SENIOR	13.5	59
C6	COMMERCIAL/MIXED USE	0.4	0
I	INSTITUTIONAL	10.0	N/A
DB	DETENTION BASIN	1.8	N/A
P10	PARK - HOA	0.1	N/A
P11	PARK - HOA	1.0	N/A
OS13	BIOLOGICAL OPEN SPACE	10.8	N/A
OS14	BIOLOGICAL OPEN SPACE	0.3	N/A
OS15	BIOLOGICAL OPEN SPACE	6.2	N/A
	NON-CIRCULATING ROAD	13.0	N/A
	CIRCULATING ROAD	4.6	N/A
	COMMON AREAS/AG	8.7	N/A
	MANUFACTURED SLOPES	8.5	N/A
SUBTOTAL		112.4	297

OVERALL			
AREA	LAND USE	ACRES	DU'S
SFD	SINGLE FAMILY DETACHED	156.9	903
SFS	SINGLE FAMILY - SENIOR	76.9	468
SFA	SINGLE FAMILY ATTACHED	7.9	164
C	COMMERCIAL/MIXED USE	17.3	211
WRF	WATER RECLAMATION	2.4	N/A
RF	RECYCLE FACIL/TRAIL HEAD	0.6	N/A
DB	DETENTION BASIN	7.9	N/A
WWS	WET WEATHER STORAGE	8.1	N/A
S	SCHOOL	12.0	N/A
CPF	COMMUNITY PURPOSE FACILITY	2.0	N/A
GR	GROUP CARE	6.5	N/A
I	INSTITUTIONAL	10.0	N/A
P	PARK - HOA	10.1	N/A
P	PARK - DEDICATED TO COUNTY	13.5	N/A
OS	BIOLOGICAL OPEN SPACE	104.1	N/A
	NON-CIRCULATING ROAD	45.70	N/A
	CIRCULATING ROAD	37.6	N/A
	COMMON AREAS/AG	20.3	N/A
	MANUFACTURED SLOPES	68.2	N/A
TOTAL		608	1746

### EXISTING DWELLING UNITS TO REMAIN

128-280-27 9151 W. Lilac Rd.  
 128-290-07 9153 W. Lilac Rd.  
 128-440-02 32444 Birdsong Dr  
 128-290-74 32236 Shirey Rd.  
 128-280-42 9007 West Lilac Road  
 128-290-69 9419 West Lilac Road  
 128-440-14 9553 Lilac Walk  
 128-440-06 9383 West Lilac Road  
 128-280-37 9307 West Lilac Road  
 128-440-05 9381 West Lilac Road  
 128-440-22 9435 West Lilac Road  
 128-280-10 9167 West Lilac Road  
 127-072-38 8709 West Lilac Road  
 128-290-09 9431 West Lilac Road  
 129-010-68 9883 West Lilac Road  
 129-300-09 00000 Rodriguez Road

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The Town Center will include 270 mixed-use residential dwelling units above retail and office space, live/work unit row homes, and single family attached units that are both horizontally and vertically mixed and/or distinct. The Town Center may also include free standing specialty retail buildings, a 50-room Country inn, traditional single-family attached structures, office buildings and mixed-use of not more than of 80,000 square feet of net usable space. The Village Green is shown on the Specific Plan Map (**Figure 14**) as area C-4. This Village Green contributes to a main town square or 'commons' that is intended to be a focal point or "heart" of the Community. At build out the Village Green will include an Information Center, the HOA offices and a restaurant/food establishment referred to as the "Tavern on the Green" in three separate structures which will occupy approximately 1-acre of the two-acre area. The Developer/HOA will continue to work with the North County Transit District to locate and furnish a transit stop on either the Village Green or within the Town Center based on district needs. The Town Center may include a clock tower, pedestrian arcades, and walking paths incorporated with the architecture located on private parcels and open to the public to enhance the pedestrian experience. The Communities extensive trail system will provide connections to the residential villages, parks, and other Community amenities. All of these uses would be regulated by the appropriate development guidelines in Section III of the Specific Plan.

**3. Neighborhood Center (North)**

The Neighborhood Center in Phase 3 consists of a 6.8 acre area and is the middle of the three areas designated as Village Core/Mixed-Use. Like the other areas permitting commercial and mixed uses it is zoned with the C34 Use Regulation and is located in the southeastern portion of the phase. This Neighborhood Center will include: office, specialty retail, mixed-use residential, Single Family Attached (SFA), and a Community Purpose Facility, which is expected to include both indoor (gym, etc.) and outdoor recreational uses (pool, etc.) (see **Figure 78**) and may allow other uses per the C-34 Use Regulations. The Commercial/Mixed-Use is planned for 7,500 square feet of net usable space to ensure that all residential areas within the Community are within one-half mile of any one of the three- commercial centers. Other details regarding the configuration, design, landscaping and other features of the Phase 3 Neighborhood Center may be found in Section III of the Specific Plan.

**4. Neighborhood Center (South)**

The Neighborhood Center in Phase 5 consists of an approximately 0.4-acre area designated Village Core/Mixed-Use and zoned with the C34 Use Regulation in the northern portion of this phase which is the middle portion of the Senior Citizen Neighborhood. This Neighborhood Center could include: specialty retail uses and may allow other uses per the C-34 Use Regulations. This Neighborhood Center is planned for 2,500 square feet of usable space for commercial retail uses which serves to ensure that all residential areas within the Community are within one-half mile of any

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one of the three commercial centers. Other details regarding the configuration, design, landscaping and other features of the Phase 5 Neighborhood Center may be found in Section III of the Specific Plan.

### 5. Residential Development

#### b. RS Use Regulation

Single Family detached residential neighborhoods are located throughout the Community, except for the Town Center and Neighborhood Centers. All single-family residential development would be regulated by the application of the “V” Setback and “D” Special Area Designator in the RS Use Regulation. A detailed Site Plan will be submitted and approved prior to the issuance of building permits for single family detached lots to implement both the “V” setback and “D” Special Area designator. This Specific Plan text includes Single Family Residential Development Standards tables in **Figures 98 and 99**), which specifies the development standards for each lot.

The “V” Setback requires that each lot is identified with a Lot Configuration number taken from the table, which establishes the minimum requirements in regards to lot size, width, and depth, and that each lot shown on the Site Plan has the setbacks required for that lot. The architectural styles are selected from **Figures 120 through 124 “Single Family Conceptual Elevations”** by the application of a letter corresponding to the selected style. The letter shows which architectural style has been selected for each lot and demonstrate that it conforms to the palette of architectural styles included in the Specific Plan. The selected Lot Configuration and Architectural style will be shown on each lot on the Site Plan with a number followed by a letter (for example, 1A) indicating the Lot Configuration (1) and the Architectural style (A) for that specific lot.

#### c. C34 Use Regulation

All residential development in the C34 Use Regulation will require approval of a Site Plan and will be subject to the development standards of the **Town Center & Neighborhood Center Development Standards Table** shown in **Figure 82**. “Mixed-Use” development is defined as follows: (a) stand-alone commercial development, (b) commercial-retail uses on the ground floor with residential units on the second floor, and (c) mixed-use residential defined as three or more residential units per building combined with commercial or office structures all on a single lot. This form of development is subject to both the D and the B Special Area regulators and will require review pursuant to both the Town Center Guidelines in Section III and the Valley Center Design Guidelines. Single Family Attached development, defined as between three to eight residential dwelling units which are each attached to each other, and each dwelling unit located on its own legal lot are not subject to the Valley Center Design Guidelines because

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these Guidelines only require design review for “multi-family development.” All single-family attached development will also require a Site Plan pursuant to the D Special Area Regulator. The civic uses included within area C5 – the Village Green will also require a Site Plan.

**6. Senior Citizen Neighborhood**

The southern portion of the Community consisting of Phases 4 and 5 (approximately 173.9 acres) is planned for development as an age restricted Senior Citizen Neighborhood. This phase of the development will largely consist of detached single family residential uses. This Senior Citizen Neighborhood includes 468 single family homes, 2,500 square feet of usable commercial space on one-half acre zoned C34, a Park with an HOA maintained Senior Center (3.3 acres), a Group Care Facility (6.5 acres), a site for an Institutional use (10-acres), three parks maintained by the HOA (2.4 acres), and Biological Open Space areas (26.9 acres). The Single Family lots in Phases 4 and 5 are zoned RS and will be processed as described above.

**d. Group Care Facility**

- i. Additionally, the Specific Plan provides for, and the RS Zone Regulations allow (subject to a Major Use Permit), a Group Care facility to be located within the Senior Citizen Neighborhood. A facility like this is sometimes colloquially referred to as ‘Assisted Living’ facilities. Phase 4 within the Senior Citizen Neighborhood includes a 6.5-acre site identified for Group Care. This facility, at its maximum is anticipated to include the following uses:
- ii. A gross building area of approximately 300,000 square feet;
- iii. Parking as required by the zoning ordinance;
- iv. A maximum of 200 Group Care units complete with the required group kitchen facilities. Because of the central kitchen this use is classified as a “Civic” use and not a “residential” use, so these units do not count against the project density.

**e. Senior Center in the HOA Park**

The Senior Center is a central feature of the Senior Citizen Neighborhood and is located on a 3.3 acre park site that will be owned and managed by the HOA. The facility at the park, at its maximum is anticipated to include the following uses:

- i. A gross building area of 15,000 to 25,000 square feet;
- ii. 30-40 parking spaces;

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- iii. A swimming pool, tennis/pickle ball courts, shuffle board, lawn bowling, community gardens, and other outdoor activities;

The development of Senior Center will require the submittal and approval of a Major Use Permit. The Specific Plan design standards are described further in Section III of the Specific Plan.

### 7. Public and Semi-Public Development

Lilac Hills Ranch provides public and semi-public land uses that include a K-8 school site, a public park dedicated to the County, private parks maintained by the HOA and available for use by the public (except when permitted special events are held), private parks maintained by the HOA and NOT available for use by the public (located in Phase 4 and 5 including the Senior Center), and other recreational amenities. Also planned within the project site are an on-site recycling collection facility, a Water Reclamation Facility (WRF), and other supporting infrastructure. A fire station may be located in Phase 3 or Phase 5 of the project if either of these locations are chosen as set forth in the conditions of the project approval.

#### a. School Site

The Specific Plan includes a proposed 12-acre K-8 school site within Phase 3. The Specific Plan project area will be located within two public school districts: the Valley Center-Pauma Unified School District and Bonsall Union School District (the Bonsall District is in the final stages of being unified and will be unified prior to accepting students from the Project). Because the Specific Plan includes a Senior Citizen Neighborhood within the Valley Center–Pauma Unified School District, only 1,278 of the 1,746 residential units will be categorized as generating students. As discussed below, the school site is both centrally located and co-located with the major public park (P7) and Private Recreation Facility (PR) in the Community.

#### b. Parks

The Community is required to provide a minimum of 15.09-acres under the County's Park Lands Dedication Ordinance (PLDO). The Specific Plan includes a map and a detailed discussion in the text regarding the proposed size, location and phasing of the parks. As shown the park system includes a 13.5-acre public park and 10.1-acres of private parks. The community's public park (P7) is located in Phase 3 and discussed below. The other parks within the Community are private as discussed below. These park locations as shown on the Specific Plan Map included herein (**Figure 14 – Specific Plan Map**) are preliminary and are expected to be relocated or revised and additional parks (public or private) may be added to the Community. The final park locations will be as shown and included on each Implementing Tentative Map as long as the total combined



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acreage of parks comprises at least 15.09 net acres pursuant to the PLDO and the public park (P-7) contains at least 13.5 net acres of developed area for active recreational uses. "Net acres" shall be calculated as recreation facilities occurring on level or gently sloping land (maximum 10%) restricted for park and recreation purposes in a development which are designed to provide individual or group activities of an active nature common to local parks in San Diego County, potentially including, but not limited to, open lawn, sports fields, court games, swimming pools, children's play areas, picnic areas, recreation buildings, dance slabs, and recreational community gardening. Active Recreational Uses do not include natural open space, nature study areas, open space for buffer areas, steep slopes, golf courses, riding and hiking trails, scenic overlooks, water courses, drainage areas, water bodies (lakes, ponds, reservoirs), marinas and boating areas, parking areas, and archaeology areas. The design of all public and private parks shall be approved by the Department of Parks and Recreation (DPR) to ensure conformance with PLDO requirements. As noted above, per an agreement with County Parks (see Section III.M.(14) for details) an IOD for an Interim Passive Park may be required with the recordation of the first Final Map in Phase 1. This interim park will be located in Phase 3, adjacent to Phase at the northeast corner of the Community. The parks required by this Specific Plan together will exceed both the Community's park needs and the PLDO requirements of 15.09 net acres.

These private parks will be owned, operated, and maintained by the community HOA as discussed below.

- i. **Private Parks:** All of the private parks located in Phases 1-3 will be available for use by the general public with the exception of P-4. In addition the parks located within the gated Senior Citizen Neighborhood (see **Figure 17 - Park Plan**) will not be available for use by the general public.
- ii. **Public Park:** It is anticipated that Lilac Hills Ranch will be served by two neighborhood centers (north and south) and a single 13.5-acre public park located in Phase 3 (P-7), (see **Figure 136**). This park (P-7) will be available for use by the general public, and may become a private park available for use by the general public in the event the PLDO allows for such a modification. In order to ensure that parks will be provided consistent with the County's service standards, a temporary passive park site may be provided as set forth below. The temporary park site will be vacated and returned to Lilac Hills Ranch in accordance with the following provisions.

Upon the recordation of the first Final Map in phase 1, Lilac Hills Ranch agrees to the following:

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- i. Provide the County with an Irrevocable Offer of Dedication (IOD) for 3.2-acres in Phase 3 (see **Figure 137 – Interim Park Concept Plan**) for use as a temporary passive park site (“Interim Park Site 1A”), which shall contain 1.5 acres of net usable park area, 0.8-acres of slopes/trails and 0.9-acres of parking and roads;
- ii. Enter into an agreement with the County to construct within five years from the recordation of said map the following; a public park on the 1.5 usable acre portion of the Interim Park Site 1, and parking area to service said park. The 1.5 acre park shall be passive and not contain any amenities and the parking area will contain 0.9-acres for parking uses; and,
- iii. Provide a performance bond as financial security for construction of said park.

Upon the recordation of the first final map in the second phase of development (Phase 2, 4 or 5), Lilac Hills Ranch agrees to the following:

- i. Provide the County with an IOD for 8-acres in Phase 3 (see **Figure 137 – Interim Park Concept Plan**) for use as a temporary park site (“Interim Park Site 1B”), which shall contain 6.5-acres of net usable park area and approximately 1.5-acres of slopes and trails;
- ii. Enter into an agreement to construct a public park on the 6.5-acre usable portion of the Interim Park Site 1B, within seven years of the recordation of the first final map in Phase 1, if a final map in Phase 3 is not recorded within seven years as provided below. The 6.5-acre park shall be passive;
- iii. Provide a performance bond as financial security for construction of said park.

If a Final Map in phase 3 is recorded or a Final Map is recorded within the third phase of development (regardless of phase number) within seven years of the recordation of the first final map in Phase 1, the parties agree to the following:

- i. LHR provide the County with an IOD for the 13.5-acre public park shown on the Specific Plan as P-7;
- ii. LHR enter into an agreement to construct said park within two years of the recordation of the first Final Map within Phase 3 or the third phase to be developed;
- iii. County shall remove any obligation for Lilac Hills Ranch to construct a park on the Interim Park Sites; and,

Upon recordation of the IOD for the 13.5 acre park (P-7), the County shall vacate or release the IOD for the Interim Park Site and agrees to cooperate in recording any documents necessary to vacate or release said IOD. In addition, the County

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agrees to promptly release the security provided for the construction of the temporary park on the Interim Park Site. County agrees that Lilac Hills Ranch will be allowed to return the Interim Park Site to the uses allowed under the Specific Plan for that site.

The 13.5 acre public park (P-7) will include ball fields, restrooms, a maintenance building, and other features and will provide a focus for the Community and neighboring residents. Upon completion of construction of the public park (P-7), the land upon which this public park is constructed will be dedicated to the County in fee and will be maintained by the Community's HOA. Additionally, the public park could allow for joint use with the adjoining school site subject to a Joint Use Agreement between the school governing board and the DPR. Park Concept Plans are provided in Specific Plan Figures 94, 128, 129, 131-133, 135-137 in Section III of this document. Table 4 below identifies all of the proposed public and private parks and provides the park acreage and Park Lands dedication Ordinance (PLDO) credits associated with each park.

**Table 4 - Park Summary**

<b>PARK</b>	<b>Gross Acres</b>	<b>NET ACRES (per PLDO)</b>	<b>PLDO Credit</b>
P-1	1.6	1.60	0.8
P-2	0.5	0.40	0.2
P-3	0.3	0.14	0.0
P-4 (HOA Rec Center)	1.9	1.7	0.8
P-5	0.2	0.2	0.1
P-6	0.8	0.8	0.4
Private Rec	2.0	1.6	0.8
P-7 (Public)	13.5	13.5	13.5
P-8 (Senior Center)	3.3	3.3	1.65
P-9	0.4	0.4	0.2
P-10	0.1	0.1	0.1
P-11	1.0	1.0	0.5
<b>TOTAL AREA</b>	<b>25.6</b>	<b>24.8</b>	<b>19.1</b>

**c. Recycling Facility**

The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of green waste. **Figure 61 – Recycling and Green Waste Drop-Off Facility** provides an example of the size, scale, and architectural style of the structure that the Specific Plan anticipates for this use.

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The structure will include the office functions for the site as well as storage for any equipment or materials that need to be secured. The facility will include temporary roll-off bins or storage containers where recyclables domestic hazardous waste material generated within the Community 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. Additionally, use of this facility will significantly reduce off-site trash truck trips to regional waste system facilities. This facility may be operated by an entity licensed as necessary and the facility will also have the necessary operating permits. This facility will be available for use by properties in the surrounding area east of Interstate 15 and will significantly reduce off-site trips generated by residences and businesses within the Community and adjoining properties.

### d. **Water Reclamation Facility**

Disposal of wastewater is provided by the Valley Center Municipal Water District which will determine the manner in which such services are provided and will ultimately be responsible for the approval of the Water Recycling Plan. As described in more detail in the Water and Sewer Plan portion of this chapter, a Major Use Permit is being processed concurrently with the Specific Plan for construction of a Water Reclamation Facility (WRF) located on a 2.4-acre site in the southwestern portion of the site. Wastewater generated by the Community (as well as the 16 existing home sites and six not-a-part parcels) may be treated at the proposed on-site WRF, which would accommodate up to 353,474 gallons per day of wastewater from the development (see **Figures 57, 58 and 59**). Recycled water may be used pursuant to VCMWD policy on reclaimed water use (Article 190.7 Conservation and Local Supply Use Requirements section (c)). Recycled water distribution pipelines may be installed within the Community roadways to deliver the recycled water to the targeted on-site areas.

The WRF requires the processing and approval of a Major Use Permit and issuance of permits from other Regulatory Agencies. As detailed more completely in the Major Use Permit, the WRF facility is designed to be consistent with the design standards of the Valley Center Design Review Guidelines. The Lilac Hills Ranch EIR and supporting technical documents contain details of the construction and operation of the WRF.

### e. **Institutional**

Phase 5 includes an Institutional Use site located near the southern boundary of the Community. It is anticipated that any ultimate use or uses will, under the County Zoning Ordinance, require the approval of a Major Use permit.

## C. Open Space and Recreation Plan

### 1. Biological Open Space

The Biological Open Space Preserve consists of 104.1 acres and includes environmentally sensitive habitats and buffer areas (including existing agriculture) that preserve wildlife corridors and linkages (see **Figure 18 - Biological Open Space**).

- a) Trails as may be refined or relocated on each implementing tentative and final maps shown on the Specific Plan map will be allowed within the dedicated Biological Open Space easements. These trails will avoid sensitive plant populations. Best Management Practice's (BMP's) will be implemented to avoid water run-off that would cause the adjacent wetlands to degrade. In addition, agricultural uses within the areas identified as existing on-going agriculture or disturbed land and maintenance of existing wells and water lines will be allowed.
- b) Only passive recreation activities such as hiking, biking, horseback riding, and bird watching will be allowed on the trail easements within biological open space. Horseback riding is allowed and provided for on the two Multi-Use trails which cross the property as shown on the County Master Trails Plan and the Ranch Multi-Use Trail that connects all the trails in the Community. Horseback riding is not allowed on any of the Community trails, bike paths, and bikeways within Lilac Hills Ranch unless specifically designed and designated.
- c) Prior to recordation of the first final map, the Resource Management Plan (RMP) shall be approved for the biological open space areas within Lilac Hills Ranch to the satisfaction of the Director of PDS. The main goal of the RMP shall be to maintain the biological functions and values of the natural open space. The RMP shall minimize intrusion due to management and monitoring activities. Monitoring by a public agency may be allowed if the biological open space is part of an overall regional integrated preserve system or required by a governmental permit. Provisions shall be made for the repair and maintenance of public and private trails and project-related infrastructure, with requirements for re-vegetation if disturbance of existing natural vegetation is necessary.
- d) Prior to recordation of each final map, a re-vegetation plan shall be approved to the satisfaction of the Director of PDS for areas where re-vegetation is proposed as mitigation for project impacts shown on such map.
- e) Biological open space as shown on the Master Tentative Map may be dedicated in phases as shown on the Master Tentative Map. Biological open space shall be protected through recordation of a conservation easement to the County.
- f) As a condition of approval, project subdivision maps will be conditioned to dedicate into Open Space easements as shown on the Tentative Map upon completion of construction of each Tentative Map.

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- g) Access to existing agricultural roads and trails shall be allowed for the following activities: (a) access and maintenance of the Community trail system; and (b) maintenance and service to wells within the Biological Open Space easements.

### 2. Manufactured Open Space

The Lilac Hills Ranch Home Owners Association (“HOA”) will own, manage and maintain additional open space, within the Community boundaries as follows: manufactured and landscaped slopes, recreational open space (parks, trails, etc.), on-site agriculture (including that in the buffers), and detention basins (see **Figure 19 – Open Space and Parks**).

The Community will retain and promote agriculture uses in the project’s common areas to include community gardens. Existing agriculture uses will be allowed to continue, but not expand into non-disturbed land within the Biological open space easements. As noted, a portion of the agricultural uses are located within the RPO buffers. These are existing groves and they will be allowed to remain. The adjacent RPO wetlands are generally dependent upon the water runoff from the groves as they have mostly developed over the past several decades subsequent to creation of the groves. Within the manufactured open space system the project will, where feasible, retain existing agricultural operations and allow new agricultural crops. In addition, agriculture restoration within biological open space including maintenance of irrigation systems, fencing, or crop rotation is allowed.

### 3. Community Recreational Elements

#### a. Parks

As described above, Lilac Hills Ranch includes many private parks and one large public park (P-7) in the middle of the Community, serving the Lilac Hills Ranch residents and the surrounding communities. Section III describes the parks in more detail and includes conceptual graphics for both private and public parks.

#### b. Trails

The County's Regional Trail System in this area is established in this area by the Community to provide for jogging, hiking, mountain bike riding and horseback riding (which is also allowed on the Ranch Multi-Use Trail) and enjoyment of the rural areas surrounding the Community by the general public. Two east-west County Regional Trails traverse the Community: One Type D – Pathway Multi-Use trail traverses Lilac Hills Ranch along the right-of-way for West Lilac Road which forms the northern boundary of the Community and continues westerly on West Lilac Road to Old Highway 395; and the other is included as part of the Ranch Multi-Use Trail in the southern portion of Lilac Hills Ranch. The Ranch Multi-Use Trail provides links between the Regional Trails within the vicinity of the



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Community and the Community trail system. Both of these public trail segments assist the County to achieve the County Master Trails Plan.

**c. Community Trail Network**

The Community Trail Plan (see **Figure 20 – Trails Plan & Biological Open Space Signage**) creates a trail network with over 16 miles of trails designed to serve the Community and surrounding area residents. The trail network is comprised of four trail types, of which two types (The Type D Pathway within the West Lilac Road right of way and the Ranch Multi-Use Trail segment within the SDCWA easement) will be dedicated to the public, and will be constructed to meet the appropriate trail grade requirements shown on Table DCG-1 “Community Trails Master Plan Design Guidelines Matrix.” The trails that make up the trails network generally do not include traditional sidewalks and are detailed below:

**Public Trails:**

- i. Approximately 0.9-miles of Type D Pathways, which are multi-use trails as shown on the County Trail Master Plan and further defined in the Valley Center Community Trails Pathways Plan;
- ii. Approximately 6.0-miles of Ranch Multi-Use Trails located in undeveloped and open space areas and/or landscaped easements along the Property boundary. These trail easements will be between 10- to 12-feet wide with a minimum tread width of 3-feet;

**Private Trails (Open to the Public)**

- i. Approximately 3.0 miles of Community Trails primarily used to connect the Town Center with the Northern Neighborhood Center, school site, and Public Park. These trail easements will be between 5- to 10-feet wide with a minimum tread width of 3-feet; and,
- ii. Approximately 7.0 miles of Feeder Trails located within the proposed neighborhoods, on residential streets and areas graded for the Community. These trail easements will be between 3- to 10-feet in width with a minimum tread width of 2 feet.

The Community's trail system includes four categories of trails; 1) Multi-Use Trails (shown on the County Master Trails Plan and Valley Center Community Trails and Pathways Plan); 2) Ranch Multi-Use Trails; 3) Community Trails; and, 4) Feeder Trails. The first two types of trails will be dedicated county trails and the last two types of Trails will be private trails, open to the public (with the exception of the portions of the Feeder Trails within the Senior Citizen Neighborhood that are not open to the public). The entire trails system (with the

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exception of the Feeder Trails within the Senior Neighborhood) will be open to the public providing access to all on-site neighborhoods and provides opportunities to traverse the entire Community from north to south and access to the County Regional multi-use trail system at either end of Lilac Hills Ranch. Trail segments connect the school site, park site, with the residential portions of the Community and provide connectivity with the County Regional Trail System. Trail marker signs and barriers are provided.

The Senior Citizen Neighborhood includes Phases 4 and 5 which is a gated Community. The Ranch Multi-Use trail provides a link that enables trail users the ability to enter the periphery of the Senior Citizen Neighborhood and access both the County's Regional Multi-Use trail (east-west) and the connection south to Mountain Ridge Road to the project boundary. Other Feeder Trail segments developed within the Senior Citizen Neighborhood would be private and for the exclusive use of the residents.

This extensive network of trails is an important lifestyle and recreational component of the Community, providing opportunities for jogging, hiking, mountain bike riding, and equestrian use (on designated trails).

The Community also includes a Private Recreation facility located across the street from the school and public park in Phase 3. This facility is described in more detail in Section III and conceptual uses are shown on **Figure 78 – Community Purpose Facility - Conceptual Site Plan**. The facility includes both outdoor and indoor recreational facilities, including a pool.

#### D. Circulation Plan

A comprehensive circulation plan provides for access to the Lilac Hills Ranch Community and improves vehicular circulation in the vicinity of the project area (**Figure 16 – Proposed Mobility Element Plan**) in accordance with County standards and guidelines. Within Lilac Hills Ranch, local residential streets will provide multiple access routes (**Figure 24 – Project Internal Circulation**) to all lots within the Community. West Lilac Road, a public road is designed to comply with County Mobility Element standards for public streets and with the Valley Center Community Right of Way Development Standards which provides standards for public road improvements with certain exceptions. All other streets within the Community are private, and will be designed and developed per the special standards established by this specific plan to reflect the traditional character and rural theme of the Community. Street sections include landscaped parkways, meandering sidewalks, and/or rural trails. In addition, on-street parking will be provided in areas where traffic calming and pedestrian safety should be enhanced and/or where demand is anticipated for additional parking. The Community street system in Phases 1 through 3 will be available to the public traveling from the adjacent public road system, except during special events (i.e., festivals, parades, marathons, walkathons, or bike

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ances) when access will be restricted. The Community street system in Phases 4 and 5 is gated and not open to the public except during emergencies in accordance with the County Consolidated Fire Code. A description of each street type is included in Section III, along with illustrative street sections shown on “**Typical Street Sections**” (**Figures 25 through 51**). All proposed roads are designed in accordance with the County of San Diego Consolidated Fire Code. All roads will meet or exceed the 28-foot driveway minimum horizontal radius with a minimum proposed horizontal radius of 100-foot. All proposed roads will meet or exceed the 20% maximum allowable grade and meet or exceed the minimum paved width requirement of 24-foot (14-foot lanes on roads with medians).

**1. Streets**

- a) Public Roads: **West Lilac Road (SC-270.1)**: West Lilac Road is included as ‘public road’ in the County maintained road system but currently exists largely without benefit of a dedicated public right of way along the Community frontage. West Lilac Road along the project frontage will be re-designated from a 2.2C Light Collector to a 2.2F Light Collector per the project’s Mobility Element General Plan Amendment, and will be improved and the road right-of-way dedicated based upon the improvement standards for a half-width 2.2F Light Collector road. The road improvements will also include a fully improved 12 to 15 foot pathway within the road right-of-way.
- b) Private Roads: All of the roads within the Community will be private roads designed and built to include road sections which will accommodate the traffic needs as identified by the project Traffic Impact Study and to meet the County standards in regards to the design specifications for road construction. Main Street is the primary entry into the Lilac Hills Ranch from West Lilac Road, and serves as the formal, private, road gateway, introducing the Community identity and character. Main Street consists of a western segment, a middle segment, and an eastern segment. The western and eastern segments are nearly identical in their typical section consisting of a 51- to 73-foot wide private street lot, with two travel lanes 12 to 15 feet wide, a 5-foot bike lane separated by a landscaped median 5 to 10 feet wide, diagonal and parallel on-street parking in select locations, and intermittent landscaped parkways (see Typical Street Sections in Section II). The middle segment within the Town Center splits the road into two one-way roads often referred to as a couplet. The street section for the majority of the couplet consists of a 50-foot private street lot consisting of a 13-foot travel lane, 5-foot bike lane, and on-street parallel parking on both sides. The street section along the town square consists of a 45-foot R.O.W., allowing for a 13-foot travel lane, 5-foot bike lane, on-street parallel parking on the town square side and angled parking on the opposing side.

The private roads will all be designed and built to accommodate accessibility for fire vehicles and services, all within private road easements. This street system will be owned, operated, and maintained by the Community HOA. The Community

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road system, with the exception of the Senior Citizen Neighborhood in Phases 4 and 5 will be available to the public traveling from the County's public maintained road system. There are three categories of private roads; major, minor and cul-de-sacs, each with specific design standards.

With the development of Phase 1 an interim secondary Community access to West Lilac Road will be provided by improving the existing roadway of Birdsong Drive to private road standards as shown in this specific plan. With completion of Phase 1, the Community will have two permanent access points to West Lilac Road, and Birdsong Drive will be gated at its southern intersection with Street "Z". The Community will not take any permanent access to Birdsong Drive following the completion of Phase 1.

There are five restricted gated access points in the southern portion of the Community (see **Figure 24**) which includes the Senior Citizen neighborhood. The gates are located both on the exterior boundary of the Community, and within Phases 4 and 5. The restricted access is an important amenity for the senior community. The gates on ingress and egress roads for use by certain residents will have automatic openers (for exiting) that are triggered by either a buried sensor or an optical sensor. These gates will include the most up to date technology, meeting the County Consolidated Fire Code standards which will allow emergency services to automatically access the Community with minimal delays. The following is list of available Gate design features that are available to incorporate, at the discretion of the local fire authority having jurisdiction:

- i. KNOX Gate: Key operated dual switch device on the gate, which overrides all other controls so the gate can be opened by the Fire Department or other law enforcement using a KNOX key. Each fire engine and law enforcement vehicle would be provided with a KNOX key.
- ii. KNOX Box: Installation of a box which contains a KNOX padlock for manual access.
- iii. SOS Siren: This device would active a gate within 2.5 seconds when the "yelp feature" on siren is used, or 4.5 seconds from when a standard siren is deployed. A sign will be placed on gates stating "Emergency vehicles; operate siren to open gate."
- iv. Click 2 Enter Device: This device opens the gate upon the clicking of a mobile radio in an emergency vehicle or portable radio. The device is activated by the FCC assigned radio frequencies which are assigned to public safety agencies for restricted use only.

Other optional features may include:

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**d. Backup or solar power;**

Access control motors that accept and interface with various third party accessories;

Design provisions to open if bumped by a fire engine, and a hidden “break glass” manual release;

Table 4 below describes each of the six gates, how they are accessed, and how they are to be accessed by responders during an emergency. The table also shows which phases in the Community will have access through specific gates.

**Table 4 - Gate Access Points**

Gated Access Point No.	Description	Gate Access by Planning Area
1	Fire Apparatus Access Gate: Manned gate house, allowing permanent residents and guests to travel through.	SFS-1, SFS-2, SFS-3, SFS-4, SFS-5, SFS-6, and Institutional
2	Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center.	SFS-3 and SFS-4
3	Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center, and automatic access gate for residents along Rodriguez road with a key fob or access code.	SFS-3, SFS-4, SFS-5 and SFS-6
4	Fire Apparatus Access Gate and Automatic Access Gate for residents with a key FOB or access code.	SFS-5 and SFS-6
5	Fire Apparatus Access Gate: Restricted access gates that open during emergencies and can be activated by code, KNOX keys, or County emergency response center.	SFS-5 and SFS-6
6	Fire Apparatus Access Gate and Automatic Access Gate for residents with a key FOB or access code.	SFS-5, SFS-6, and Institutional Use

## 2. Transit

Public transportation is an important planning consideration for reducing traffic congestion and improving air quality. Lilac Hills Ranch provides a mix of residential, commercial, professional office and mixed-use land uses that will encourage the extension of public transportation to the area. The San Diego Metropolitan Transit System identifies North County Transit District (NCTD) Routes 388 and 389 along I-15 in the vicinity of the Community. As the Lilac Hills Ranch is populated, NCTD may adjust routes and services to meet the needs of the growing Community. The

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Community will allocate a site (See **Figure 72**) for either public transportation, van pools or rideshare programs within the Town Center.

### **3. Interim Private Transit Services**

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

### **4. Non-Vehicular Circulation System**

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

### **5. Transportation Demand Management**

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

## **E. Fire Protection Plan (FPP)**

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

## **F. Infrastructure / Public Facilities and Services Plan**

### **1. Water and Wastewater Plans**

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



## II. SPECIFIC PLAN SUMMARY

The Community developed Water and Wastewater Technical Studies to quantify the Community's water and wastewater requirements. Additionally, with respect to potable water, a separate Water Supply Assessment and Verification Report (WSAV) for the Community was prepared and approved by the VCMWD on 10-9-2012. The Water Technical Study was finalized in 2015 and captured changes in the land use plan which resulted in a slight decrease in the estimated water demand for the Community than that which was evaluated in the 2012 WSAV. The table below compares the water demands from the two documents. For relevance and clarity, water demands discussed in the remainder of the Specific Plan refer to those found in the 2015 Water Technical Study.

COMPARISON OF COMMUNITY WATER REQUIREMENTS		
Water Component	Quantity from 10-9-2012 WSAV	Quantity from 5-22-2015 Water Technical Study
Project Demand Without Conservation	1,290 AFY	1,246 AFY
Project Demand With Conservation	967 AFY	935 AFY
Project Supply		
Groundwater	191 AFY	191 AFY
Recycled Water	289 AFY	312 AFY
Imported Water	487 AFY	432 AFY
Total Project Supply	967 AFY	935 AFY
Existing Imported Water Use	513 AFY	513 AFY
AFY, acre-feet per year		

e. **Potable Water Supply**

Current Water Service for the Lilac Hills Ranch Community is located within the boundaries of the Valley Center Municipal Water District. Potable water service to the Community will be provided by the Valley Center Municipal Water District and is depicted on **Figure 54 – On-Site Water System**. The estimated daily water demand for the Lilac Hills Ranch Community is 935 acre-feet per year.

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

## II. SPECIFIC PLAN SUMMARY

The Master Tentative Map will require the extension of VCMWD existing water lines located on the project boundaries to appropriate locations within the Community, if necessary. The project is served primarily from the VCMWD's Country Club Zone. The water technical study evaluated VCMWD's redundancy requirements for the zone and found that as part of the initial development phase, the project would need to construct improvements to provide sufficient redundant reservoir capacity within the zone to serve the project. To provide the redundancy, improvements would be made within the existing Country Club Reservoir site, subject to the discretion of VCMWD. To provide the redundancy, three options could be implemented within the existing site of either the 10 million gallon (MG) Country Club Reservoir or the 0.1 MG Old Country Club Reservoir. These options include: (1) construction of a dividing wall within the existing Country Club Reservoir to effectively create two, 5 MG reservoirs; (2) replacement of the Country Club Reservoir with two, 5 MG reservoirs; and (3) replacement of the Old Country Club Reservoir with a 3 MG reservoir. Implementation of any of these alternatives would provide adequate redundancy and will be pursued at the discretion of VCMWD. Since the time of the zone redundancy evaluation, the VCMWD has completed a VCMWD project to divide the existing 10 MG reservoir into two reservoirs, thus construction of these improvements by the project will not be necessary. Additional discussions related to redundancy are included in EIR subchapter 3.1.7.

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

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

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

### **f. Non-Potable/Exterior Water Supply**

The water supply assessment for the Lilac Hills Ranch Community split the water needs for the project are split into three categories: 1) Interior demand for potable water, 2) Exterior demand for potable water, and 3) Non-potable water exterior demand. The Lilac Hills Ranch Community is looking at four sources of water to meet the exterior demands for the project water. These sources include ground water, rain water harvesting, grey water, and reclaimed water. Each of these sources and their possible uses will be described below. The water supply

## II. SPECIFIC PLAN SUMMARY

assessment and verification report (WSAV) for the Lilac Hills Ranch community, approved by the VCMWD on 10-9-2012, estimated the total water need for the project to be 967 AFY. 289 AFY of this use was interior/potable demand, 169 AFY was exterior potable demand, and 510 AFY was exterior non-potable demand.

- i. **Ground Water:** There are 10-existing on-site ground water wells. Nine (9) of these private wells are operating within the Lilac Hills Ranch Community area at the present time. Six (6) of these wells have been in production for more than 5 years. Based on analysis by the projects hydro geologist a minimum available ground water supply of 191 AFY will be available. This water could be used to meet both exterior potable and non-potable demand.
- ii. **Rain Water Harvesting:** Cisterns and roof collection systems are allowed on single family dwellings to allow for the storing and irrigation use of rain water on single family homes. This supply could be used to offset potable exterior demands. It is estimated that up to 34 AFY of rain water could be harvested by single family homes in this project.
- iii. **Grey Water:** A grey water system is an allowed use that could offset the potable exterior demand for residential units. Approximately 91 AFY of grey water could be utilized to offset the potable exterior demand.
- iv. **Reclaimed Water:** Reclamation Services for the Lilac Hills Ranch Community will be provided by the VCMWD. Approximately 288 AFY of recycled water is estimated to be generated by the project. This amount would be reduced by 91 AFY if a grey water system was installed. Up to an additional 400 AFY of recycled water could be made available to the project from the Moosa Treatment Plant. The Moosa Treatment Plant currently does not have tertiary facilities and does not produce recycled water. All water from this plant is disposed of through a percolation pond. Thus a total of up to 688 AF of reclaimed water could be made available for non-potable water supply for the project if needed. The reclaimed water could only be used for non-potable exterior uses as defined in the water supply assessment.

The proposed Water Reclamation Facility for the Lilac Hills Ranch Community is expected to treat a daily average of 356,510 gallons per day (399 AFY) of wastewater based on an ultimate build-out of 1,746 homes plus some commercial and retail development (as well as the 16 existing home sites and six not-a-part parcels). This wastewater will be treated to produce disinfected tertiary recycled water meeting the requirements of Title 22 of the California Code of Regulations. With this level of treatment the recycled water can by State law be used for landscape irrigation and non-contact water features such as fountains and ponds. Currently the VCMWD staff has indicated that the District will not

## II. SPECIFIC PLAN SUMMARY

support the use of recycled water on front or rear yards of private residential homes, nor will it support the introduction of recycled water into the potable water distribution system for fire protection. The Community goal is to beneficially reuse as much of the treated water as possible to minimize the use of imported water for the Lilac Hills Ranch Community and surrounding areas.

### g. **On-site Water Reclamation Facility (WRF)**

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

Lilac Hills Ranch Community includes a Major Use Permit for a Water Reclamation Facility to treat effluent generated by the development (**Figures 57 through 59**). Beneficial reuse of treated wastewater is proposed in the Lilac Hills Ranch Community, but will be determined by VCMWD. Wastewater generated by the Community will be treated to a tertiary level and may be recycled as determined by VCMWD. The estimated recycled water production is 288 AFY. There are approximately 149 acres of irrigated area associated with the Lilac Hills Ranch Community and the non-residential irrigation demand is estimated to be 312 AFY. Thus, all recycled water could be reused throughout the Community. However, the use of recycled water will be determined by the VCMWD. A wet weather storage area is included as part of the WRF Major Use Permit.

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

### **2. Recycling Facility (RF)**

The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of green waste. The facility is a Recycling Collection Facility, Large as defined in the Zoning Ordinance (S. 1512-b) and allows

## II. SPECIFIC PLAN SUMMARY

for the collection of recyclable materials, including the sorting of materials for shipment to a processing facility. 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 recyclables, domestic hazardous waste generated within the Community 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. Additionally, use of this facility will significantly reduce off-site trash truck trips to regional waste system facilities. This facility will be operated by an entity licensed as necessary and the facility will also have the necessary operating permits. This facility may be available for use by properties in the surrounding area east of Interstate 15 and will significantly reduce off-site trips generated by residences and businesses within the Community and adjoining properties (see **Figure 60 - Recycling Facility (RF)**).

**3. Fire Protection and Emergency Medical Services**

These services will be provided by the Deer Springs Fire Protection District in association with CALFIRE. Brush clearing and thinning will be provided within the appropriate fuel management zone from the edge of structures to native open space preserve boundary. Required thinning and clearing will be done in accordance with an approved fire protection plan. Road widths, secondary access, water supply, and fire hydrant spacing will also be in conformance with fire protection development standards established by the DSFPD which are set forth in this Specific Plan, the Fire Protection Plan and associated Tentative Maps. Figures depicting the fire protection plan and brush management setback zones are provided as **Figures 142 and 143**.

**4. Law Enforcement**

Law Enforcement services are provided by the San Diego County Sheriff's Department out of the Valley Center Substation, approximately ten miles northeast of the Community.

**5. Schools**

Two public school districts will have jurisdiction over Lilac Hills Ranch students during the occupancy of the project homes: the Valley Center-Pauma Unified School District and the and the Bonsall Unified School District. All of the homes within Phases 1 and 2 and a portion of homes within Phase 3 will be entirely within the Bonsall Unified School District that will serve over half of the total homes. All of the homes within Phases 4 and 5 and a majority of the homes within Phase 3 will be located in the Valley Center Pauma Unified School District. The homes planned for Phases 4 and 5 will be age restricted (pursuant to the meaning in Government Code 65995.1 and 65995.2) and will not generate any students. Therefore the Community anticipates no more than 400 homes will be within the attendance boundaries of the Valley Center Pauma Unified

## II. SPECIFIC PLAN SUMMARY

School District. As noted in the Community description, a site suitable for a K-8 school will be included in the Community. Prior to this school being built, students living in Bonsall Unified School District would attend Bonsall Elementary School, Sullivan Middle School, and a future Bonsall High School. Students living within Valley Center-Pauma Unified School District would likely attend the on-site school since it is expected to be open by the time the development occurs in these later phases of the Community. An exhibit depicting the school district boundaries and potential school site within the Community is provided as **Figure 62 and 63**.

### 6. Conceptual Grading Plan

Lilac Hills Ranch is designed so that 99.7% of all grading will occur outside of the RPO steep slope areas. Natural landforms and biological areas are preserved within open space areas dedicated in perpetuity.

**Figure 65 – Conceptual Grading Plan** illustrates areas to be graded to accommodate major circulation roadways, neighborhood streets and development areas. Most of the grading is required to create a suitable base for construction of infrastructure and buildings. Grading will be balanced with an estimated 4.0 million cubic yards of cut and fill (each), without the need for export or import of soil. The maximum cut and fills are mostly less than 30 feet and approximately 90% of all cubic yardage moved will be less than 20 feet deep. Up to 20% of grading volume may require blasting and an on-site rock crushing operation will be used within Phases 2 and 3 with the material used for on-site fill and construction operations. A Major Use Permit will be obtained if required by the County Building Code at the time of construction.

Landform grading techniques require blending and rounding of slopes, roadways, and pads to reflect the existing surrounding contours by undulating slopes, replicating the natural terrain. The Project Cross Sections, provided in **Figures 66 through 68**, illustrate the integration of Community grading with the natural terrain.

All grading activities are required to be conducted in accordance with the County of San Diego's Grading Ordinance, Hillside Development Policy (Policy 1-73) and Resource Protection Ordinance.

A variety of equipment would be used during the construction of the project. All equipment would be Tier III, operational for eight hours per day. The maximum equipment that would be operational at any one particular time includes: 1 concrete/industrial saw, 4 tractors/loaders/backhoes, 6 crawler tractors, 5 rubber-tired loaders, 2 bore/drill rigs, 1 grader, 8 scrapers, 1 crane, 3 forklifts, 2 generator sets, 1 welder, 2 pavers, 2 paving equipment, 2 rollers, and 2 air compressors.

### 7. Drainage Plan



## II. SPECIFIC PLAN SUMMARY

Under natural conditions, runoff from the Community flows primarily in a southwesterly direction to the I-15 corridor. To ensure that Lilac Hills Ranch does not increase the amount or velocity of runoff either during construction or at Community build out, a comprehensive drainage plan has been developed. Runoff is directed from natural channels to development areas, collected at points indicated on **Figure 69 - Proposed Storm Drains** and released into existing drainage courses. It is the intent of the designed system to convey drainage in existing natural drainages where feasible. Reinforced concrete boxes with wing walls, arched culverts, and/or reinforced concrete pipe culverts are used where an existing creek bed intersects with roadways or development.

Mechanical means such as rain barrels will be allowed on each lot to capture runoff from roof areas and store for later irrigation use. In some lots where soil conditions permit, a loose layer of soil can be placed in back yard areas to absorb and store runoff from roof and hardscaped areas to further minimize runoff leaving each lot and reduce future irrigation water demand. The feasibility for soil retention on each individual lot should be determined by the geotechnical consultant. The onsite detention basins will have grass-lined bottoms that will permit some infiltration into the underlying soil; however, their primary function is to provide a temporary holding facility of the excess 100-year runoff volume from the site as to reduce the peak discharge rate leaving the project to the pre-development levels. These detention basins are typically located at final discharge points of the project foot print, the runoff is release onto the downstream natural terrain where some of the runoff will infiltrate into the non-hardened native soil and recharge the groundwater. With these methods employed throughout the project both on the individual lot and project wide basis, the overall project will become hydrologically invisible such that there are no additional impacts to downstream drainage facilities, both man-made and natural.

### 8. Landscape Concept Plan

In Lilac Hills Ranch, the overall Community design theme is established by the site, circulation, and landscape plans. The site plan integrates development into the natural features of the property, which provides for extensive open space preservation and establishes the overall Community character. The circulation plan designs roadways to flow with the natural terrain. **Figure 70 – Master Landscape Concept Plan** reinforces the Community theme through the design of streetscapes incorporating informal patterns of street trees, entry monuments using natural or simulated natural materials, and historical landscape zones using site specific plant palettes. The Community theme is further reinforced through the design and landscaping of Community recreation areas and the use of groves, drought tolerant and naturalizing plant materials to transition to natural open space areas. Vegetation indigenous to the area is emphasized, supplemented by compatible, non-invasive ornamental plant materials. All of the reclaimed water from the Water Reclamation Facility that is treated to Title 22 Standards will irrigate the on-site parks, street parkways, private residential lots,



## II. SPECIFIC PLAN SUMMARY

private and public open space, agricultural land in both common areas and Biological Open Spaces, manufactured slopes and the school site, or as allowed by the VCMWD and other regulatory agencies.

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

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

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

### **9. Water Conservation Plan**

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

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

The Community landscape shall be designed for efficient use and conservation of potable water resources. Plantings shall be grouped in hydrozones. Bark mulches, bubblers, and drip irrigation shall be used where appropriate, and modern equipment such as low precipitation heads, automatic controllers, and rain sensing equipment shall be used. The HOA shall ensure regular inspections of the Community's landscape and irrigation shall occur so that field adjustments can be made to watering

## II. SPECIFIC PLAN SUMMARY

schedules to minimize plant stress. These inspections will assure that irrigation equipment is properly functioning and evenly distributing water. Repairs of malfunctioning equipment and crooked heads shall be made immediately. These practices, along with regular water audits will assure continued water application efficiency and a healthy landscape.

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

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

### 10. Sign Plan

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

## G. Sustainable Community Design

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

The Community Development Model in Chapter 2 states:

### Guiding Principle 2

*"Promote health and sustainability by locating new growth near existing and planned*

## II. SPECIFIC PLAN SUMMARY

*infrastructure, services, and jobs in a compact pattern of development”*

and states:

*“in the County’s Community Development Model...The “Village” would contain the densest neighborhoods and a broad range of commercial and civic uses that are supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, schools, and public areas. Developing the County’s communities more compactly meets critical objectives for compliance with the mandates of AB 32, the California Global Warming Solutions Act of 2006.”*

Guiding Principle 9:

*“New development located near existing and planned infrastructure and services would be served in a more efficient manner and would require less extensive roads and infrastructure, as defined by Guiding Principle 2. This could reduce the need to build and operate new road networks, emergency and law enforcement facilities, libraries, schools, parks, and other public services needed to support residential development in remote areas.”*

Other goals and policies discuss the Community Development Model, sustainable development, including LU-5.2 Sustainable Planning and Design, LU-6.4 Sustainable Subdivision Design, GOAL LU-12 Infrastructure and Services Supporting Development, GOAL COS - 14 Sustainable Land Development, and COS - 14.3 Sustainable Development.

Lilac Hills Ranch is consistent with Policy LU-1.2 as detailed in the FEIR Appendix “W”, the FEIR RTC Global LU-1.2 and the Specific Plan Section V, General Plan Consistency. The Lilac Hills Ranch will establish a new Village in an area currently designated as Semi-Rural and can only do so pursuant to the standards included in Land Use Policy 1.2. That policy states that new Villages must be designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-ND Certification or an equivalent.

The new Village Regional Category proposed by the General Plan Amendment will establish a Town Center, meeting the very definition of “Town Center” as identified on pages 3-7 and 3-8 of the Land Use Element; as shown below.

### Village

Generally, larger Villages are anchored by “Town Center” areas that serve as focal points for commercial and civic life. Town Centers often benefit from the development of more detailed plans to guide new development in achieving consistency with the goals and

## II. SPECIFIC PLAN SUMMARY

policies of the General Plan. A Town Center will typically contain one or more of the following:

- Pedestrian-oriented commercial area,
- Mixed-use development: residential, retail, and office/professional uses,
- Higher-density residential developments, and
- Community-serving private and public facilities.

The residential densities permitted within Village areas typically require water and wastewater service and can support a range of housing types including single-family and multi-family housing.

*Village Core Mixed-Use. This designation is intended for pedestrian-scaled town center development. A wide variety of commercial, civic, and residential uses are encouraged by this designation, and these uses may be mixed “vertically”—on separate floors of a building—or “horizontally”—in separate buildings on a single site or on adjacent parcels. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level.*

1. The definitions established for both the Village Regional Land Use Category and the Village Core Mixed use Land Use Designation incorporate the essential principles and standards of the Community Development Model promoting urban scale development in a compact, vibrant, walkable, mixed use format that will serve to increase the propensity for residents to walk to amenities and services. The Lilac Hills Ranch land plan is an essential component of this specific plan necessary to implement the sustainable Goals and Policies of the General Plan which ensures less energy and water is consumed within the Community, further reduces impacts on the environment, and provides better indoor air quality.

## II. SPECIFIC PLAN SUMMARY

2. **Equivalent Program:** NGBS was established in 2007 as a rating system for sustainable development practices and construction. It was established through a consensus process that involved experts in the field of sustainable building practices and other interested stakeholders.<sup>1</sup> NGBS is the only ANSI accredited program in the country, and is considered “equivalent” to the LEED®-ND Certification program for a number of reasons. It provides a program for the design, planning, construction, and certification of land development, including both residential and mixed-use communities. It offers four levels of green certification for site design and land development which is indicated with One through Four Stars, depending on the number of “green” practices incorporated into the project's design and construction. Smart growth practices included within the land development certification include: reduced soil disturbance; stormwater management; heat island mitigation; and innovative zoning to encourage dense, mixed used development near transit options.

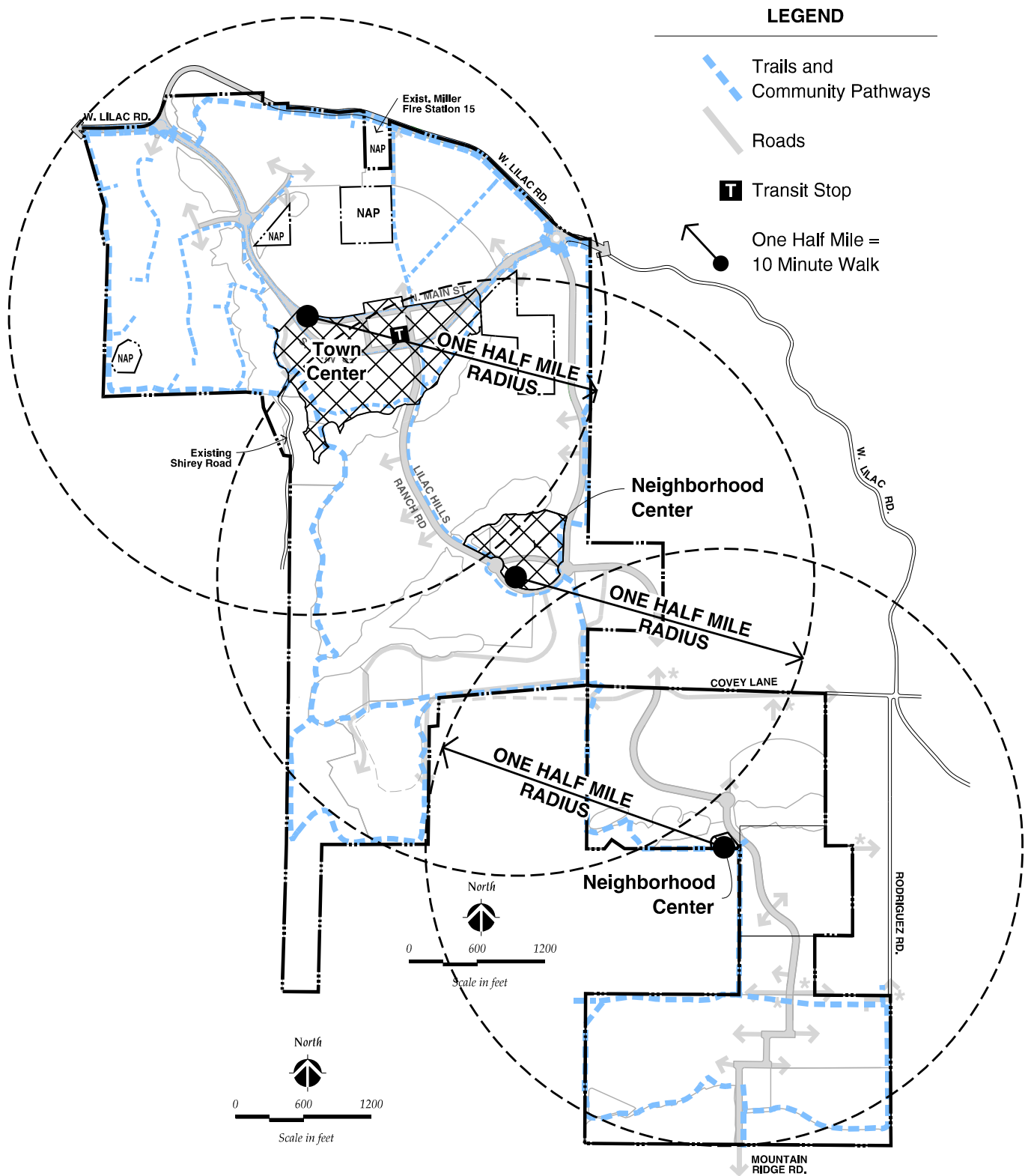
As the independent verifier for Home Innovation Labs, Carrier Johnson + Culture found that the Project meets all of the fundamental criteria in the NGBS program that makes it equivalent to the LEED®-ND intent, scoring Four out of a possible Four Stars. (See attached Appendix G and H). The Project was awarded points for meeting NGBS sections relating to location, smart growth, compact development and walkability – with the main goal to minimize environmental impacts, reduce the reliance on automobiles and reduce vehicle trip length. Carrier Johnson + Culture found that although no two programs can be exactly the same, after examining the

---

<sup>1</sup>NGBS received approval from the American National Standards Institute (ANSI), which requires standards to be developed through an open and balanced process and subject to regular reviews. As an ANSI accredited standard, NGBS was originally developed by a diverse group of stakeholders consisting of government agencies, municipalities, home building industry stakeholders, and non-profit organizations, including, representatives from the U.S. Department of Energy and the U.S. Environmental Protection Agency.

## II. SPECIFIC PLAN SUMMARY

smart growth goals and intent of LEED®-ND and NGBS, they were able to determine that the two programs were equivalent based upon overall performance.

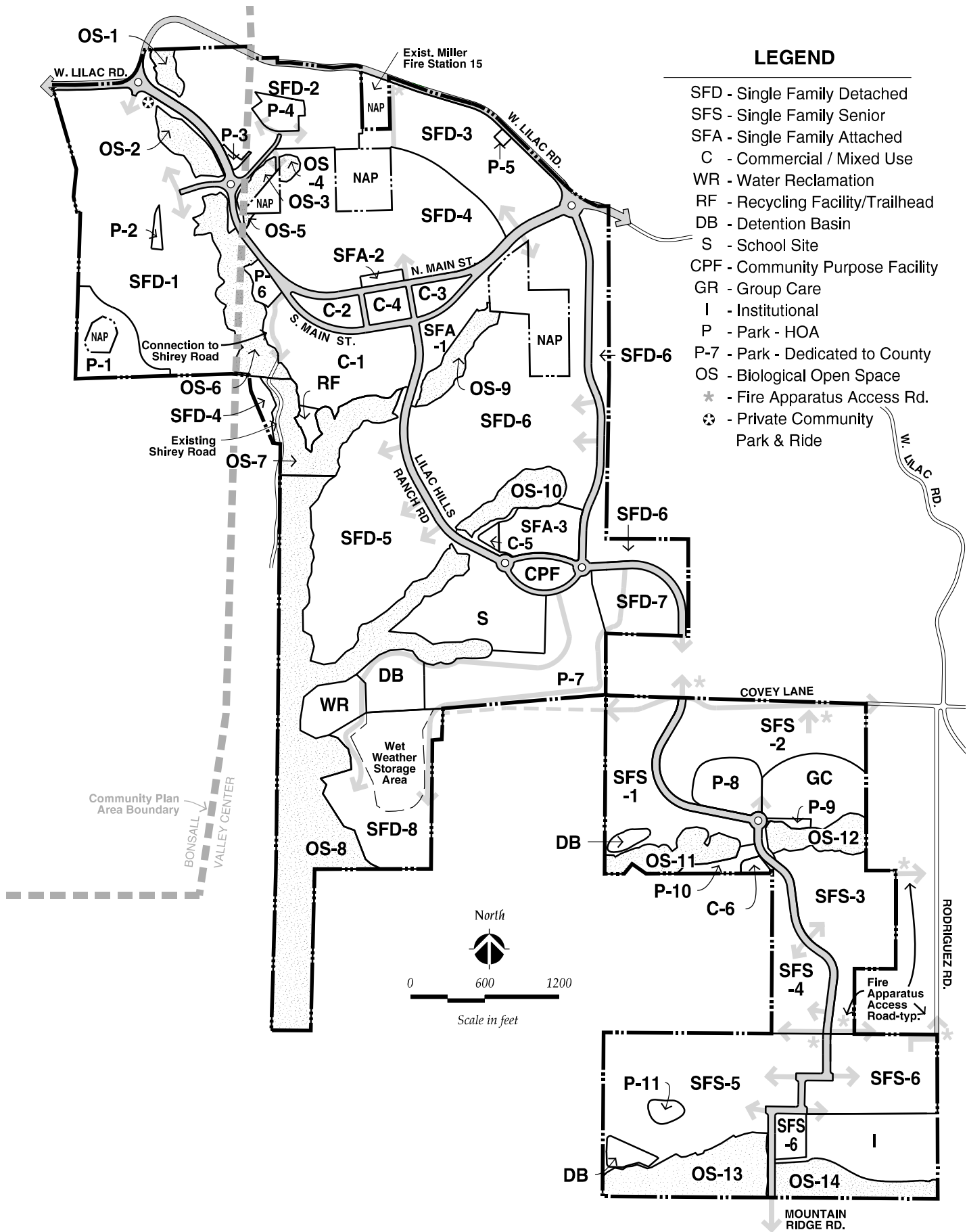


## Multi-Modal Concept Plan

LILAC HILLS RANCH SPECIFIC PLAN

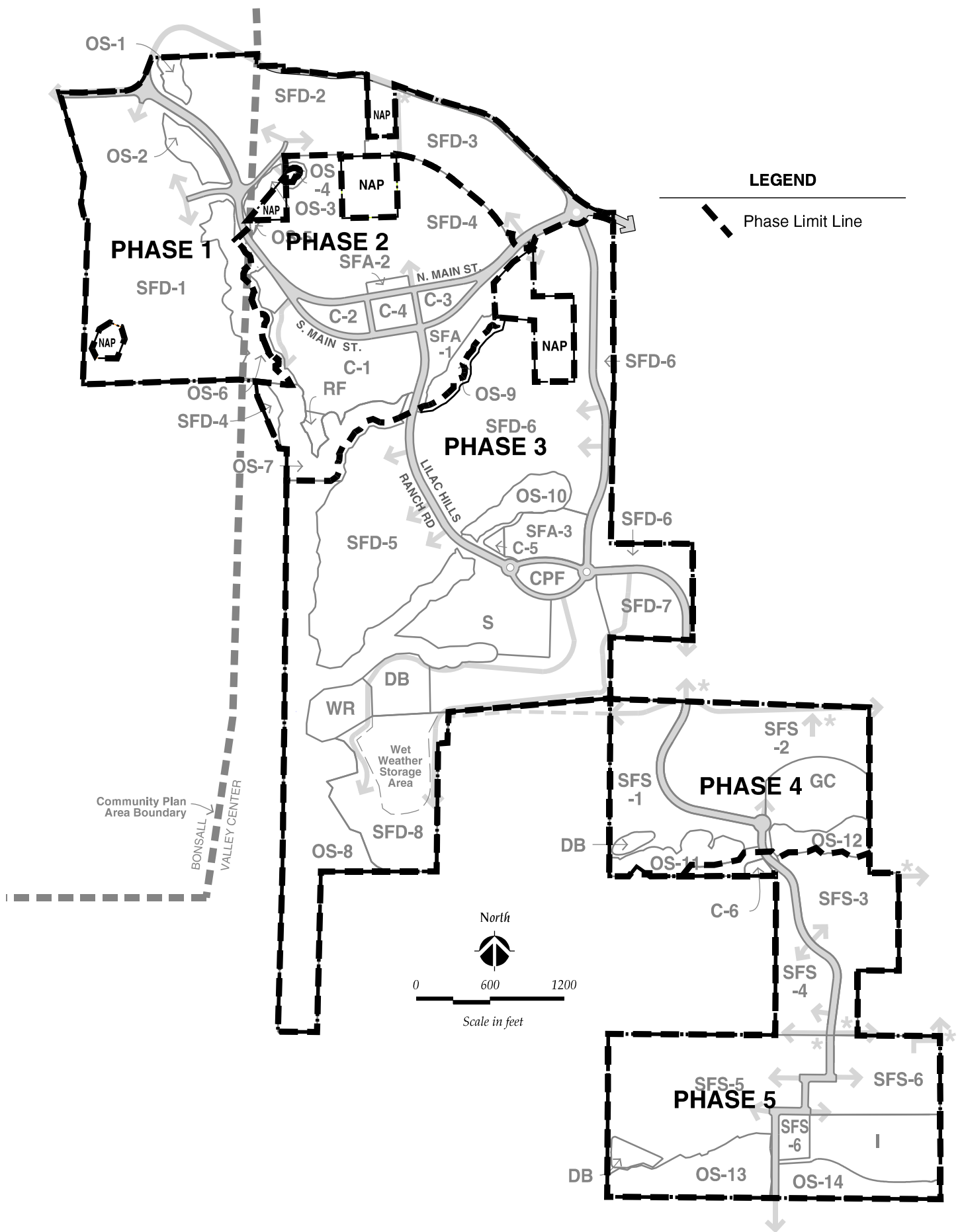
FIGURE 13





## Specific Plan Map

LILAC HILLS RANCH SPECIFIC PLAN



## Phasing Plan

LILAC HILLS RANCH SPECIFIC PLAN

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FIGURE 15a

# LILAC HILLS RANCH CONCEPTUAL CONSTRUCTION PHASING EXHIBIT

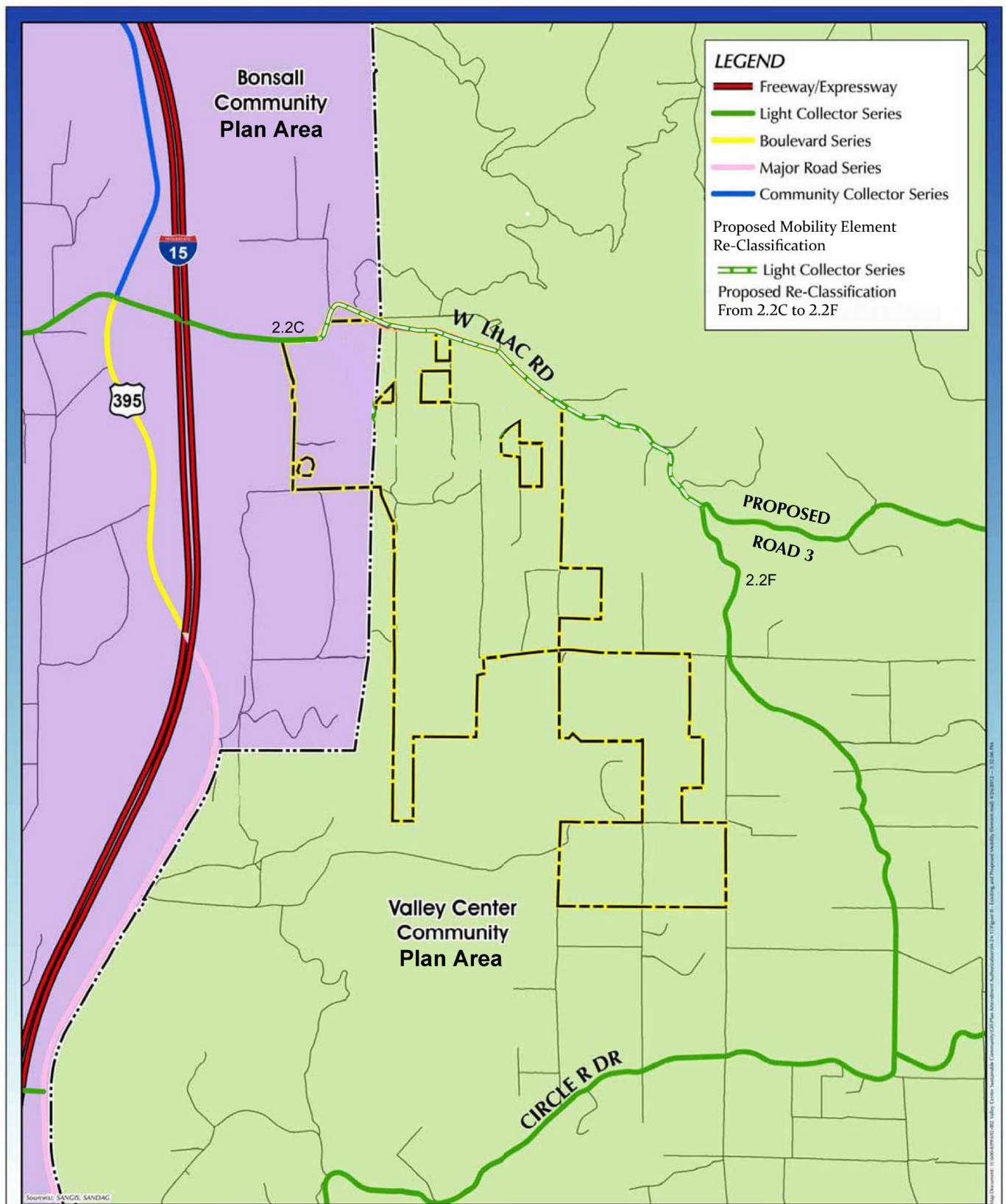


## Conceptual Construction Phasing

LILAC HILLS RANCH SPECIFIC PLAN

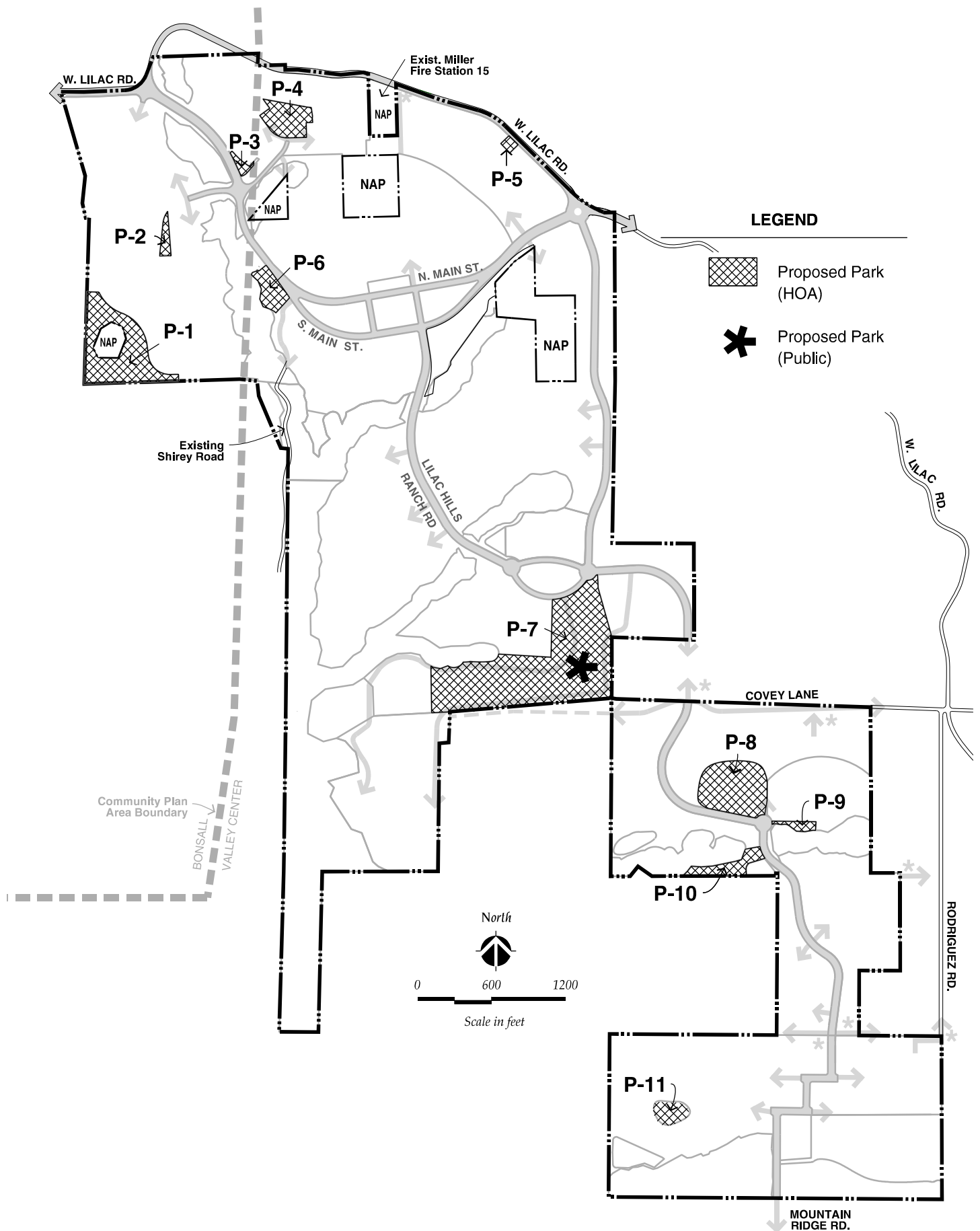
FIGURE 15b

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## Proposed Mobility Element Plan

LILAC HILLS RANCH SPECIFIC PLAN

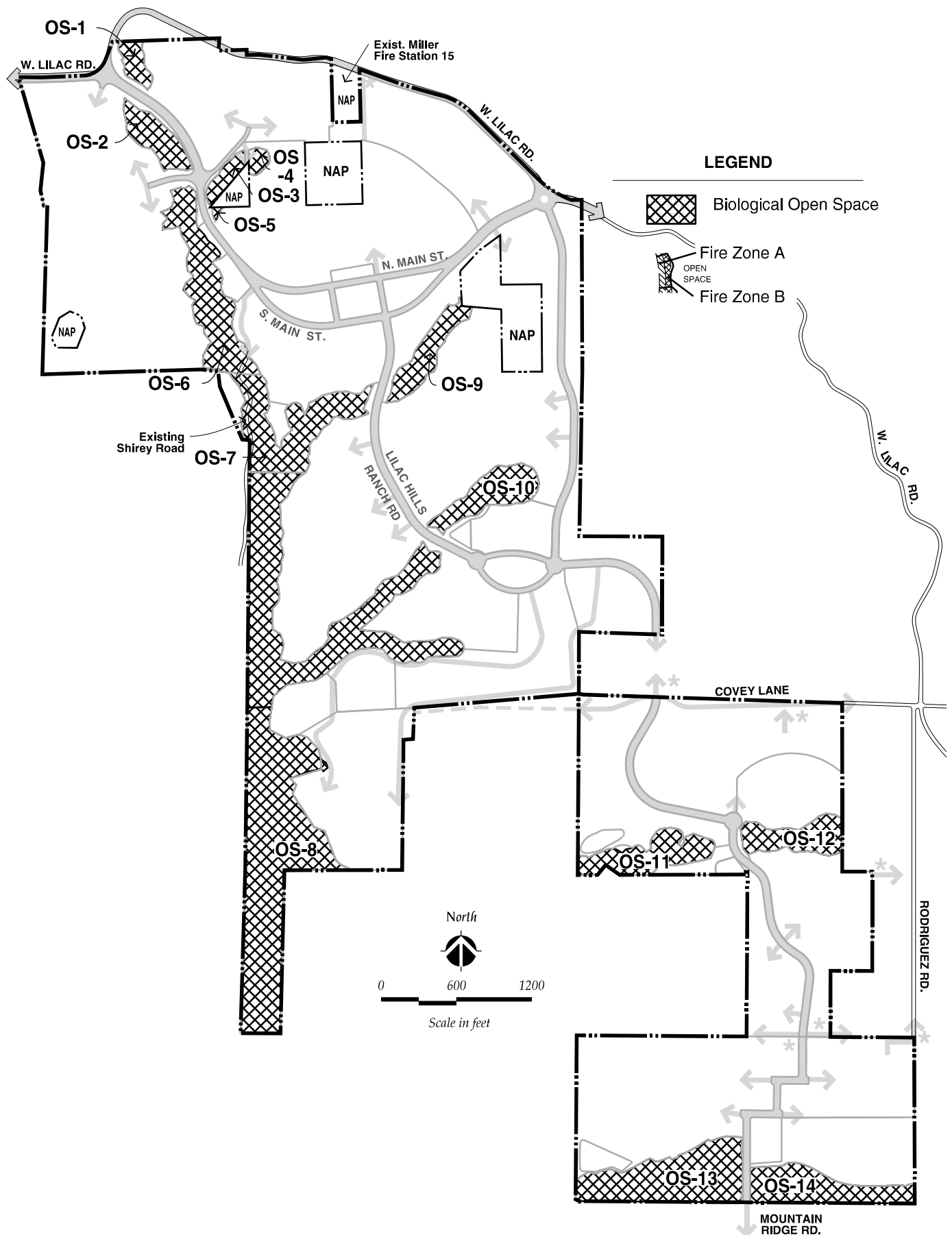


## Park Plan

LILAC HILLS RANCH SPECIFIC PLAN

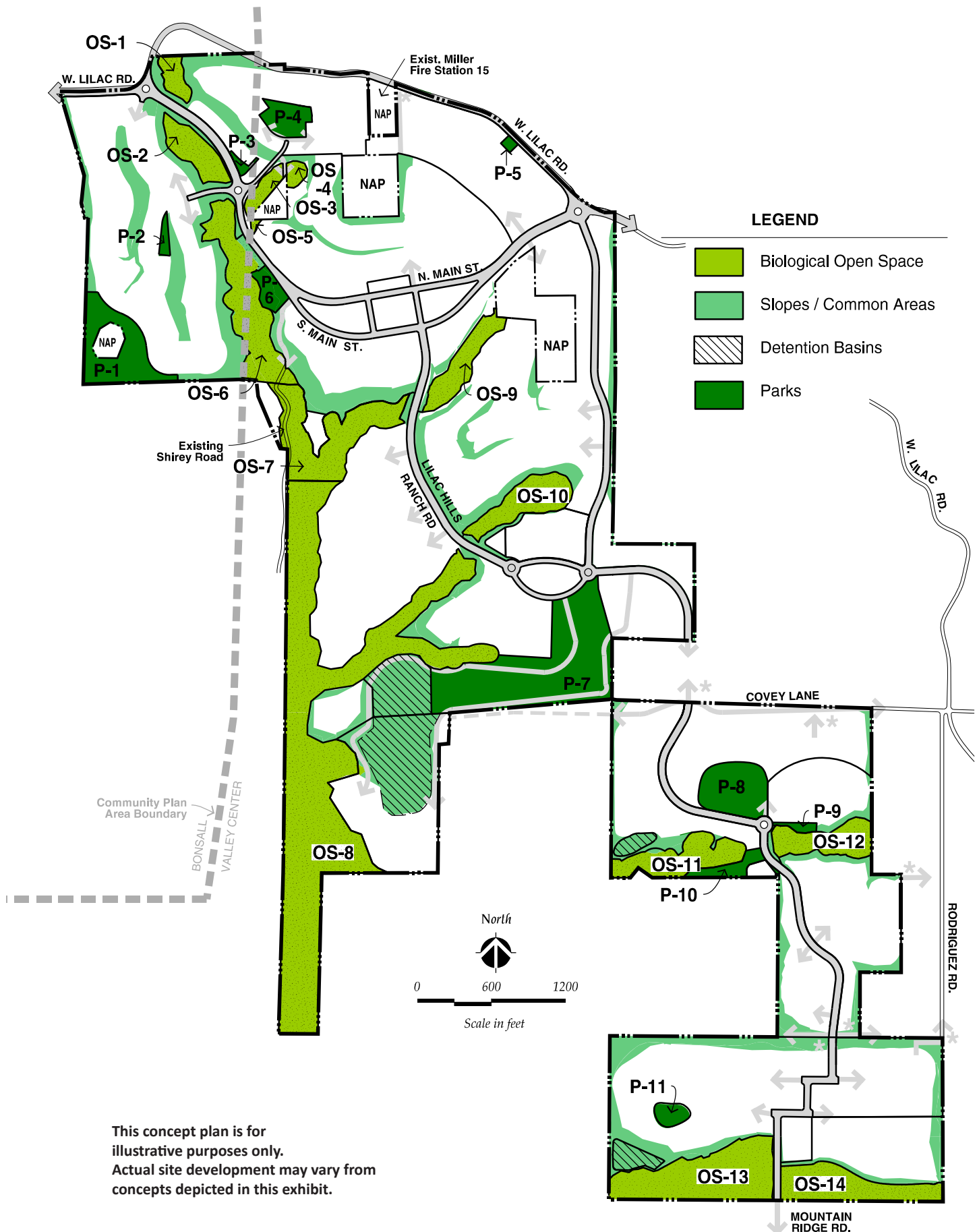
FIGURE 17





## Biological Open Space

LILAC HILLS RANCH SPECIFIC PLAN

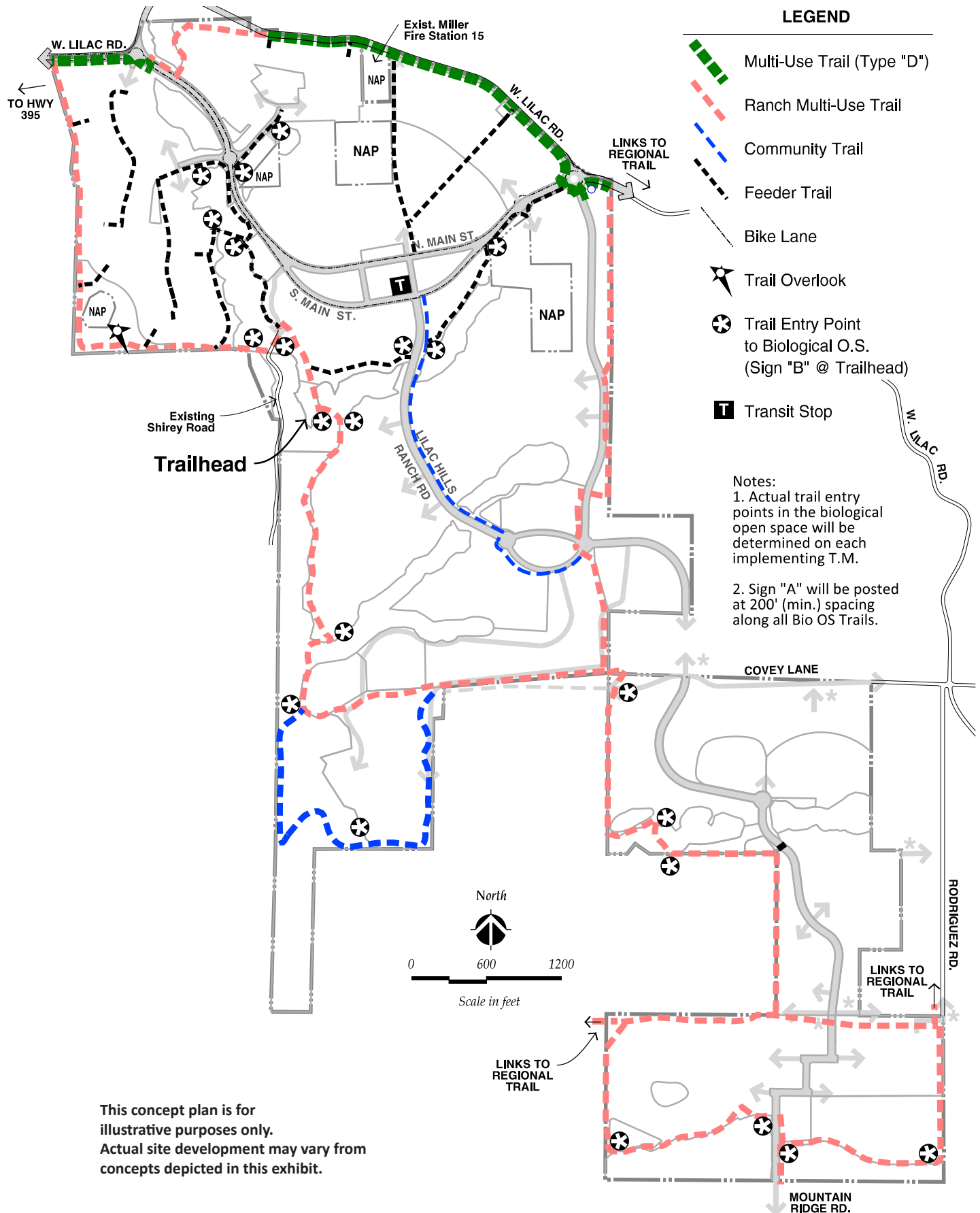


## Open Space and Parks

LILAC HILLS RANCH SPECIFIC PLAN

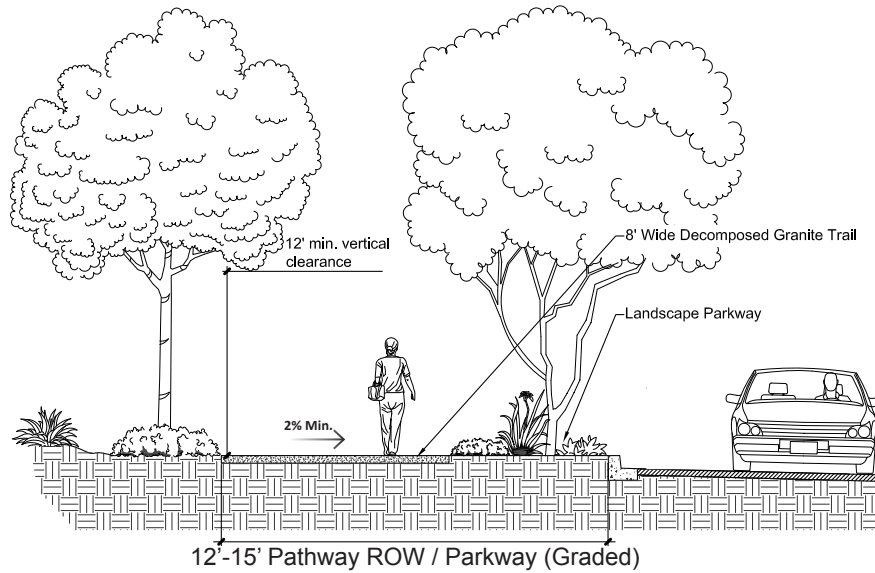
FIGURE 19



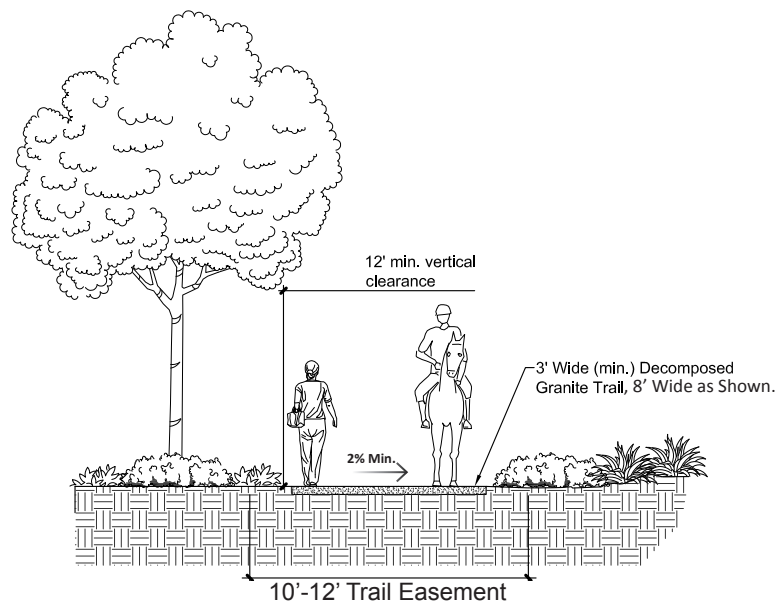


## Trails Plan & Biological Open Space Signage

LILAC HILLS RANCH SPECIFIC PLAN



**Type D Pathway**  
no scale

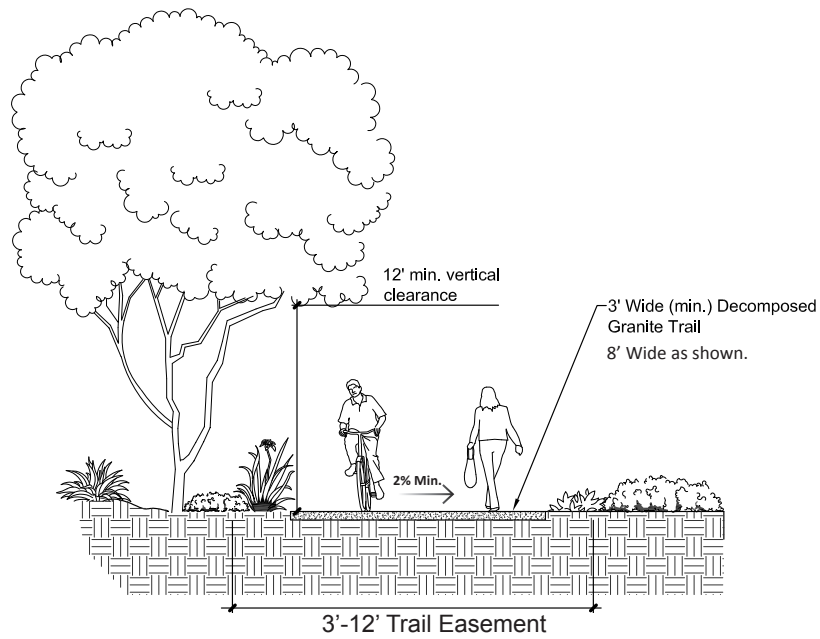


**Ranch Multi-Use Trail**  
no scale

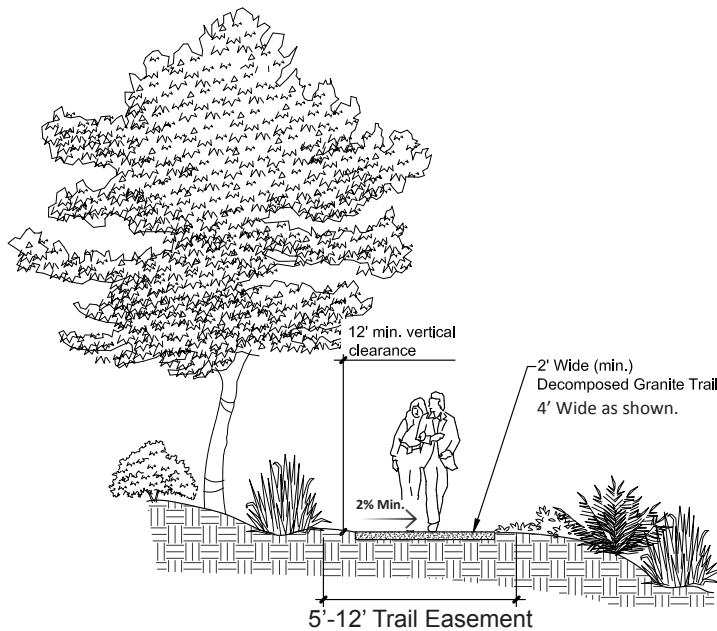
**Notes:**

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

## Trail Sections



**Community Trail**  
no scale



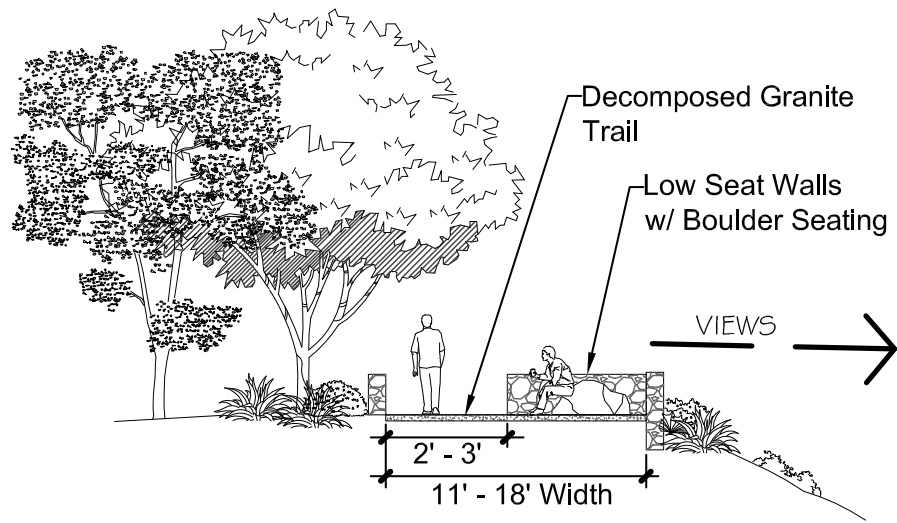
**Feeder Trail**  
no scale

**Notes:**

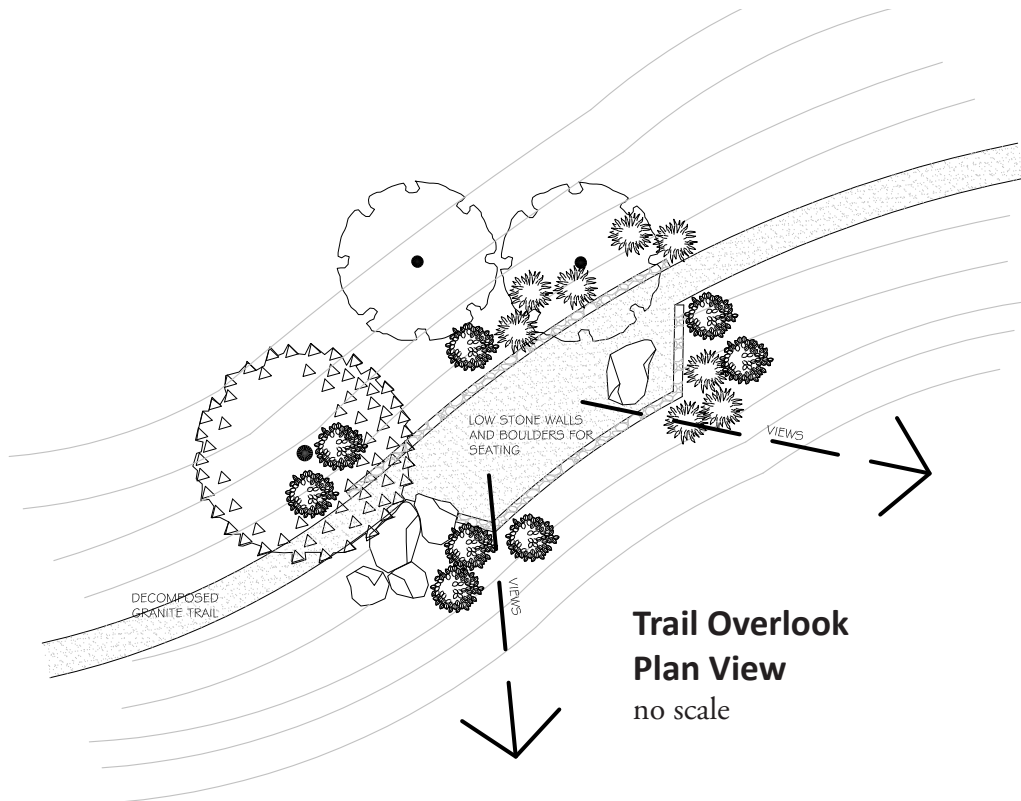
1. All trails and pathways are to be constructed according to the Community Trails Master Plan Design and Construction Guidelines.
2. Native soil may be used in lieu of decomposed Granite if soil has equivalent or better characteristics.

## Trail Sections

LILAC HILLS RANCH SPECIFIC PLAN

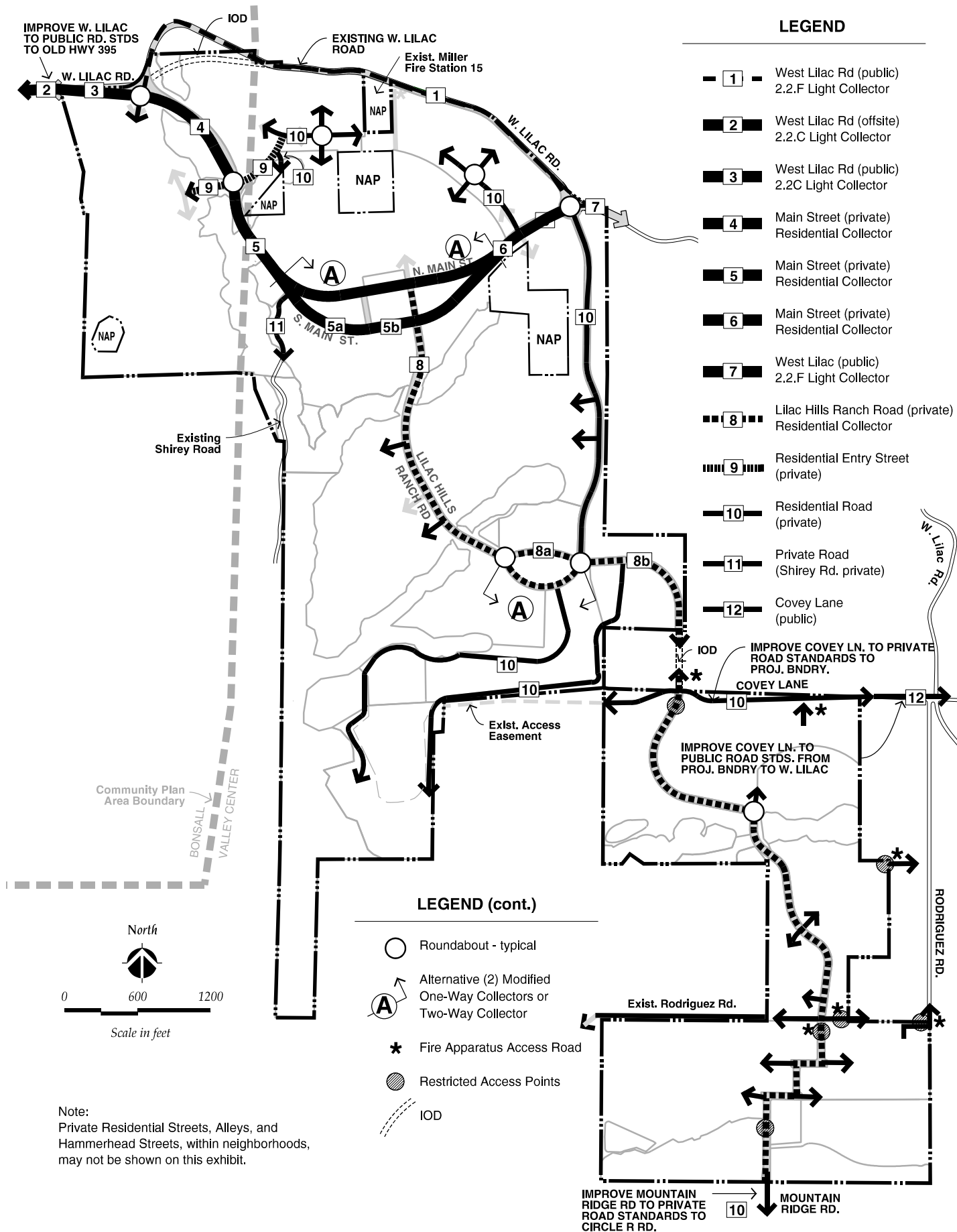


**Trail Overlook**  
no scale



## Trail Overlook Details

LILAC HILLS RANCH SPECIFIC PLAN

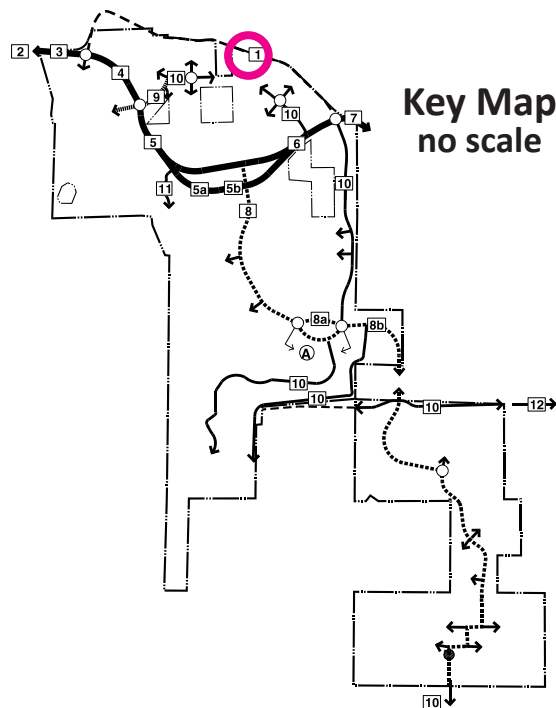
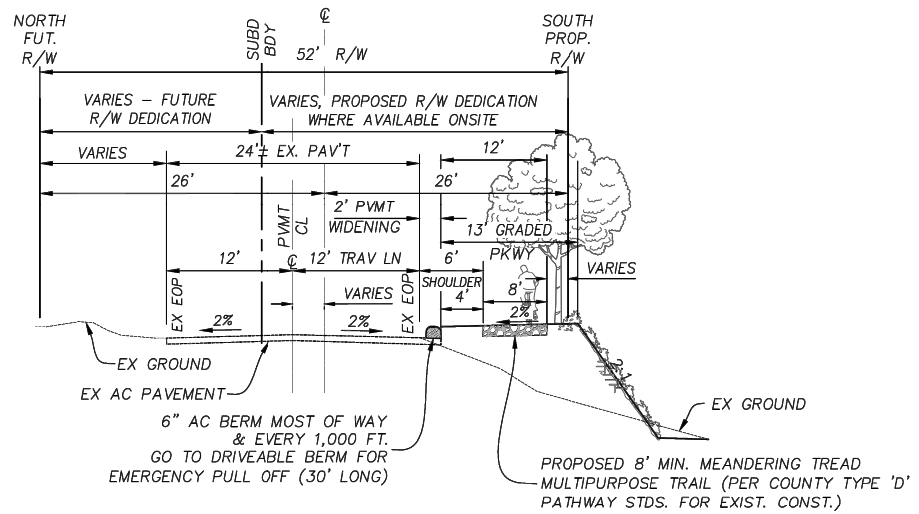


## Project Internal Circulation

LILAC HILLS RANCH SPECIFIC PLAN

## West Lilac Road

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

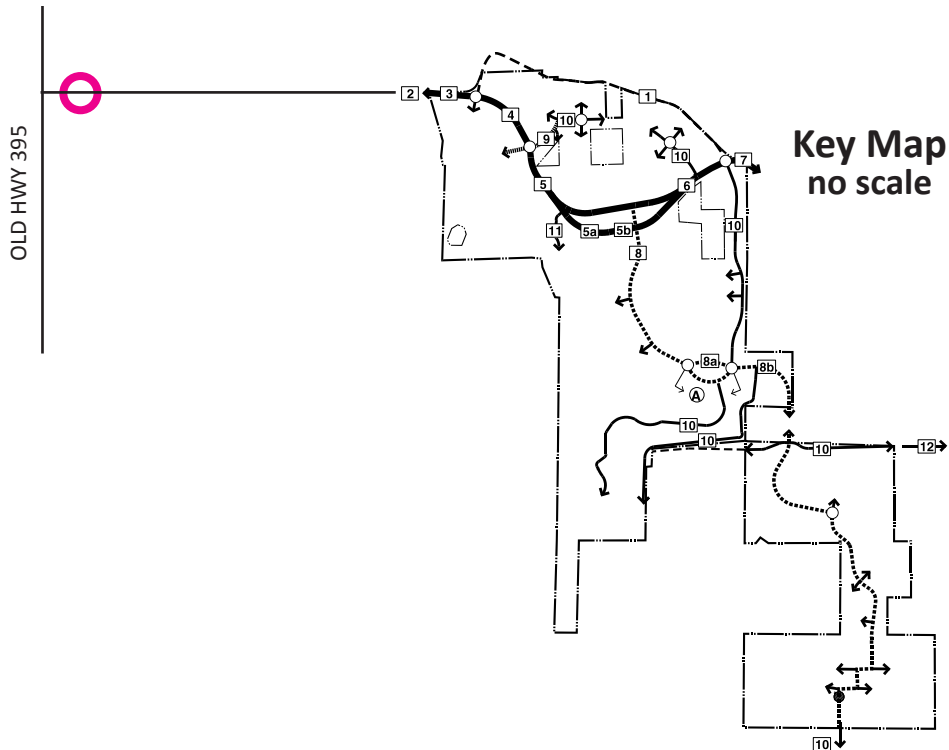
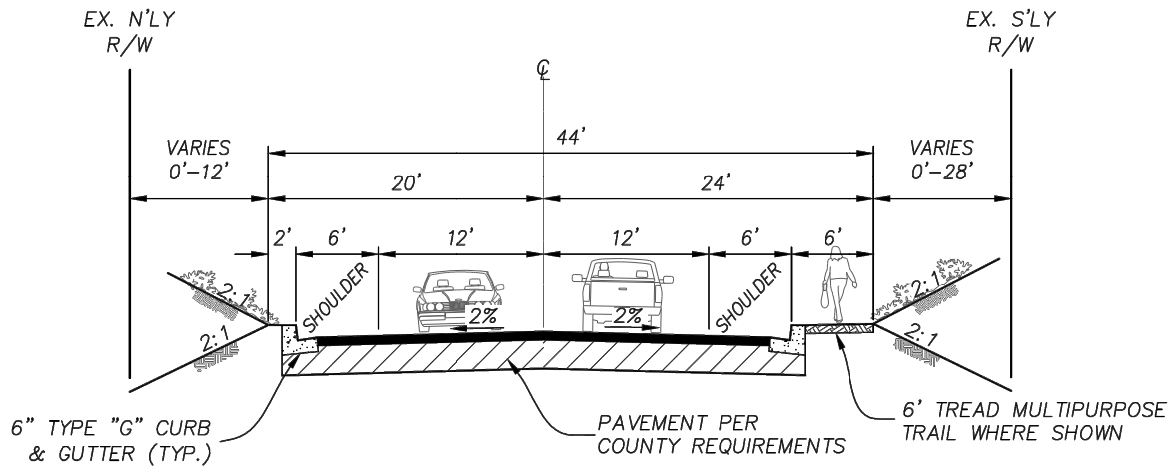


**Key Map**  
no scale

## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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

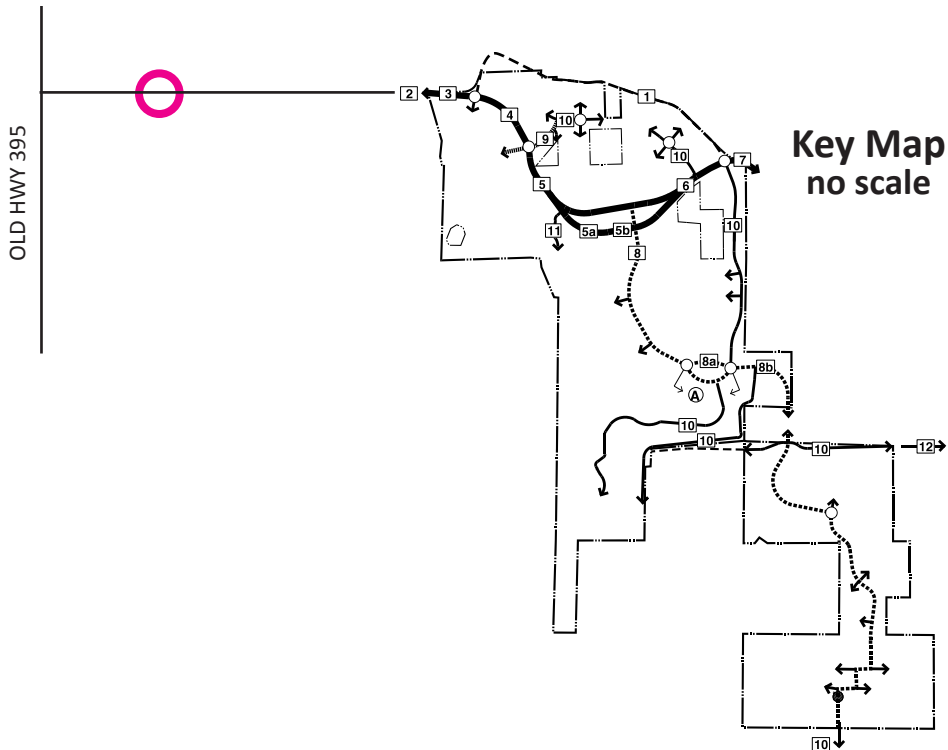
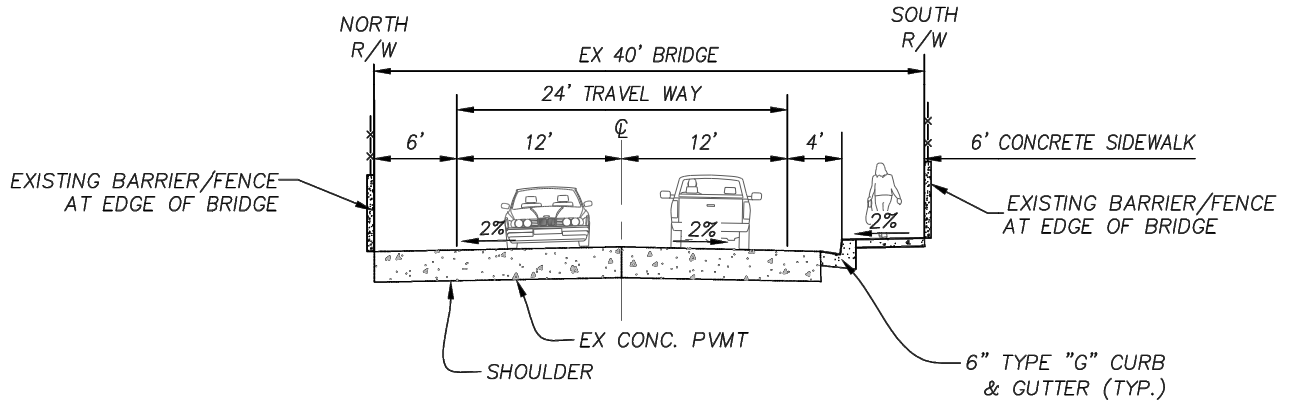


**Typical Street Section**

LILAC HILLS RANCH SPECIFIC PLAN



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



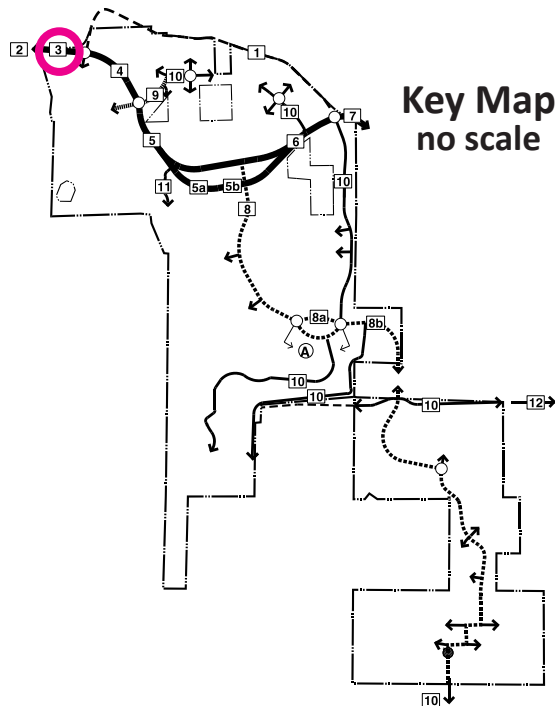
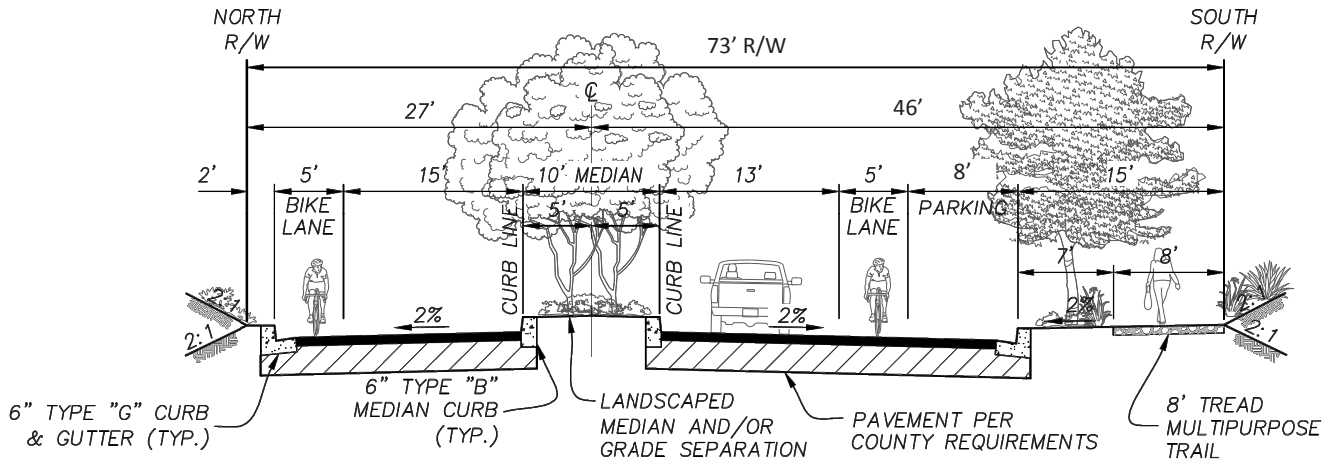
**Typical Street Section**

LILAC HILLS RANCH SPECIFIC PLAN

# West Lilac Road

(2.2C Light Collector Per Co. Stds)

No Scale (Public)

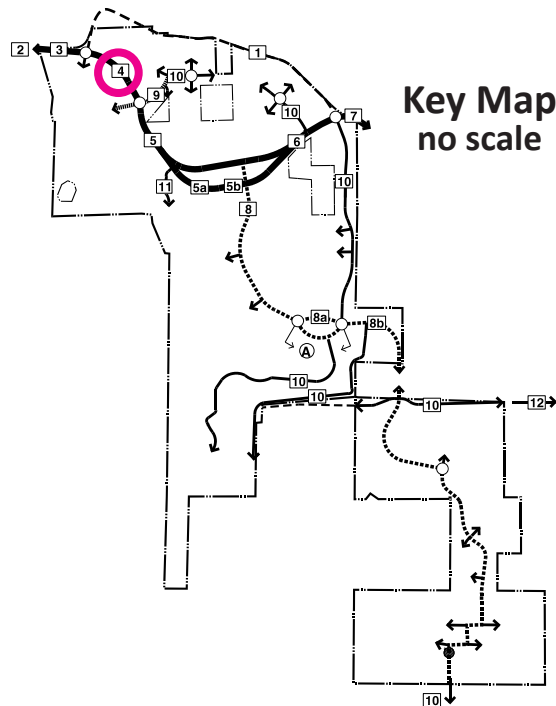
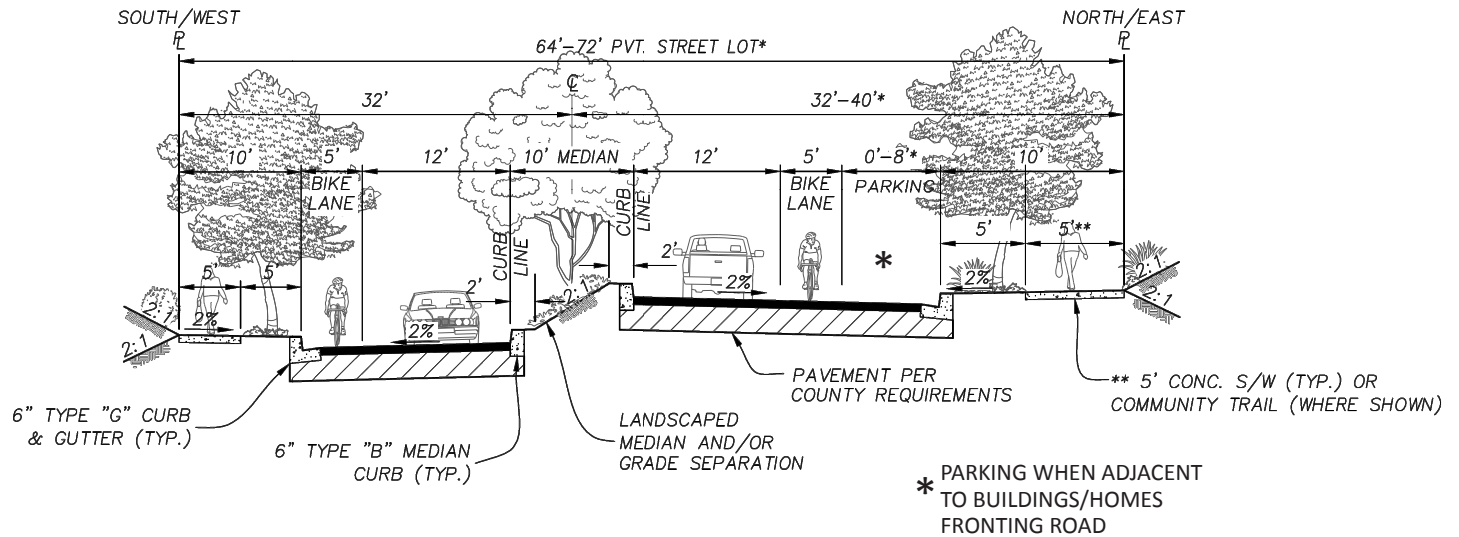


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

## Main Street (On-Site)

No Scale  
(Private)

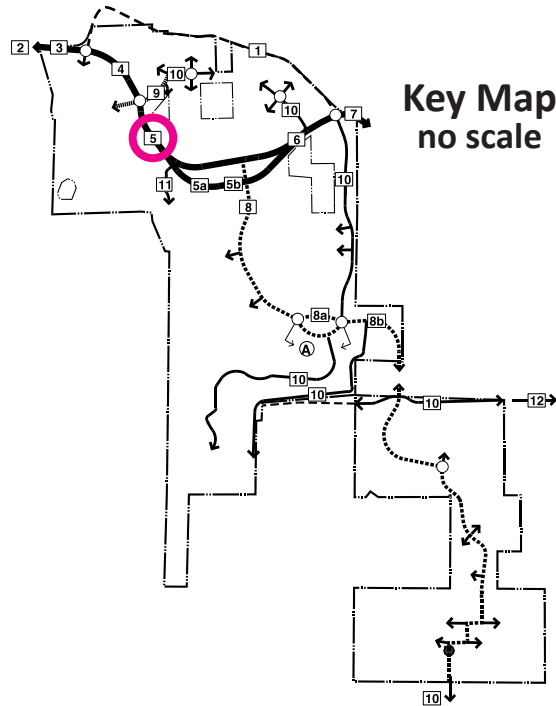
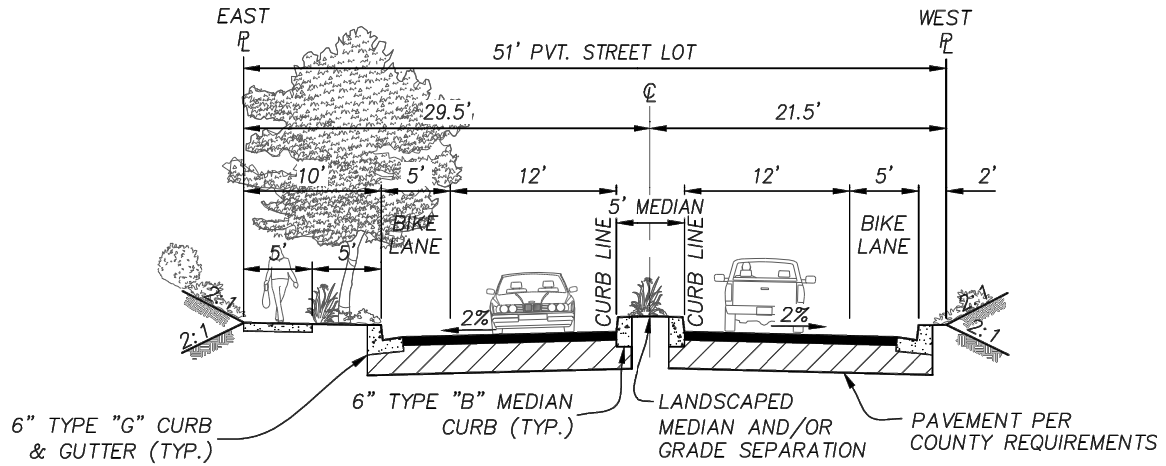


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

# Main Street (On-Site)

No Scale  
(Private)

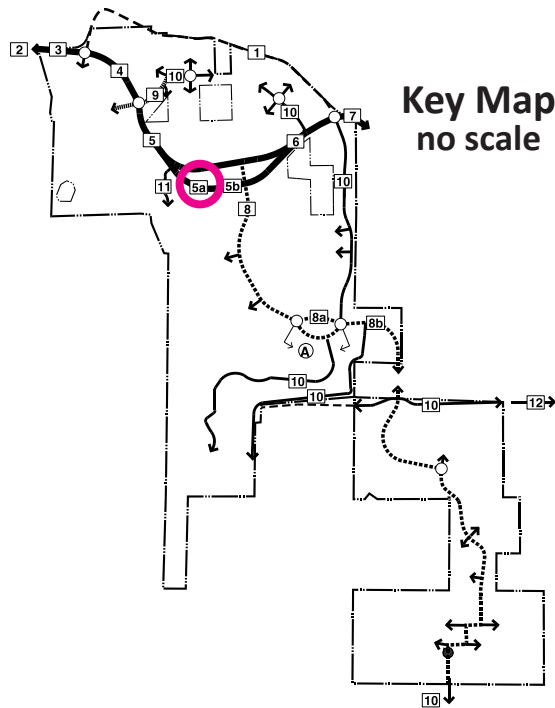
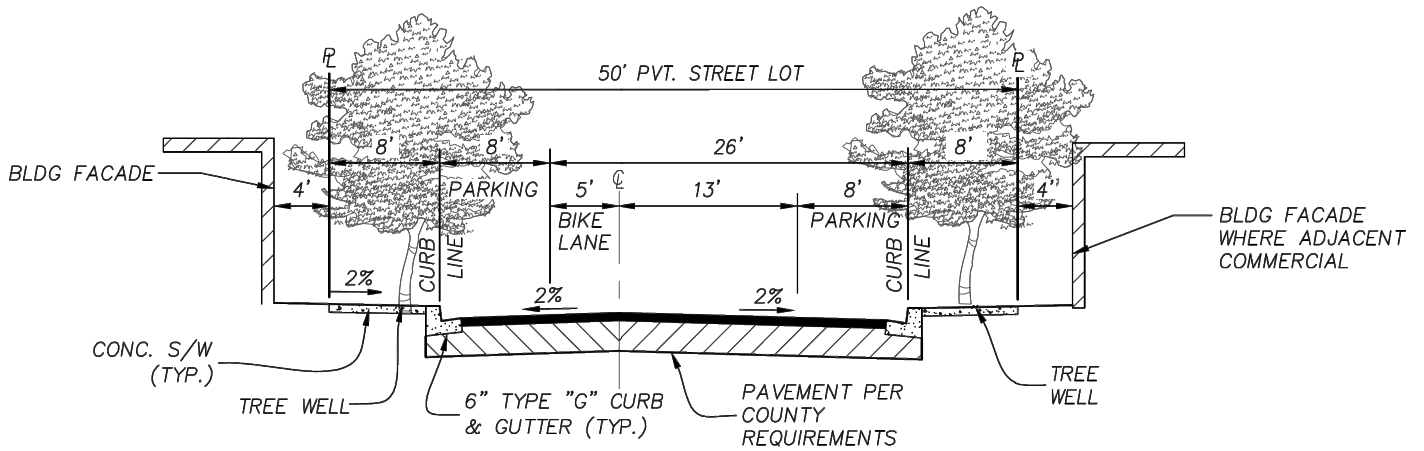


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

**5a**

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



**Typical Street Section**

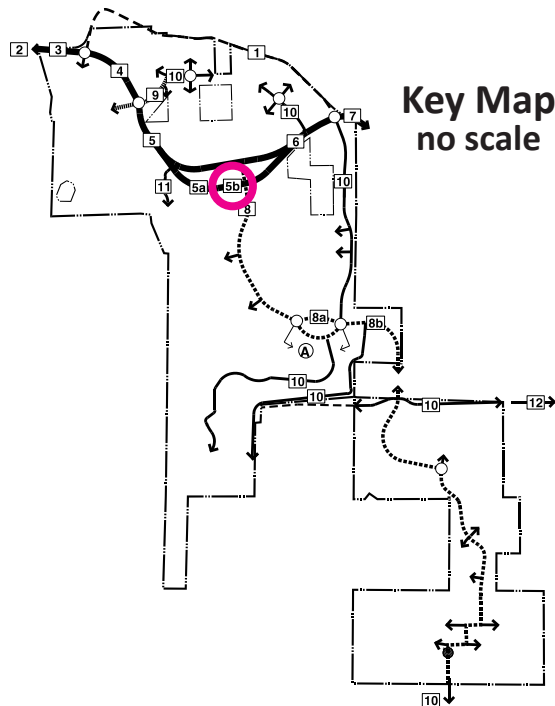
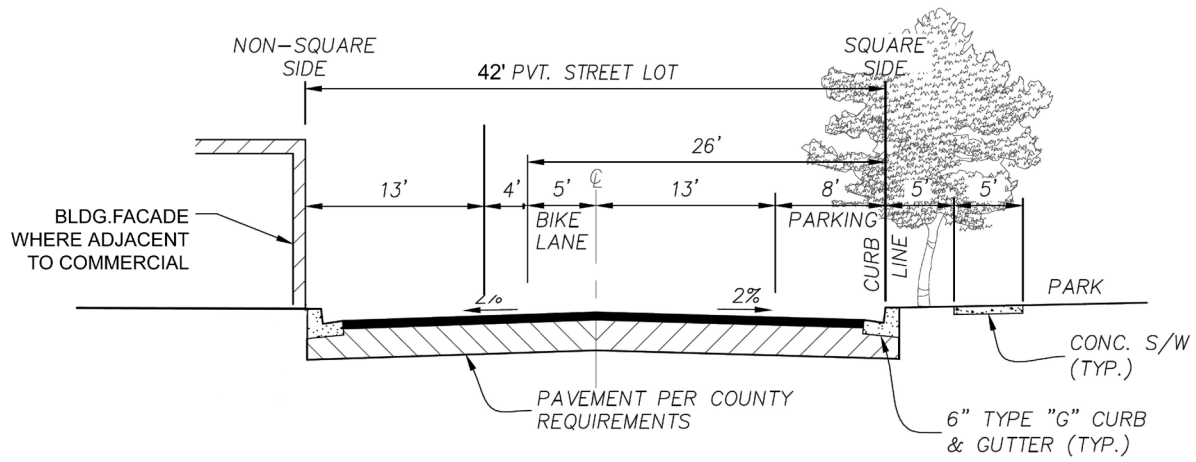
LILAC HILLS RANCH SPECIFIC PLAN

5b

## Main Street (On-Site)

(Adjacent-Square)

No Scale (Private)

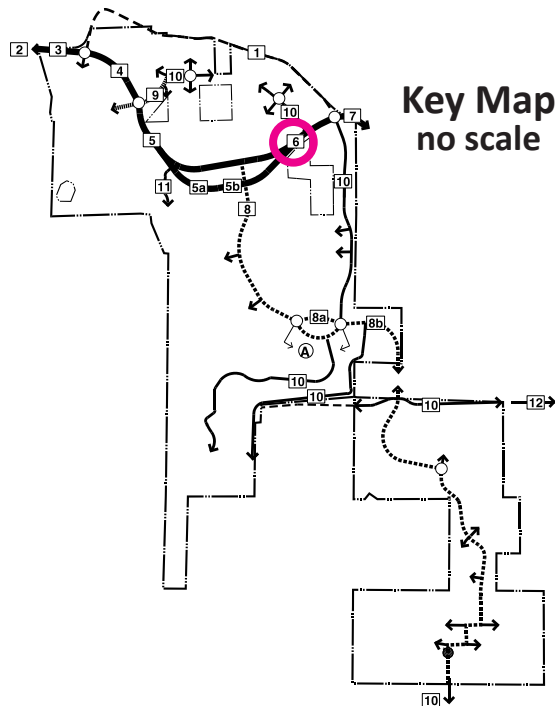
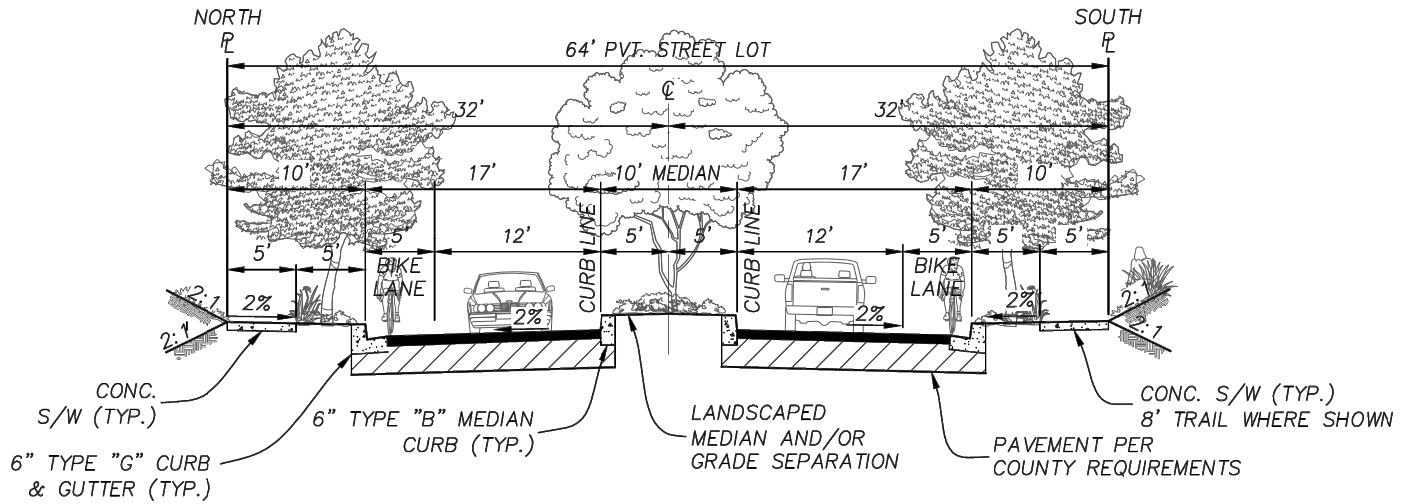


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

# Main Street (On-Site)

No Scale  
(Private)



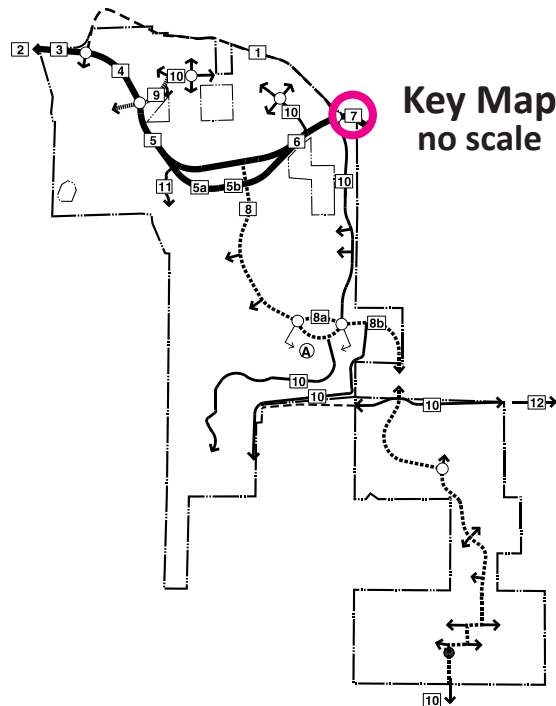
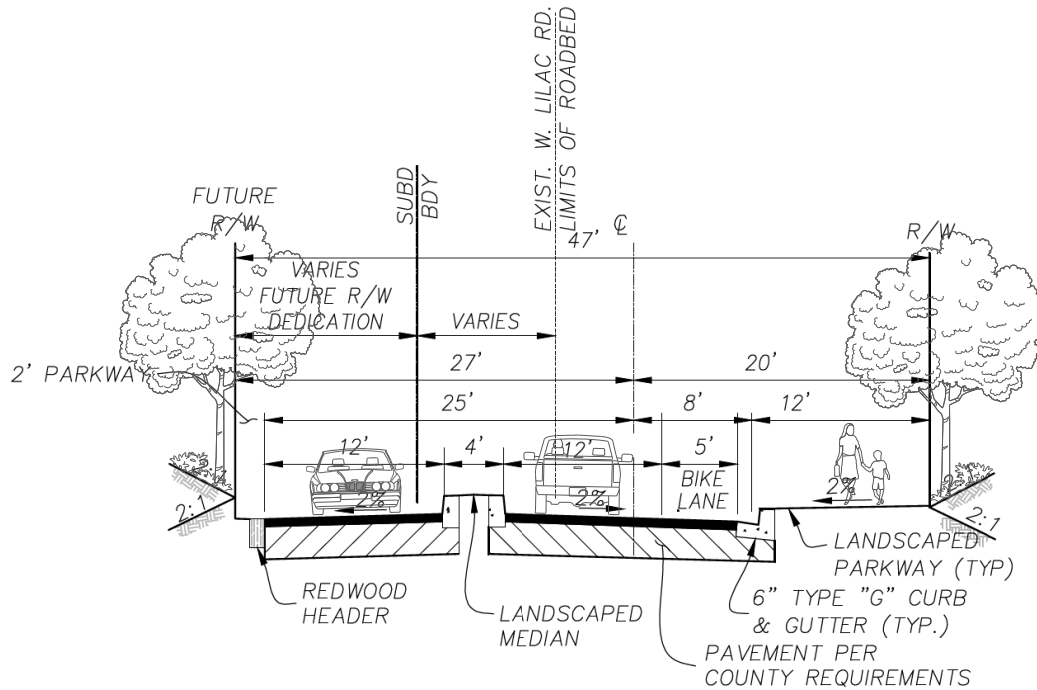
Key Map  
no scale

## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN



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

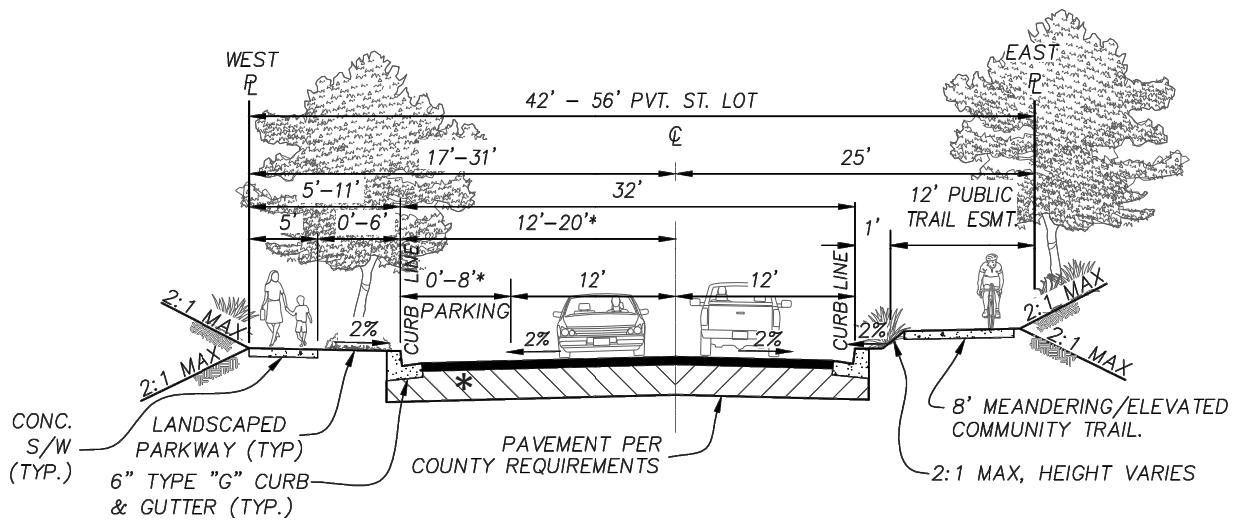


**Typical Street Section**

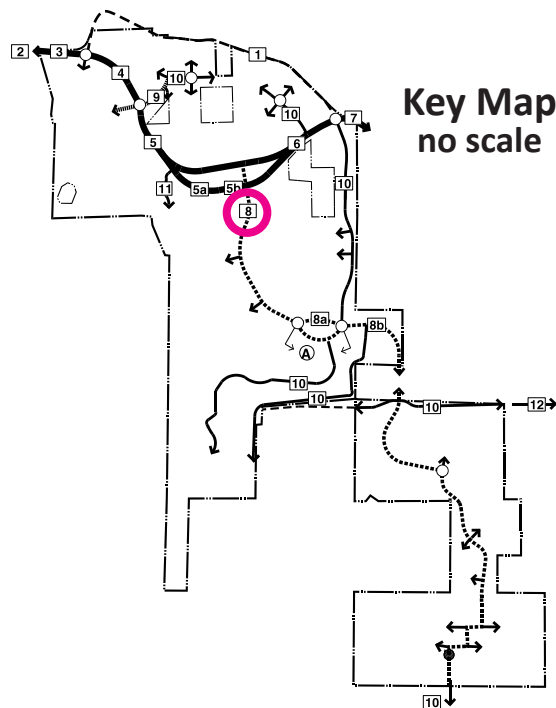
LILAC HILLS RANCH SPECIFIC PLAN

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

No Scale  
(Private)



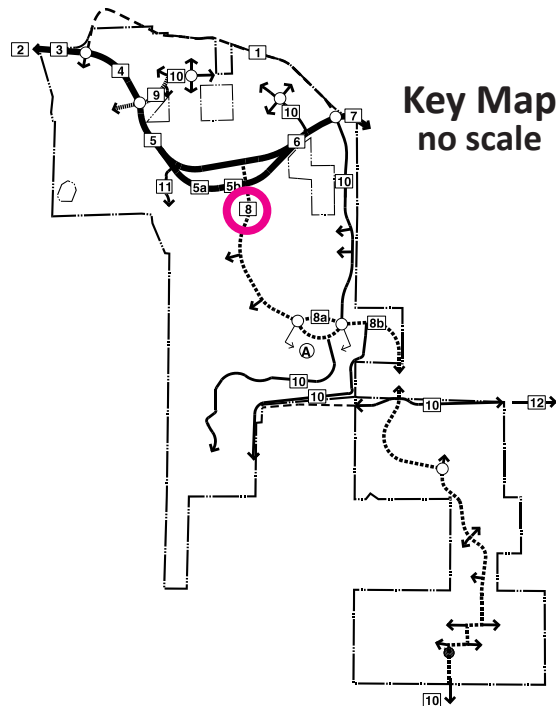
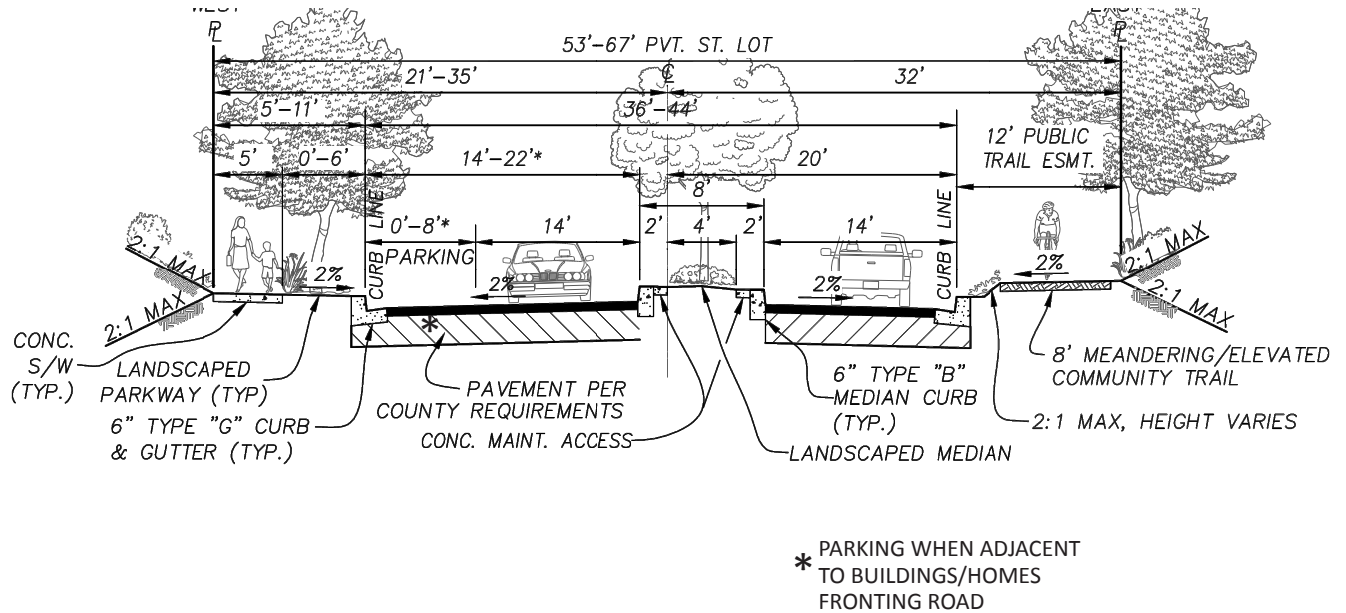
\* PARKING WHEN ADJACENT  
TO BUILDINGS/HOMES  
FRONTING ROAD



## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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



**Key Map**  
no scale

**Typical Street Section**

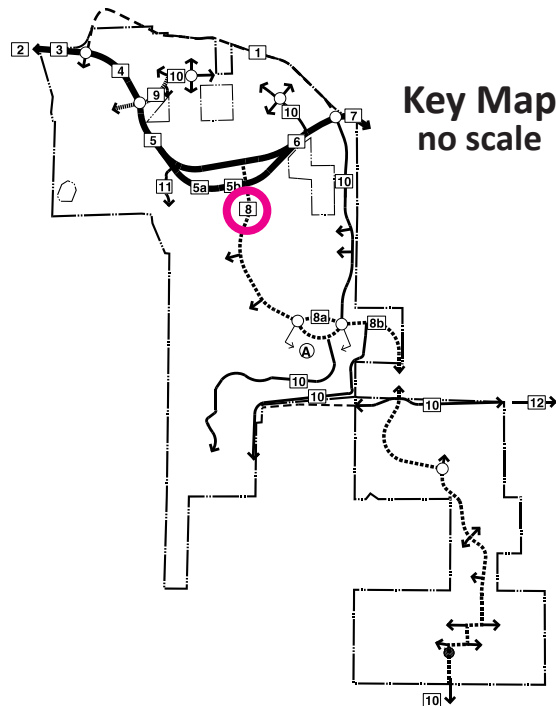
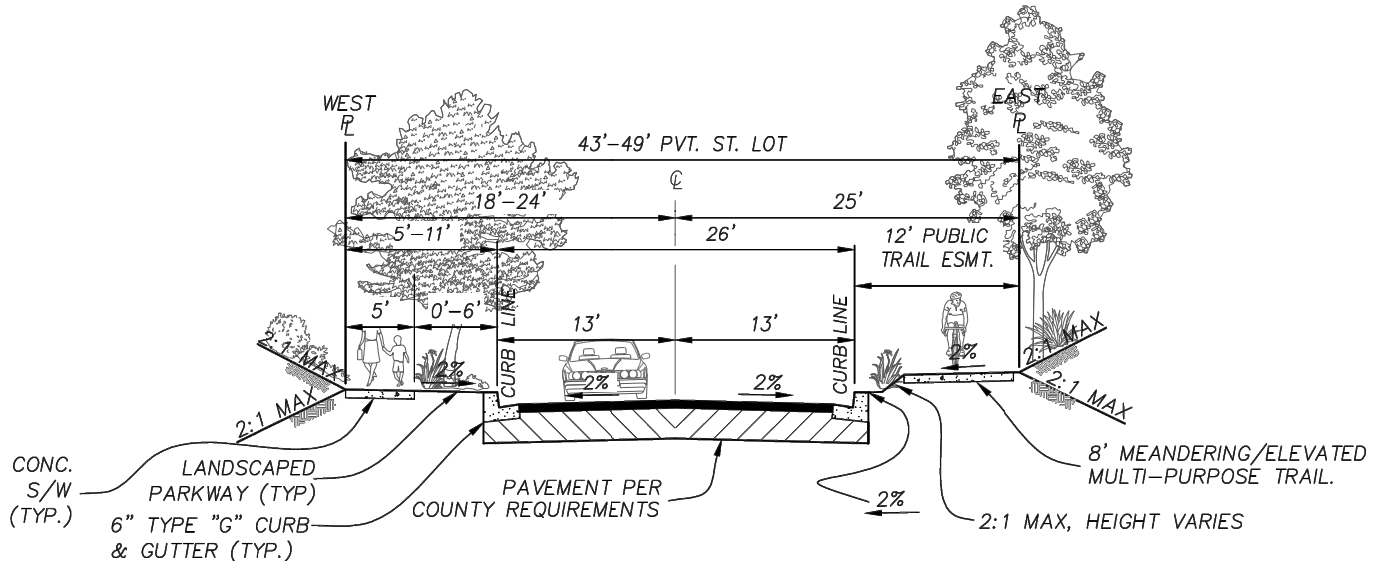
LILAC HILLS RANCH SPECIFIC PLAN

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

(w/ Community Trail and No Parking)

No Scale

(Private)



## Typical Street Section

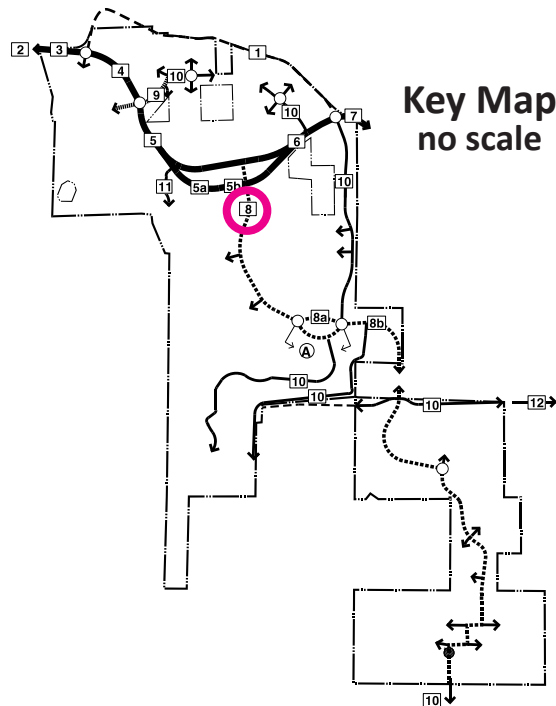
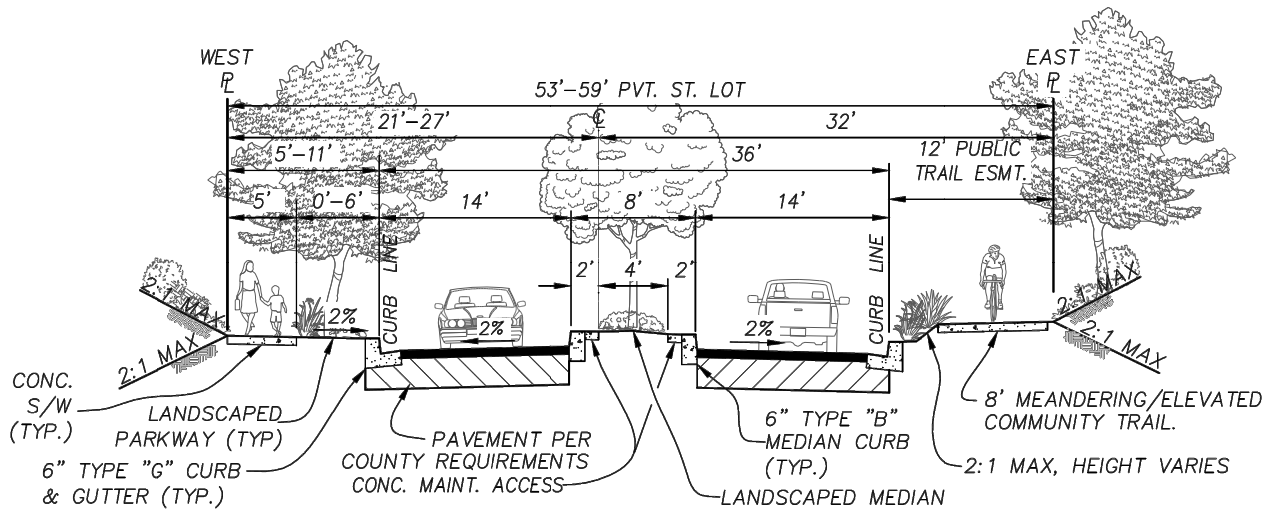
LILAC HILLS RANCH SPECIFIC PLAN

# Lilac Hills Ranch Road - Alt. 3 (On-Site)

(w/ Median, Community Trail and No Parking)

No Scale

(Private)



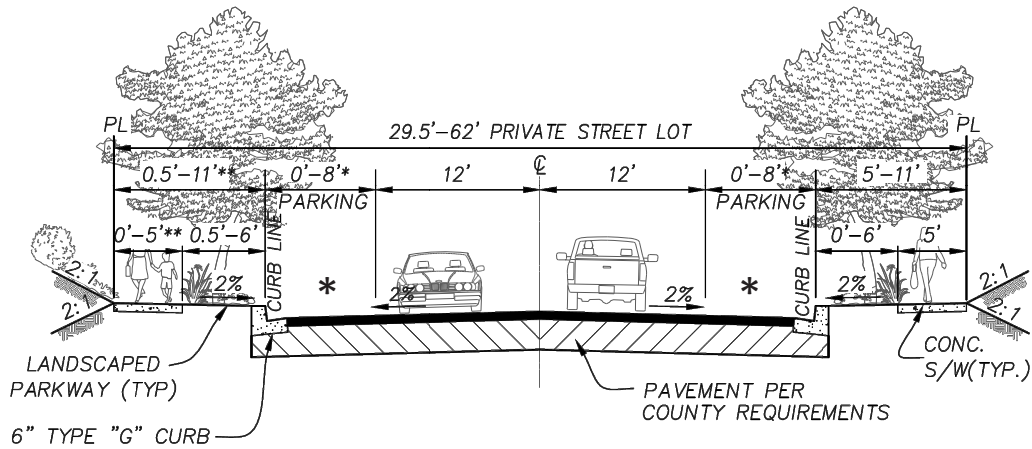
## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

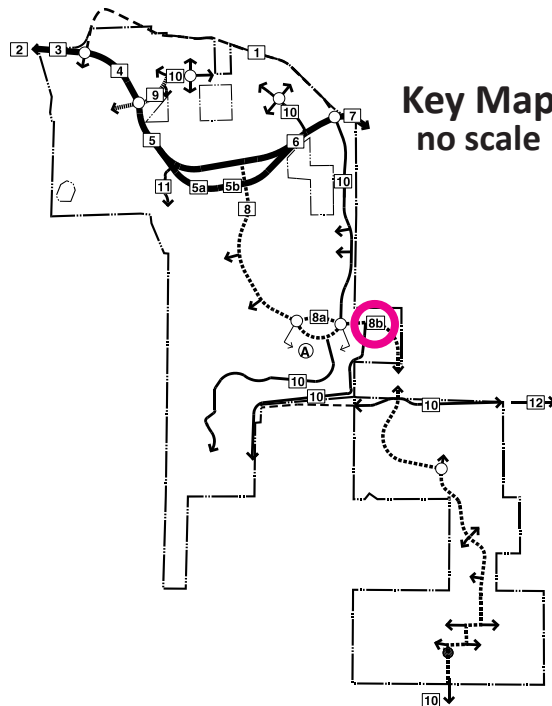


8b

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



\* PARKING WHEN ADJACENT  
TO HOMES FRONTING ROAD



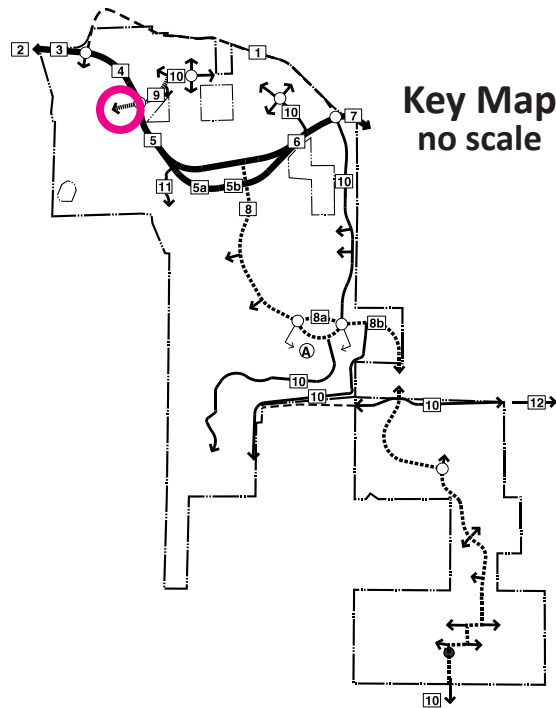
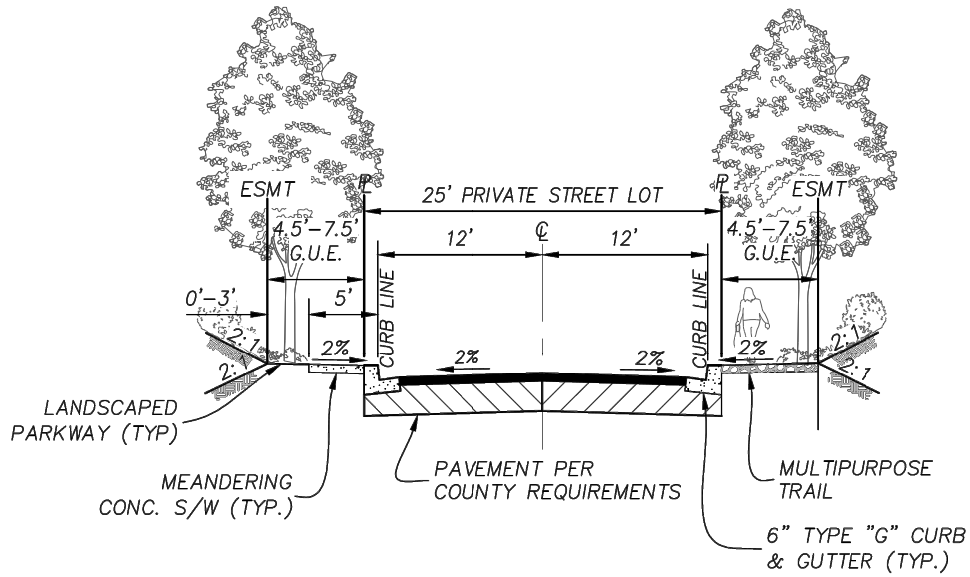
**Typical Street Section**

LILAC HILLS RANCH SPECIFIC PLAN



# Residential Entry Street - Typ.

No Scale  
(Private)



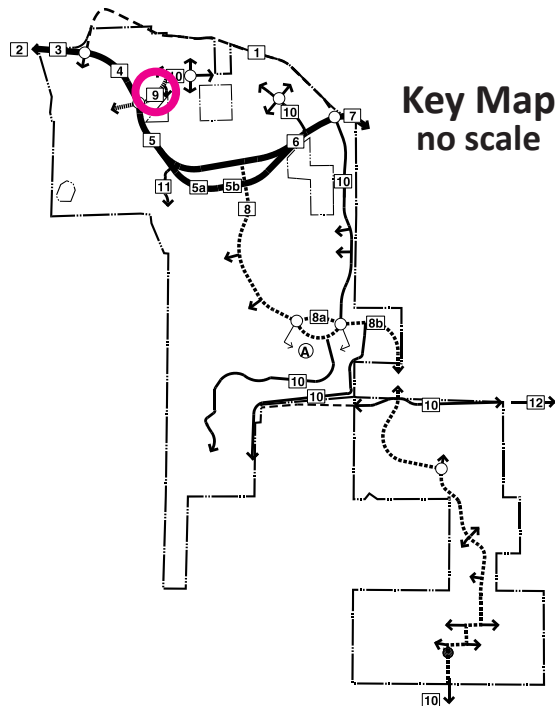
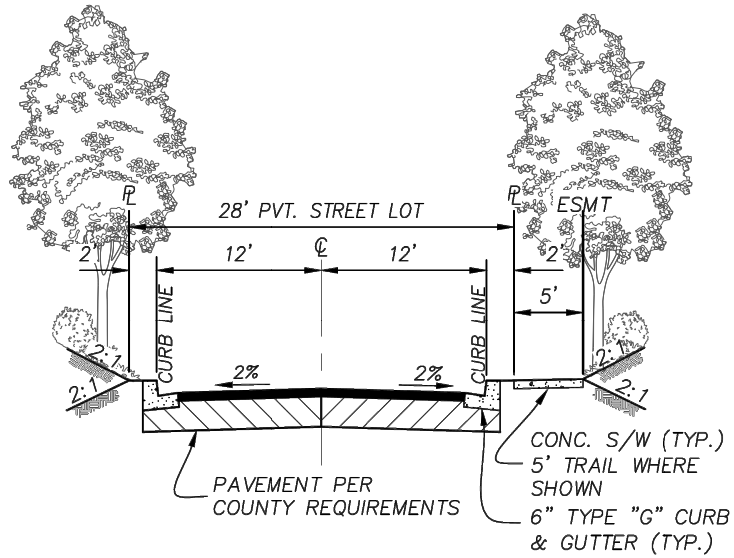
Key Map  
no scale

## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

# Residential Entry Street - Typ.

No Scale  
(Private)

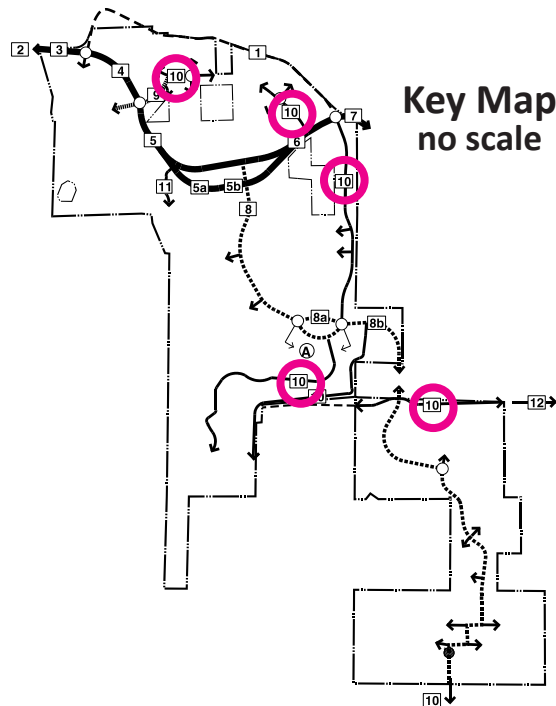
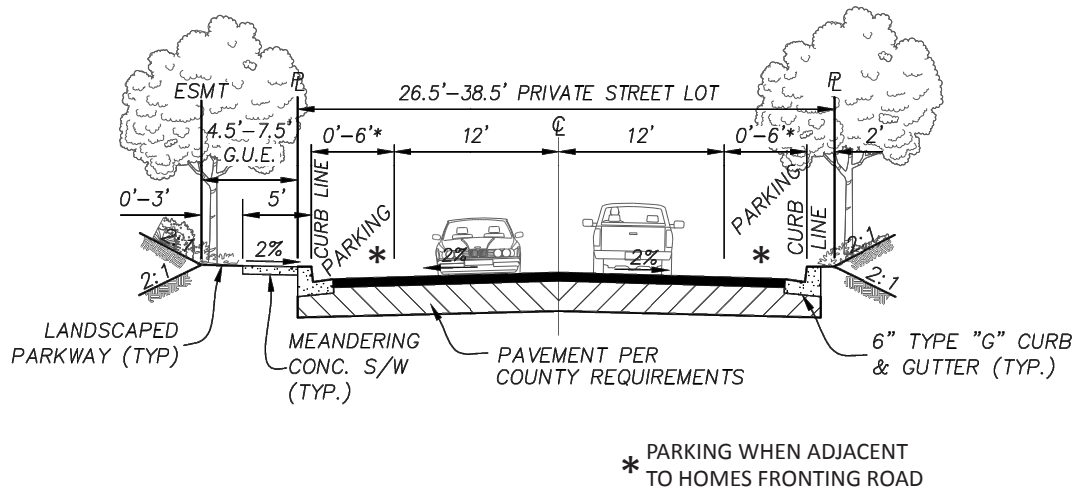


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)

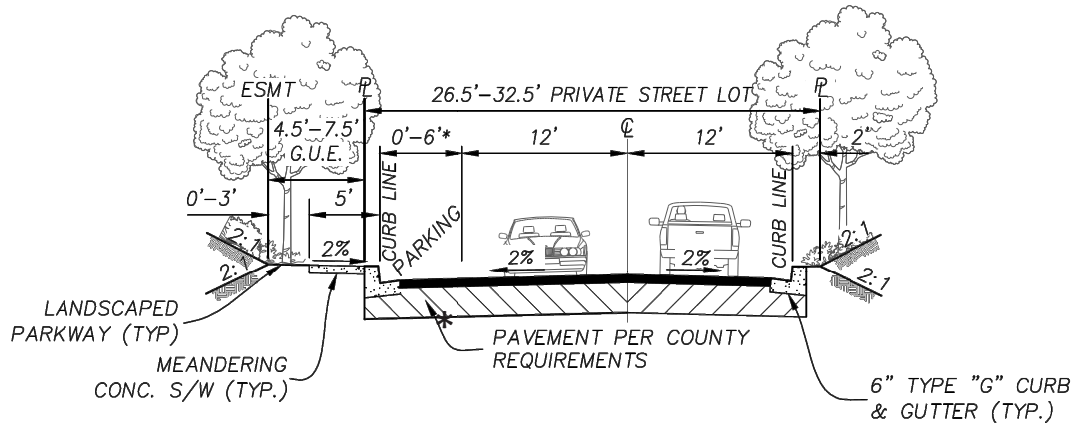


## Typical Street Section

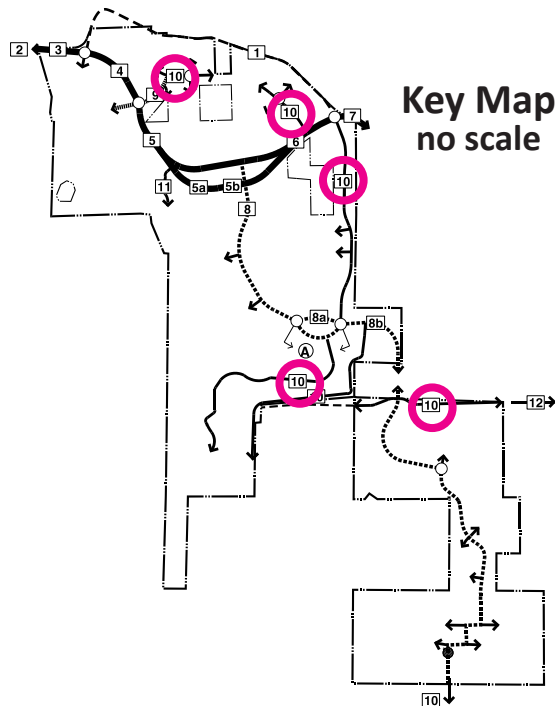
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT  
TO HOMES FRONTING ROAD

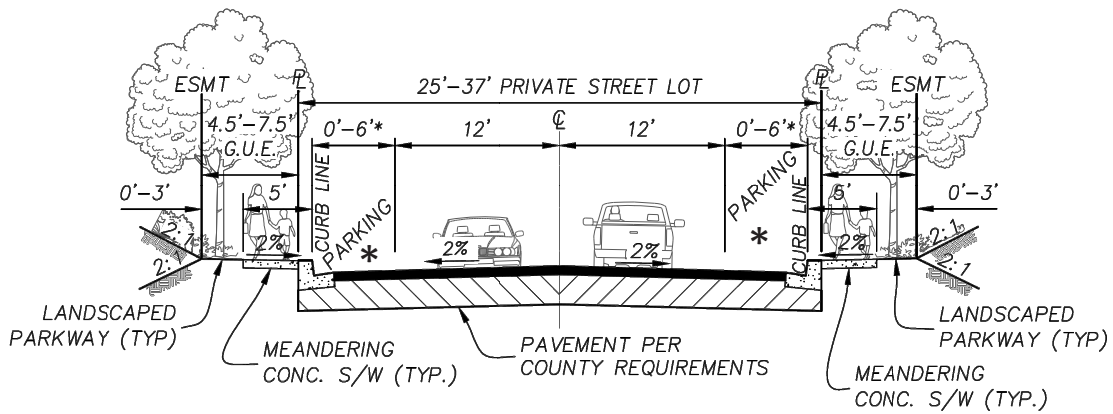


## Typical Street Section

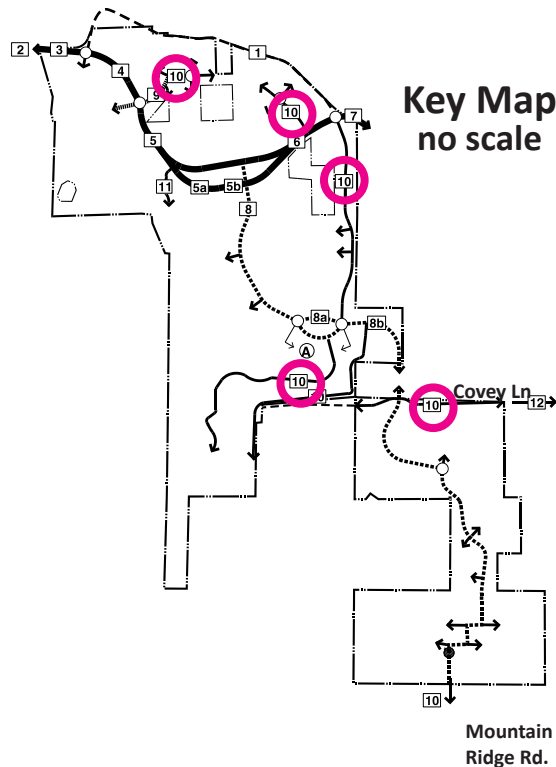
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT  
TO HOMES FRONTING ROAD



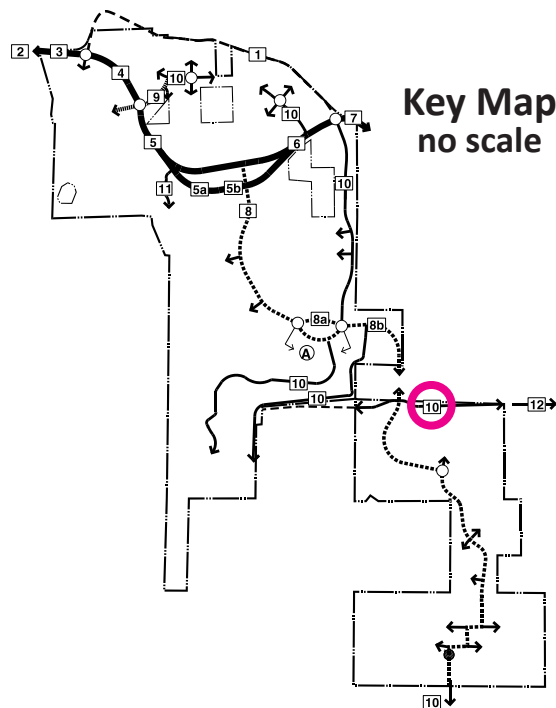
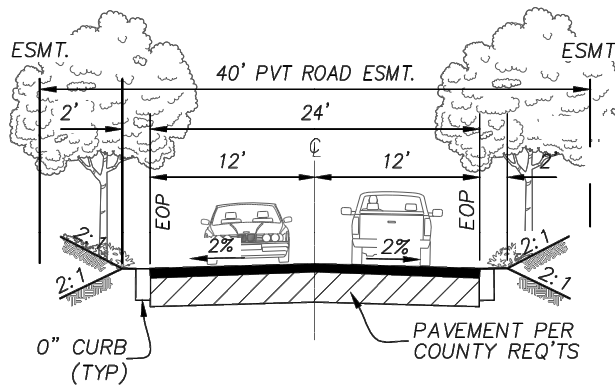
## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN



# Covey Lane (On-Site)

No Scale  
(Private)



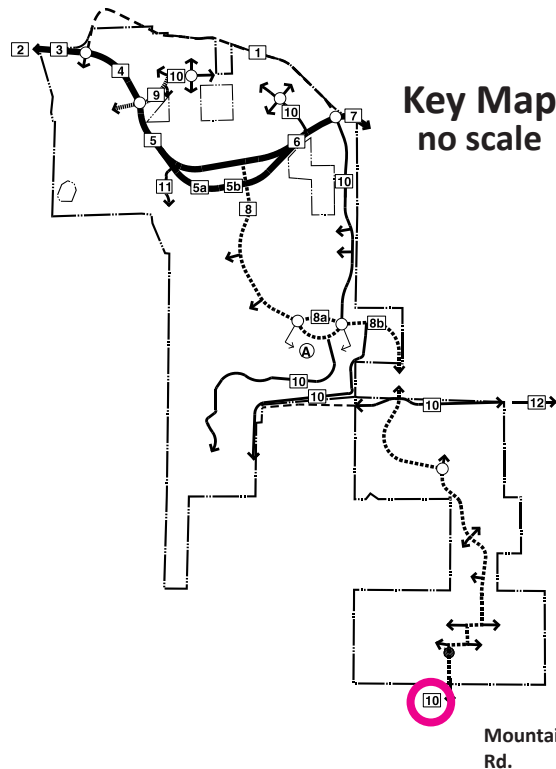
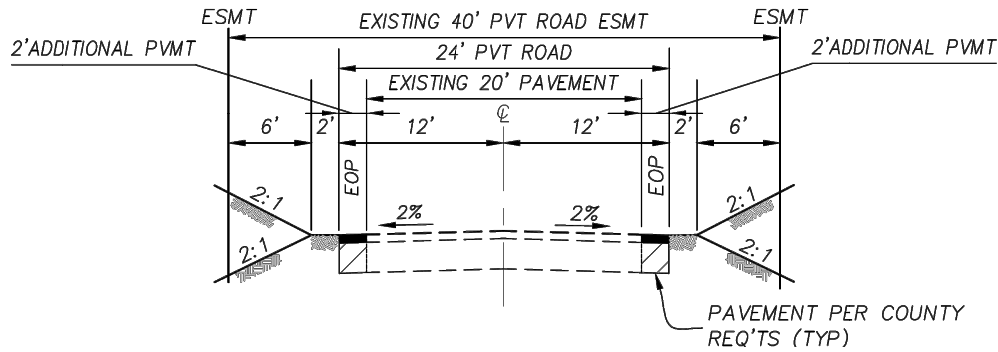
## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN



# Mountain Ridge Road (Off-Site)

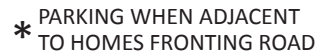
No Scale  
(Private)



## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

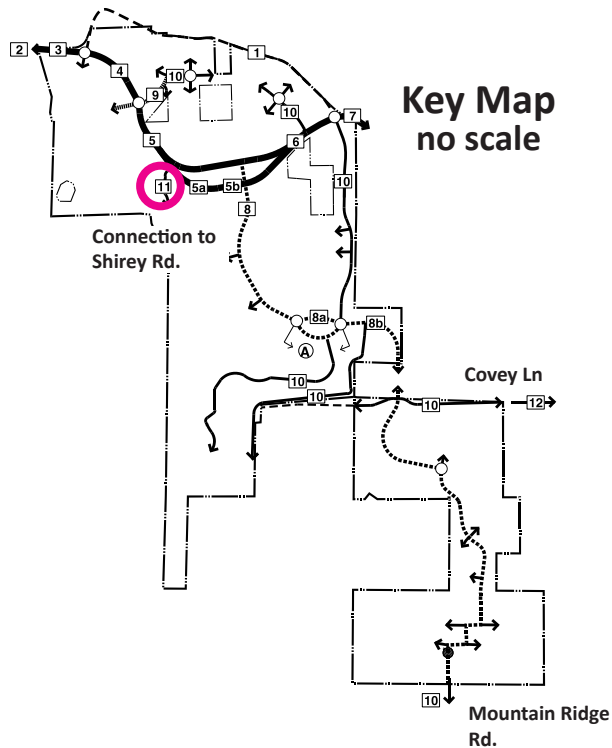
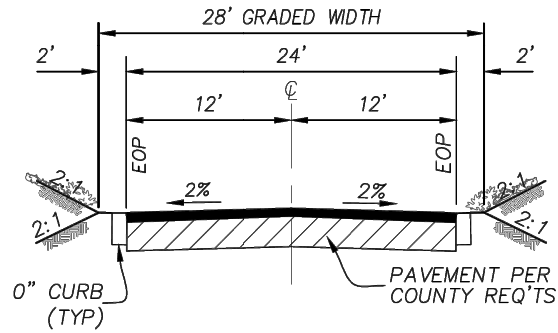
No Scale  
(Private)



LILAC HILLS RANCH SPECIFIC PLAN

# Shirey Road (On-Site)

No Scale  
(Private)



## Typical Street Section

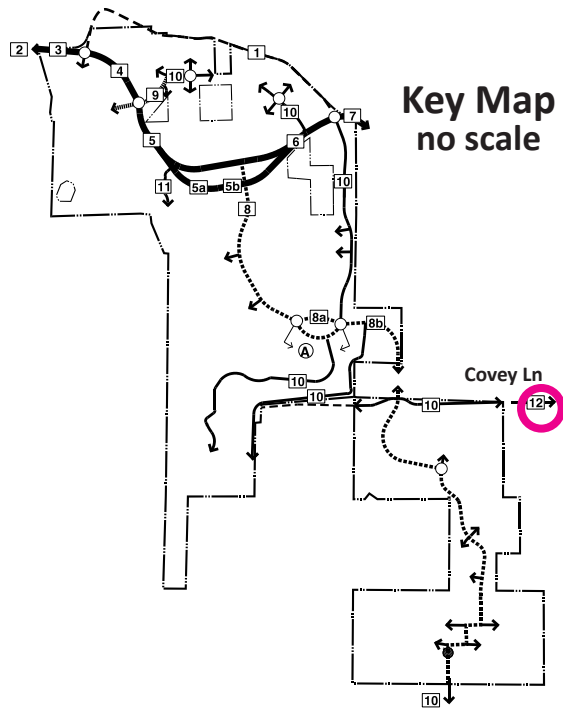
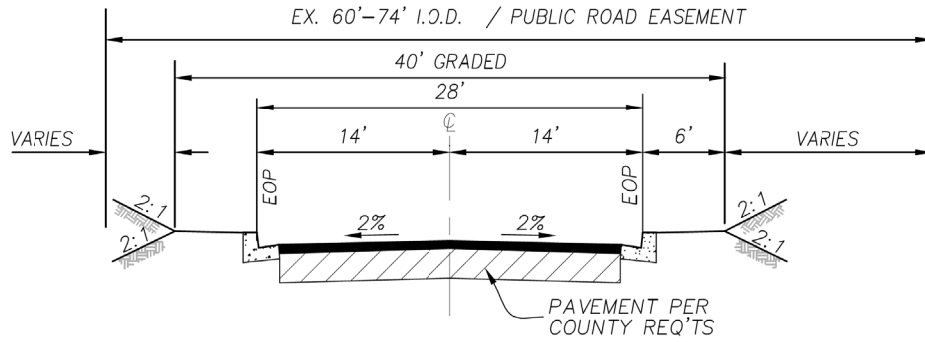
LILAC HILLS RANCH SPECIFIC PLAN

# Covey Lane (Off-Site)

(Interim Public Road)

No Scale

(Public)

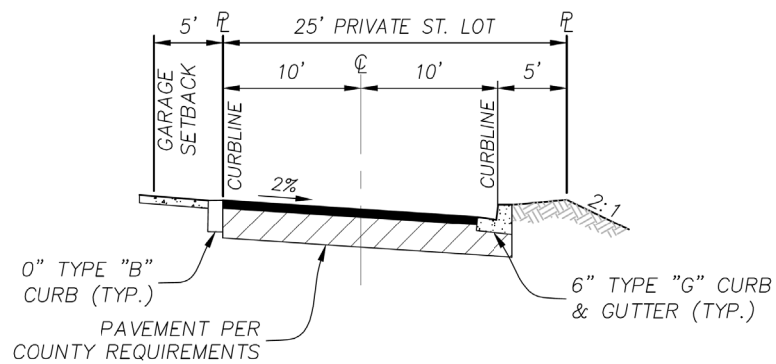
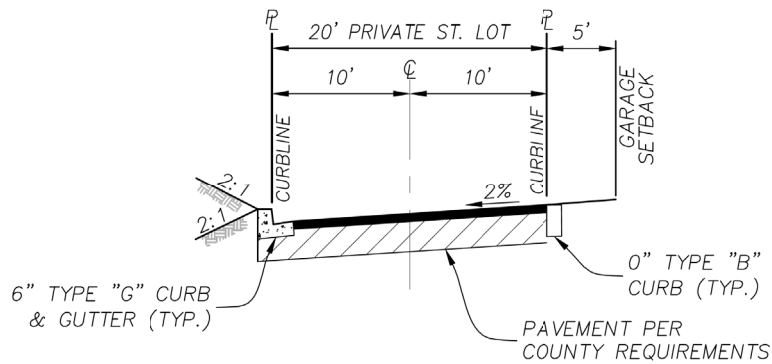


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

## Private Alley - Typical

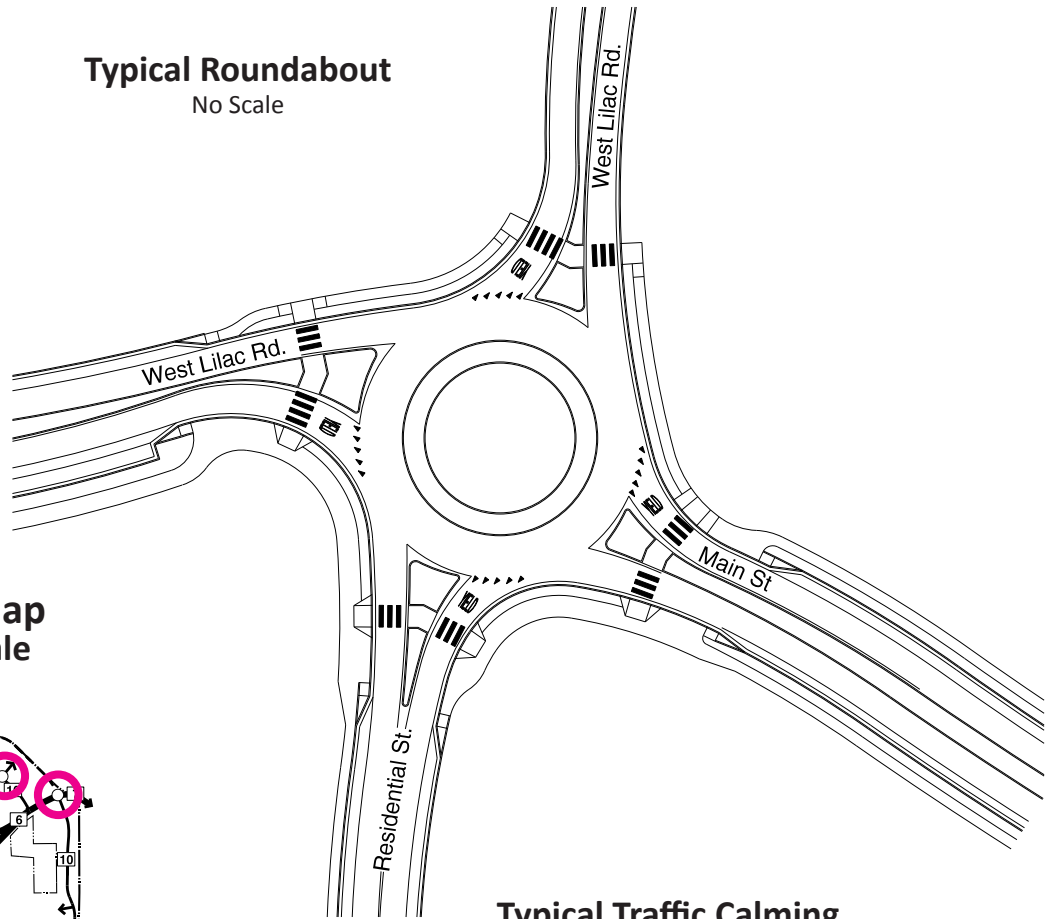
No Scale  
(Private)



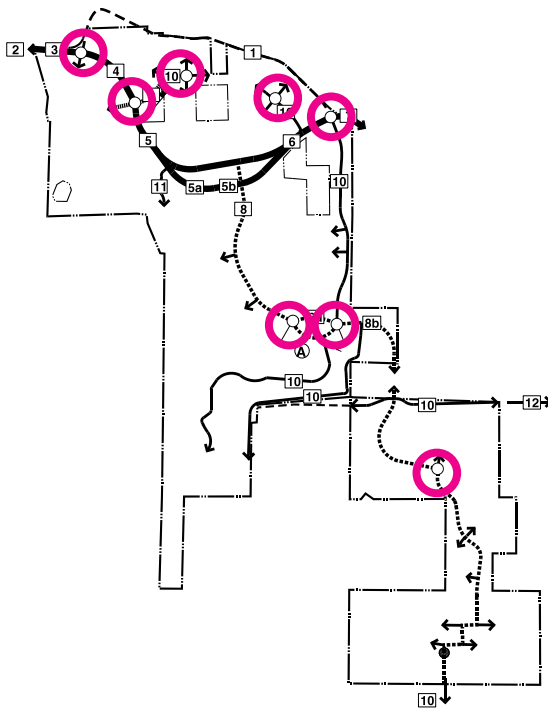
## Typical Private Alley

LILAC HILLS RANCH SPECIFIC PLAN

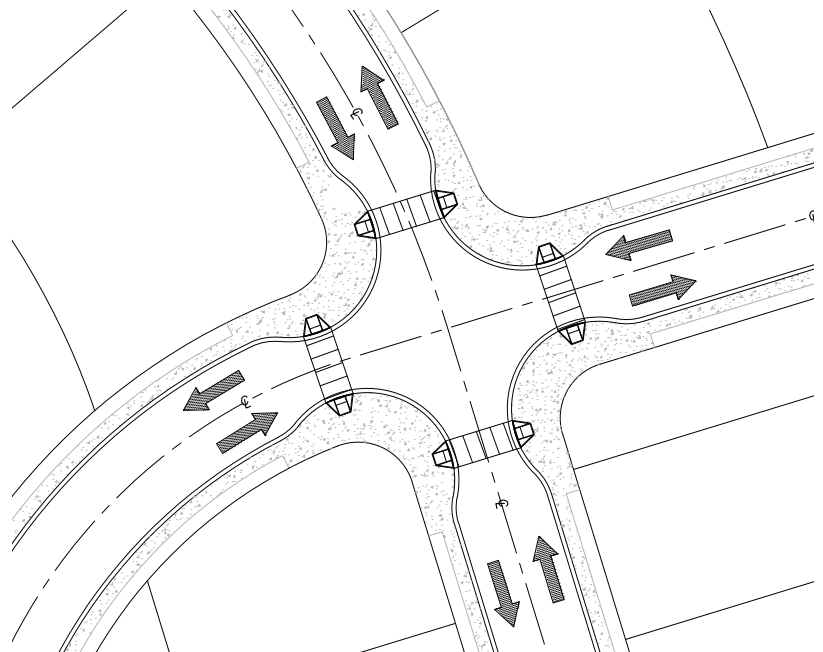
# **Typical Roundabout** No Scale



## **Key Map** no scale



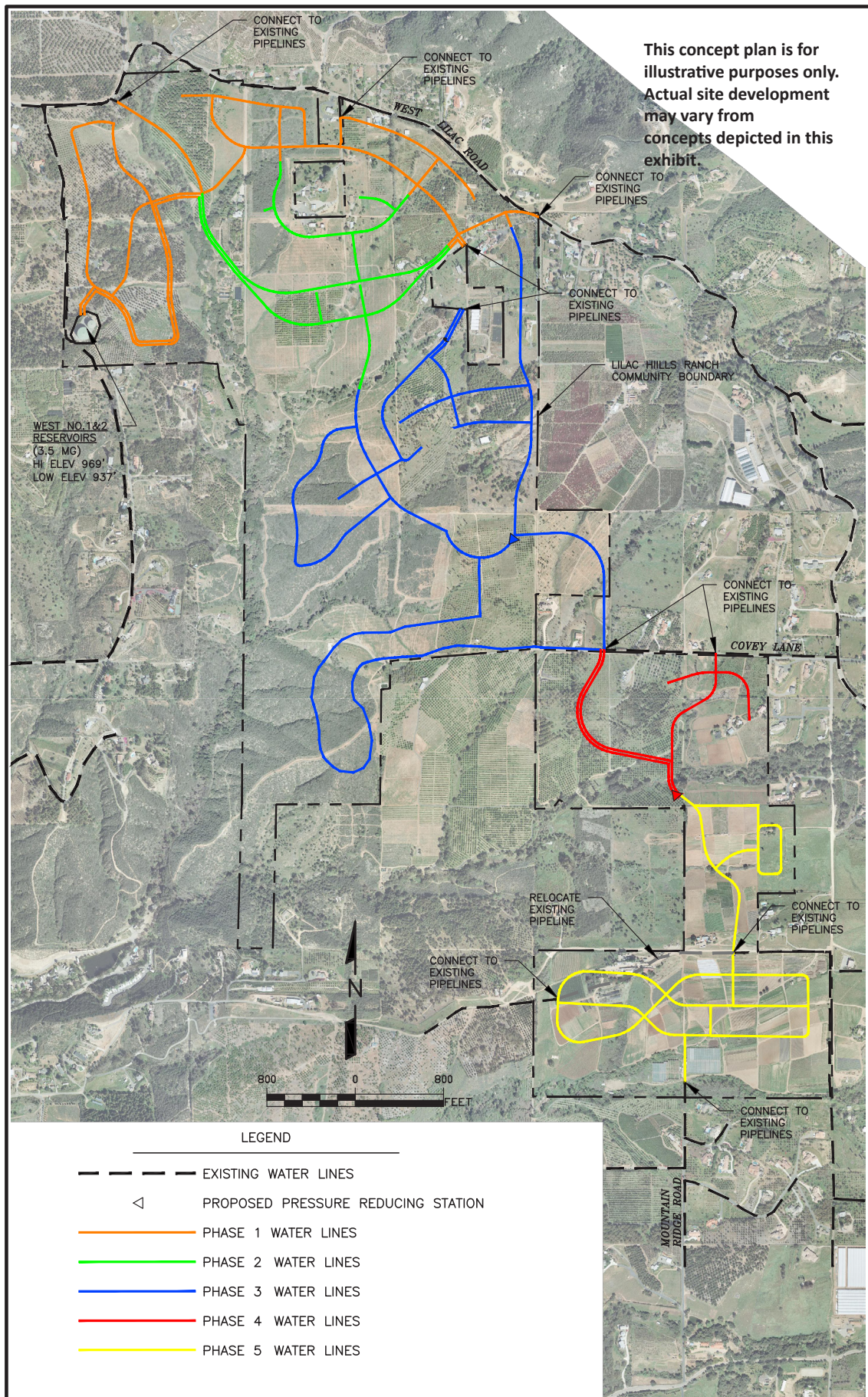
# **Typical Traffic Calming Intersection Neckdown** No Scale



## **Roundabout & Traffic Calming Intersection Neckdown**

LILAC HILLS RANCH SPECIFIC PLAN



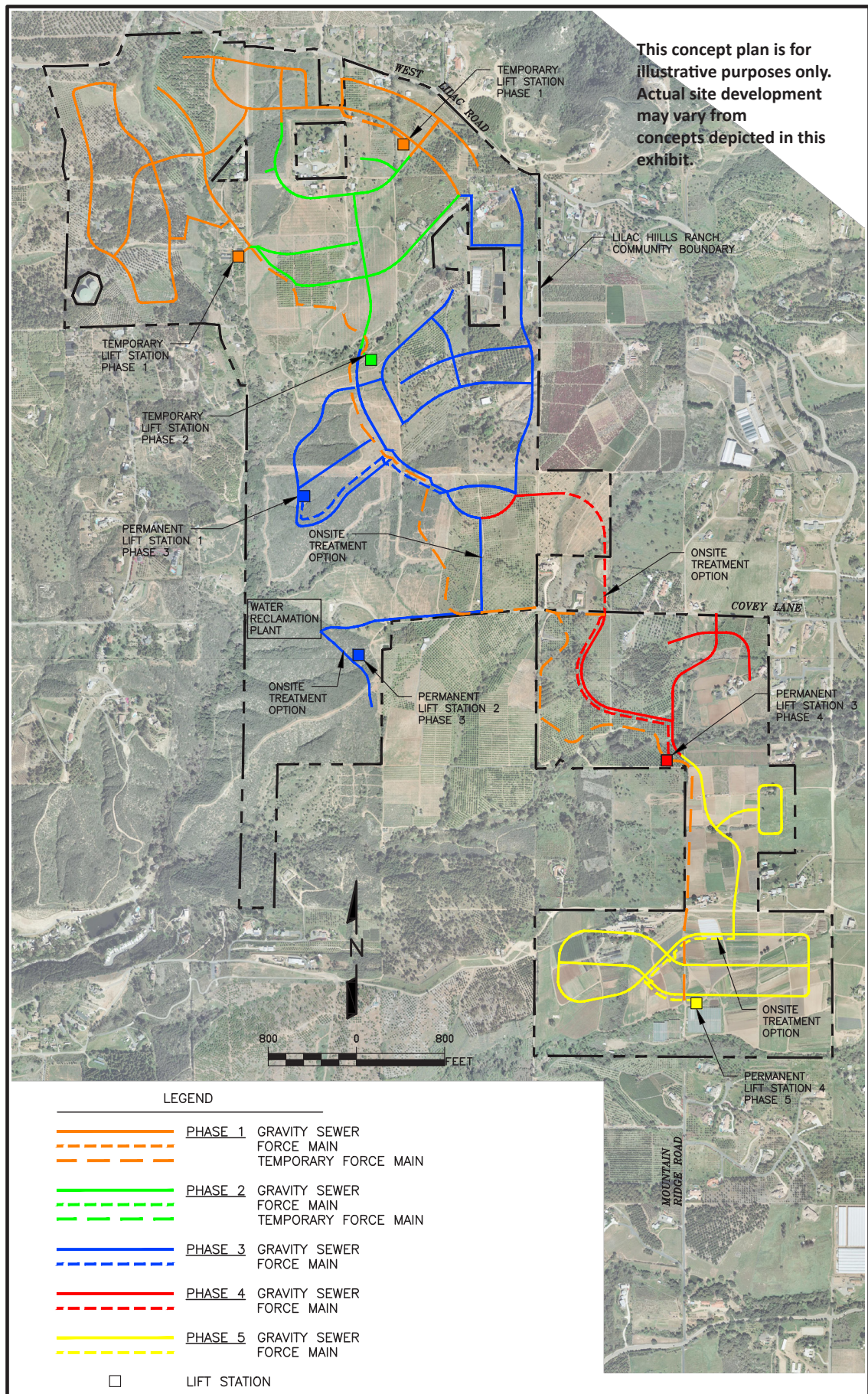


## On-Site Water System

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 54

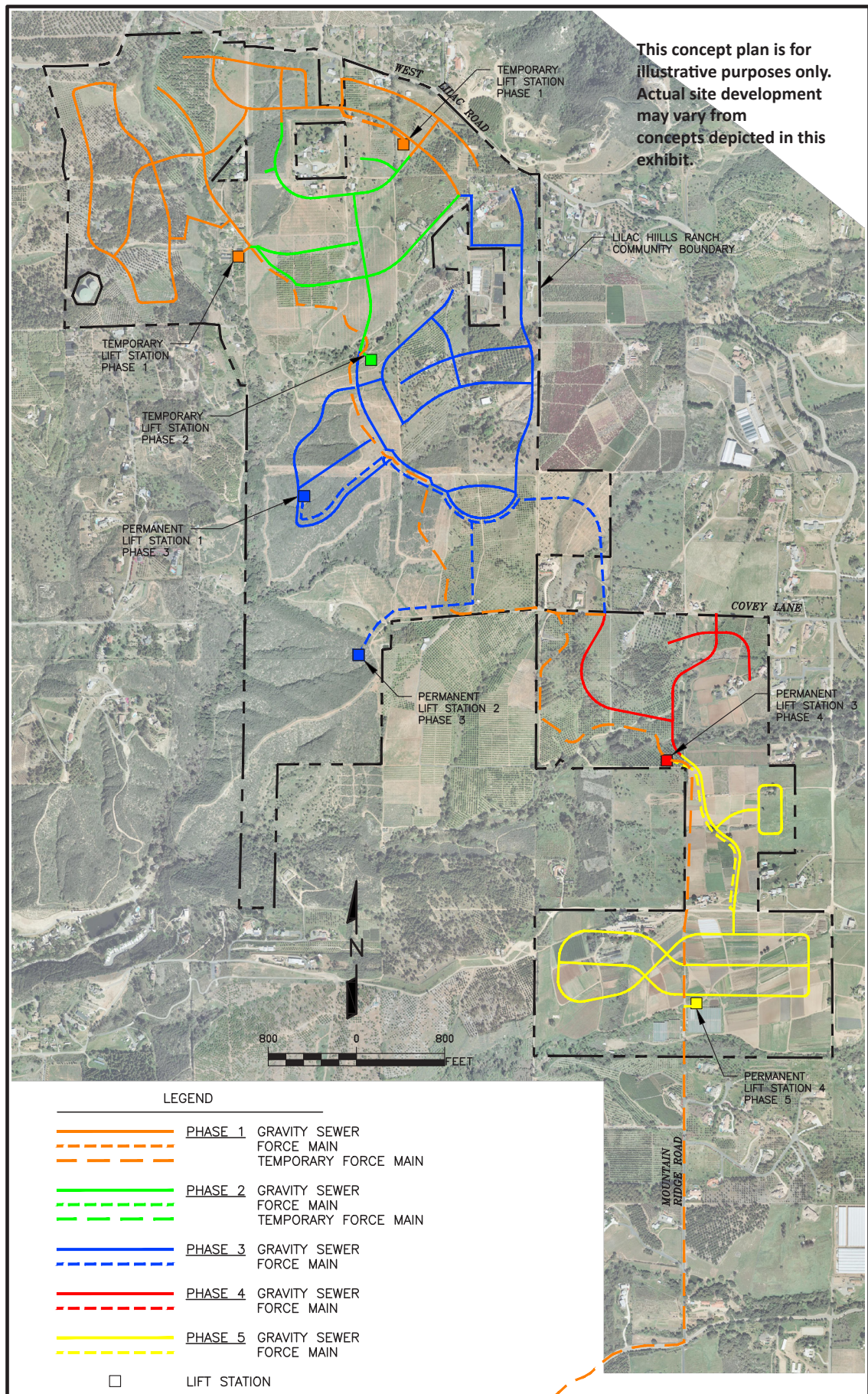




## Sewer Collection System: On-Site Facility

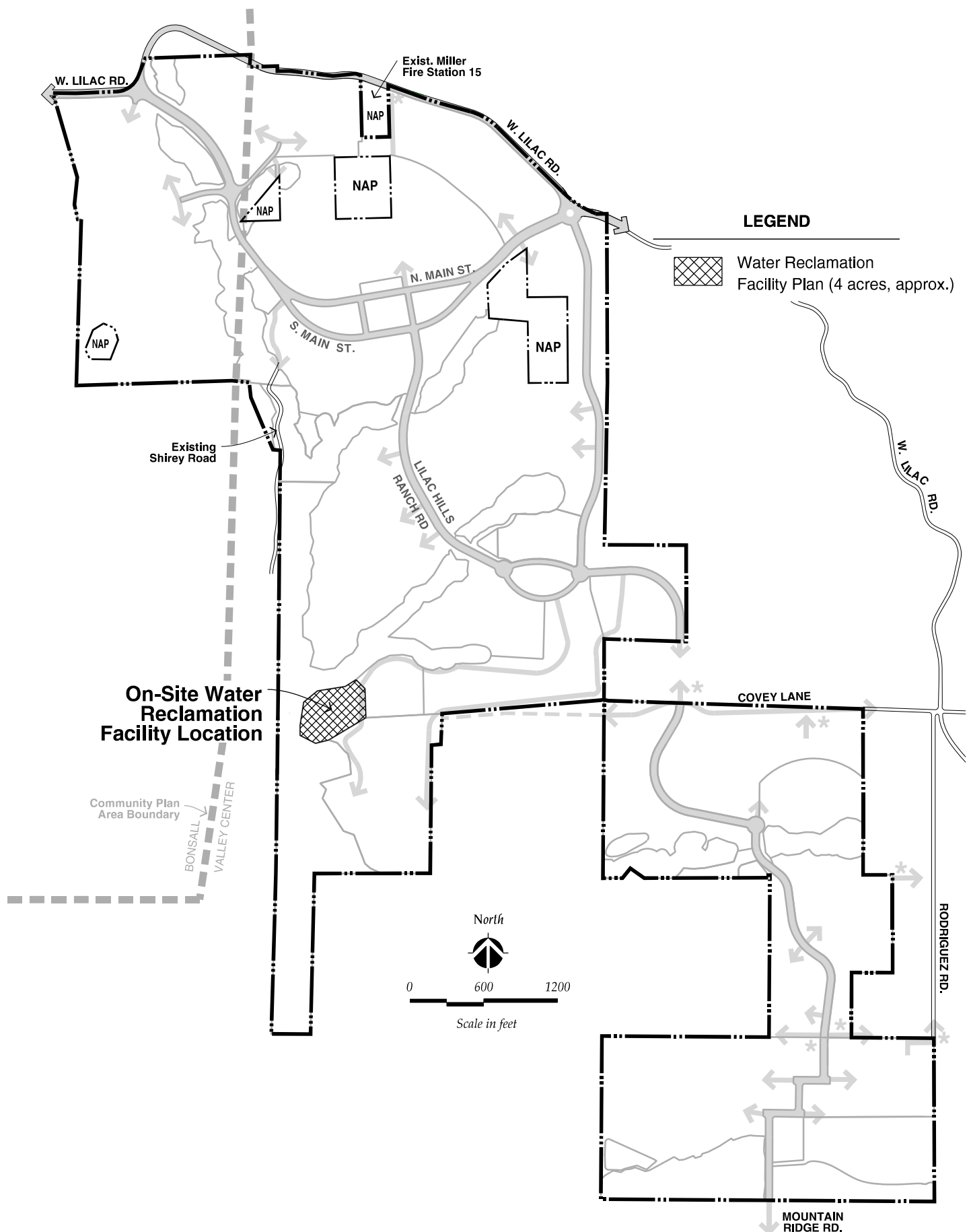
LILAC HILLS RANCH SPECIFIC PLAN





## Sewer Collection System: Off-Site Facility

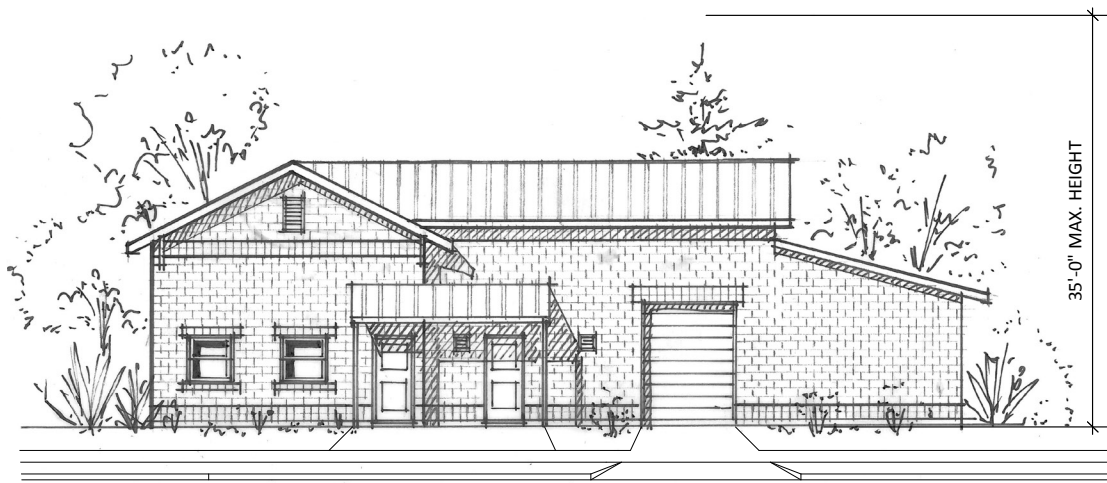
LILAC HILLS RANCH SPECIFIC PLAN



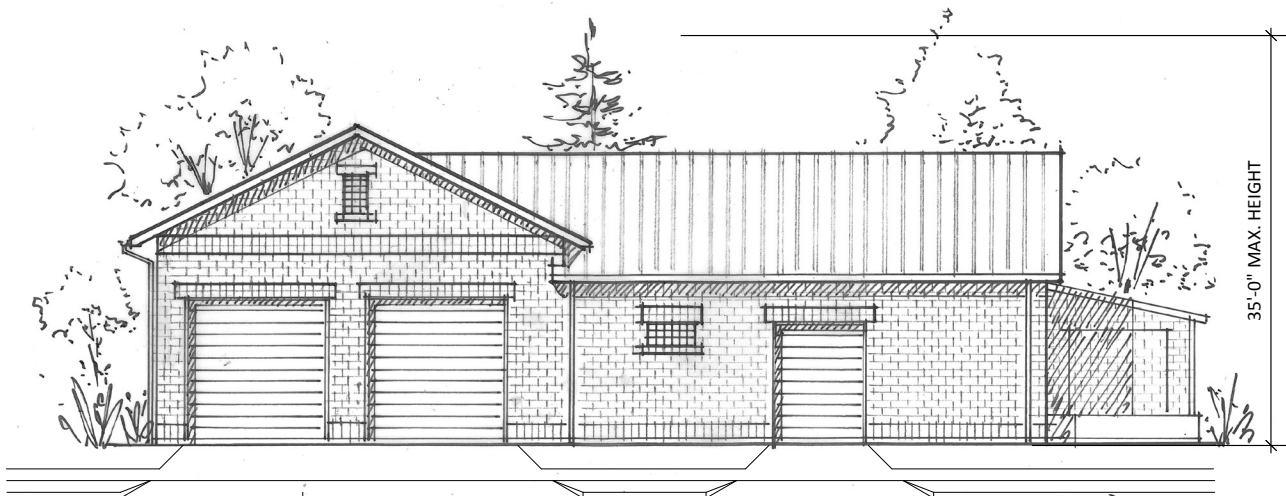
## On-Site Water Reclamation Facility Location

LILAC HILLS RANCH SPECIFIC PLAN





**Water Reclamation Plant**  
Operations / Headworks Building



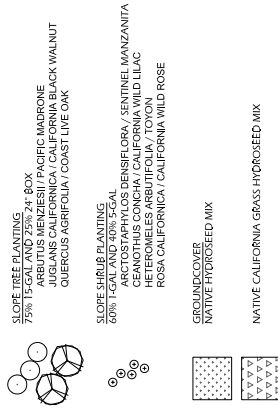
**Water Reclamation Plant**  
Process Control / Dewatering Building

## On-Site Water Reclamation Facility Elevations

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 58

## LANDSCAPE CONCEPT LEGEND

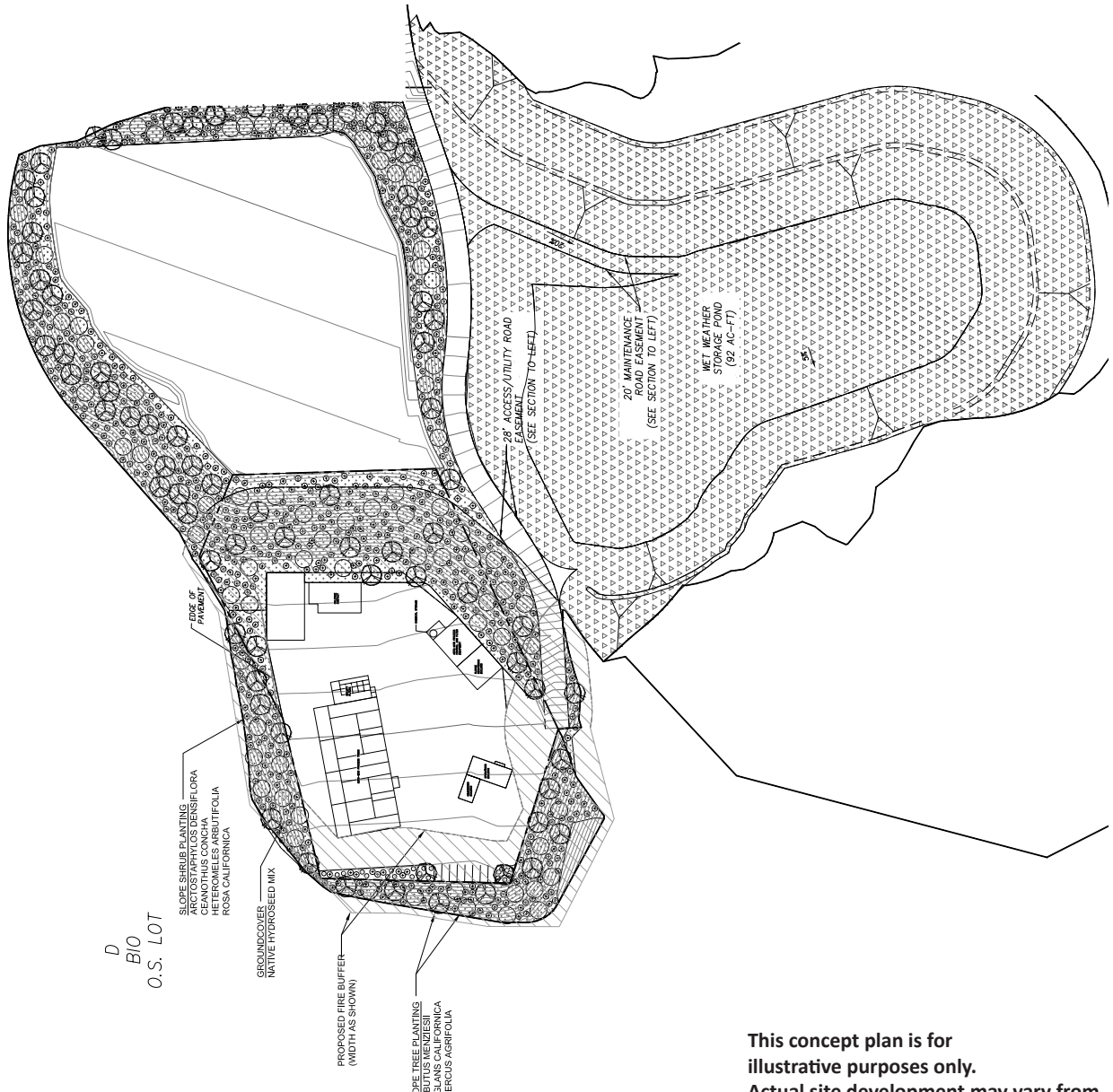
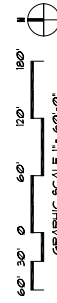


## LANDSCAPE CONCEPT NOTES

1. THE LANDSCAPE DESIGN UTILIZES THE FOLLOWING CONCEPTS:
  - LOW WATER USE PLANT PALETTE
  - COMPLIANCE WITH COUNTY OF SAN DIEGO BRUSH MANAGEMENT PROGRAM
  - INCORPORATION OF THEME STREET TREE PER THE VESTING TENTATIVE MAP
  - EROSION CONTROL PLANTING AND HYDROSEEDING ON SLOPES
  - SCREENING OF PARKING AND UTILITY AREAS FROM ADJACENT AREAS
2. ALL NEW LANDSCAPING WILL CONFORM WITH THE COUNTY LANDSCAPE REGULATIONS, THE VESTING TENTATIVE MAP, AND ALL OTHER APPLICABLE COUNTY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
3. ALL STRUCTURES WILL BE SCREENED FROM VIEW WITH LANDSCAPE ELEMENTS.

## IRRIGATION CONCEPT NOTES

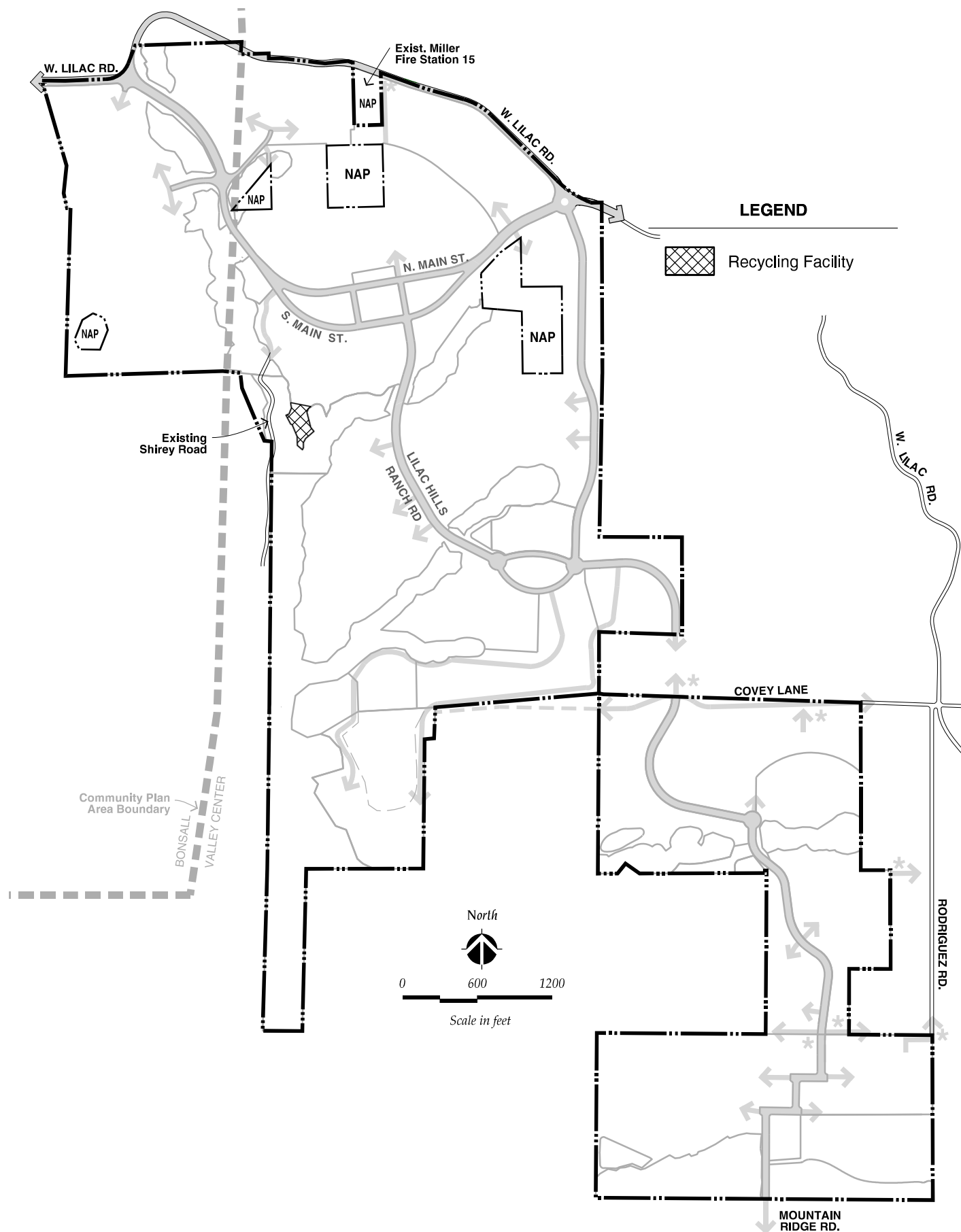
1. ALL IRRIGATION WORK SHALL CONFORM WITH THE COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS AND WATER CONSERVATION ORDINANCE.
2. THE IRRIGATION SYSTEM SHALL INCLUDE THE FOLLOWING DESIGN FEATURES:
  - AN APPROVED BACKFLOW PREVENTION DEVICE
  - AN AUTOMATIC CONTROLLER WITH WATER BUDGETING FEATURES
  - IRRIGATION SCHEDULING FOR DIFFERENT SOLAR EXPOSURES, SLOPES, AND SHRUBS.
  - RAIN SHUTOFF DEVICE



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

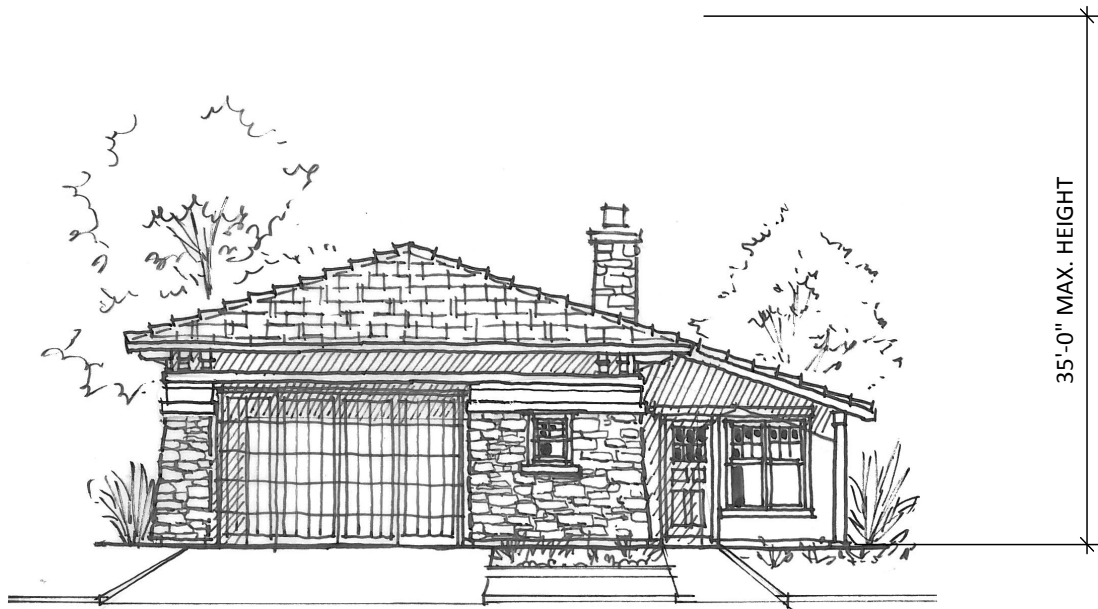
# On-Site Water Reclamation Facility Landscape Plan

LILAC HILLS RANCH SPECIFIC PLAN



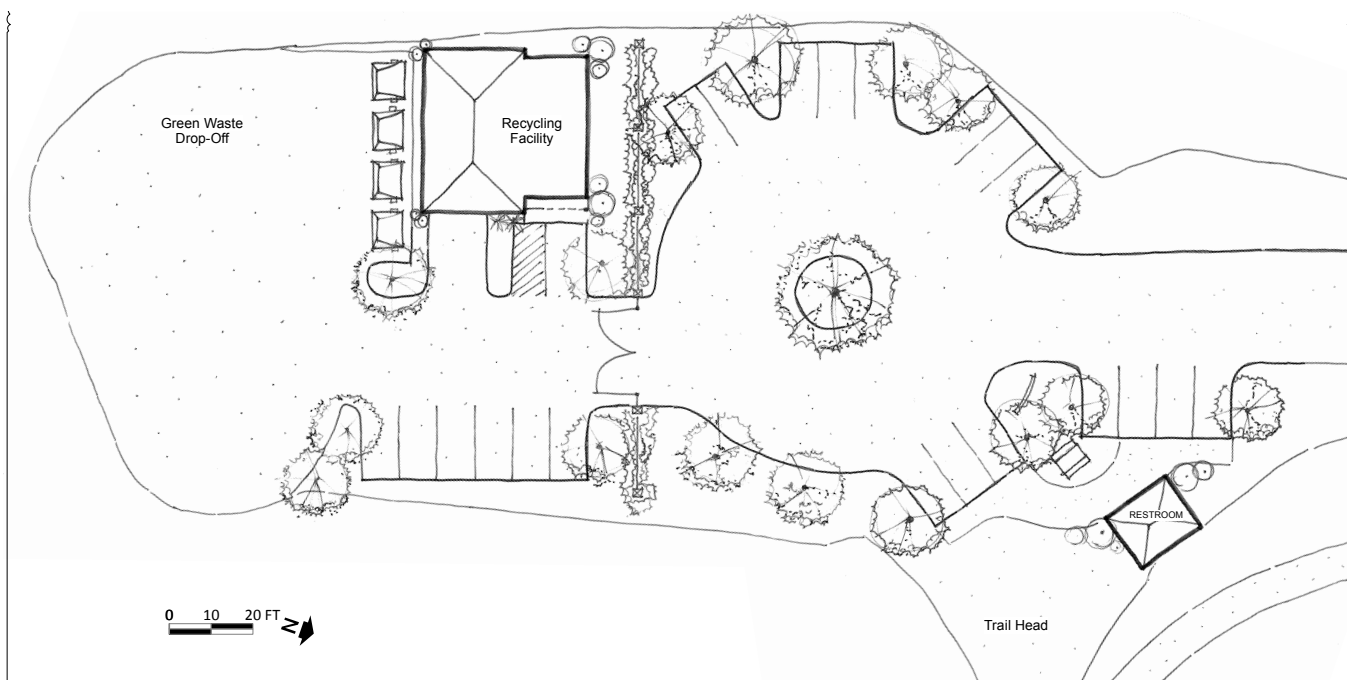
## Recycling Facility (RF)

LILAC HILLS RANCH SPECIFIC PLAN



### Elevation

no scale



### Plan View

no scale

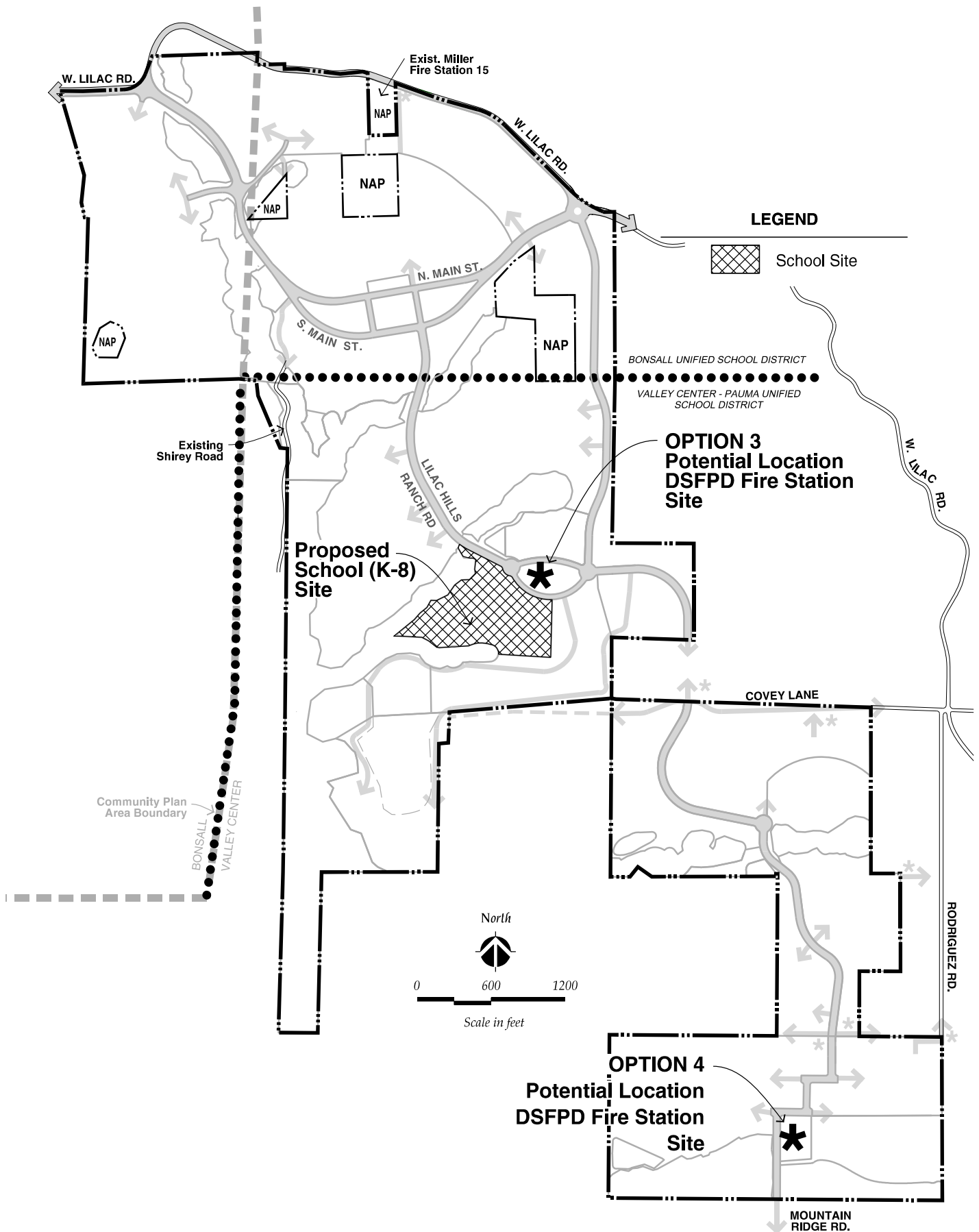
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

## Recycling / Green Waste Drop-Off Facility

LILAC HILLS RANCH SPECIFIC PLAN

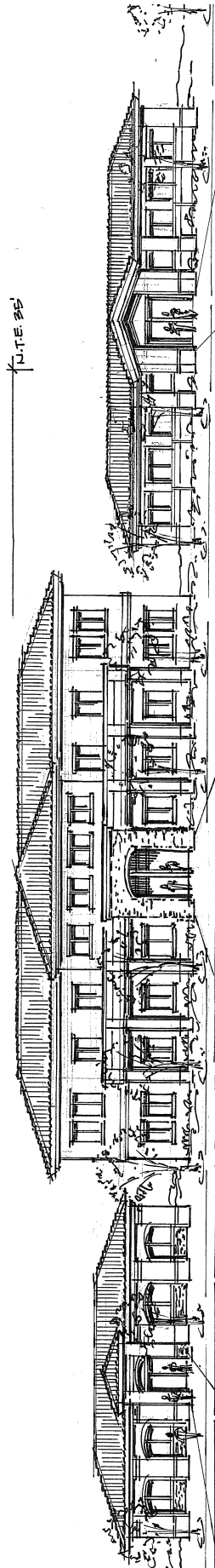
FIGURE 61



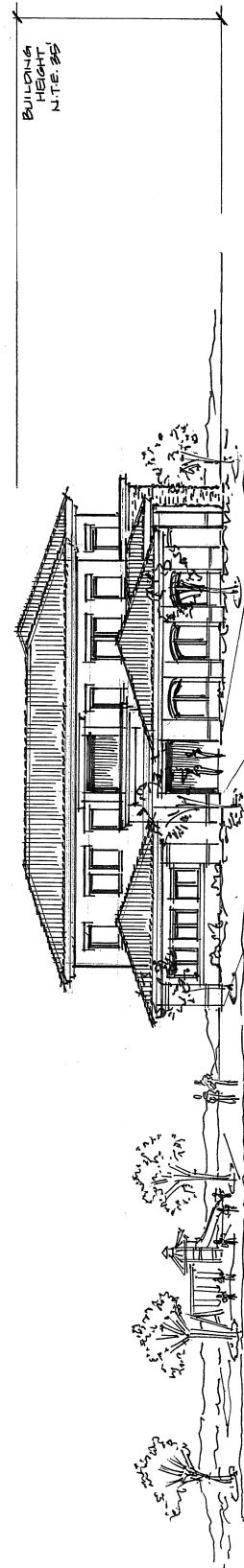


## Civic Uses / Community Purpose Facilities

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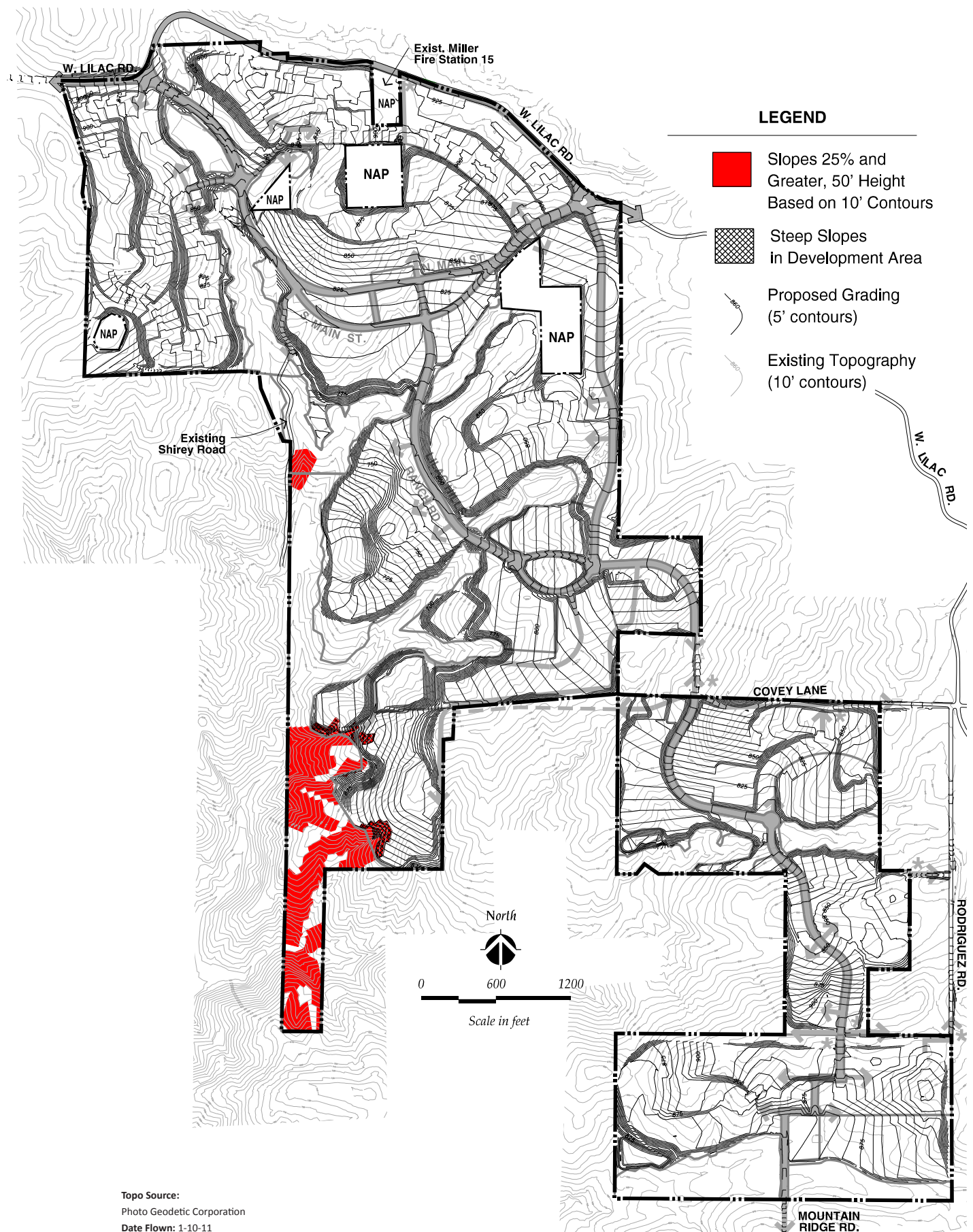
Front (Street) Elevation



Side Elevation

## Conceptual School Elevations

LILAC HILLS RANCH SPECIFIC PLAN

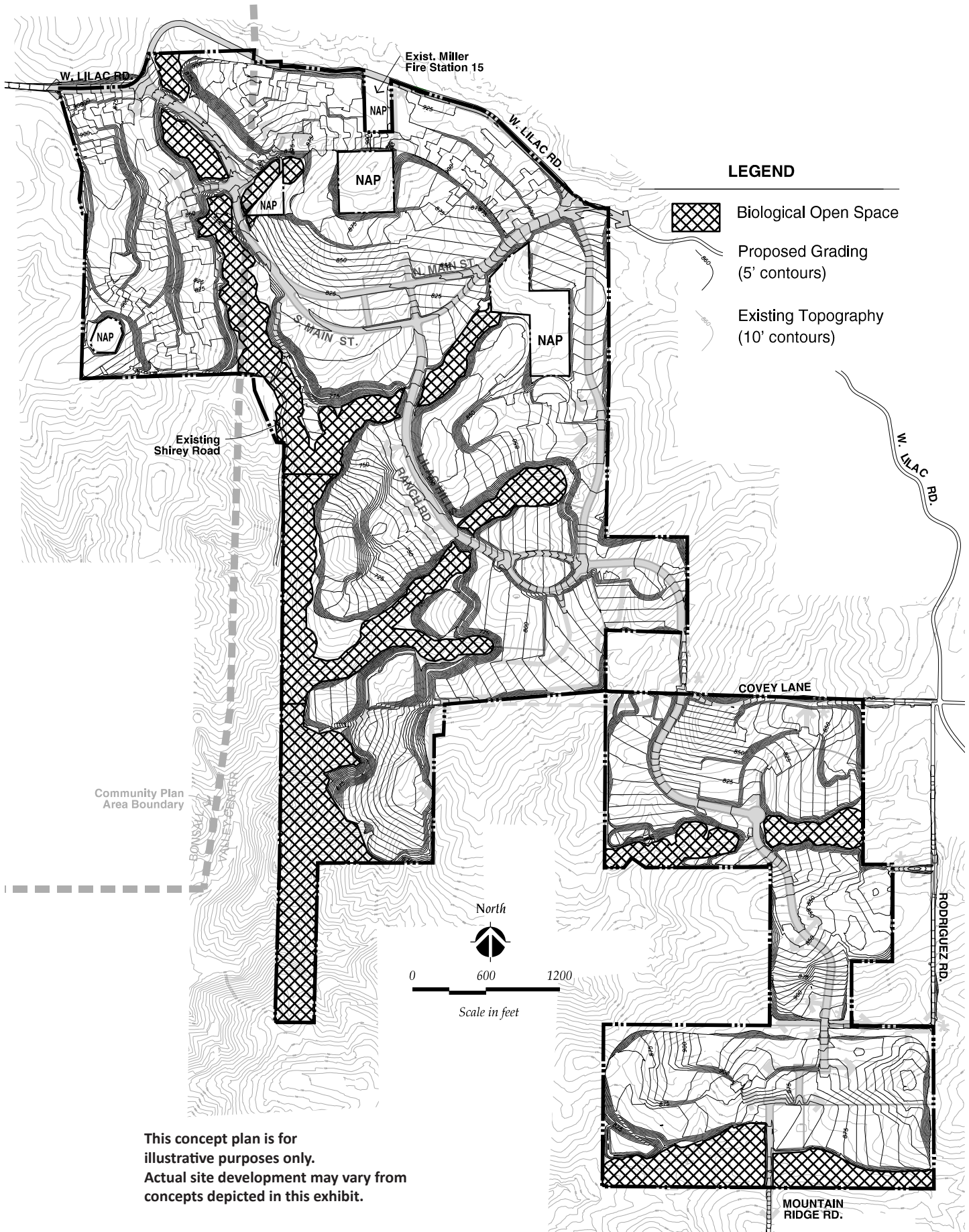


## Existing Topography and RPO Steep Slopes

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FIGURE 64



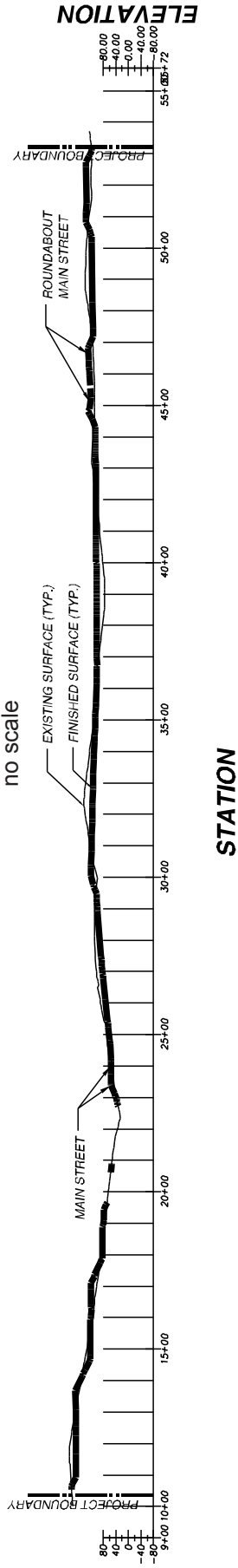


## Conceptual Grading Plan

LILAC HILLS RANCH SPECIFIC PLAN

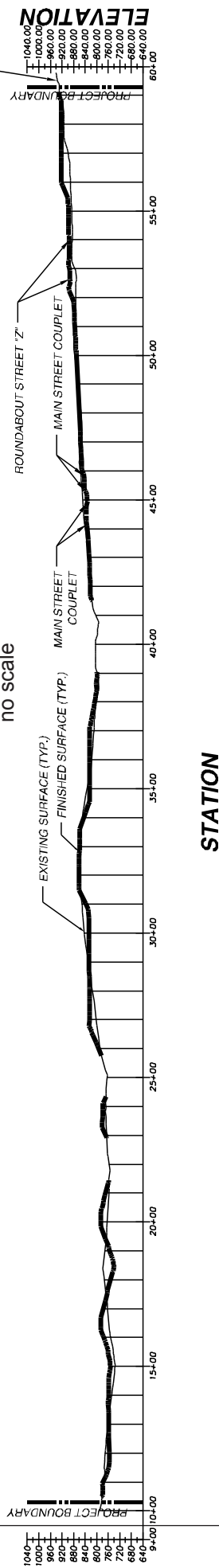
# Cross Section A-A'

no scale



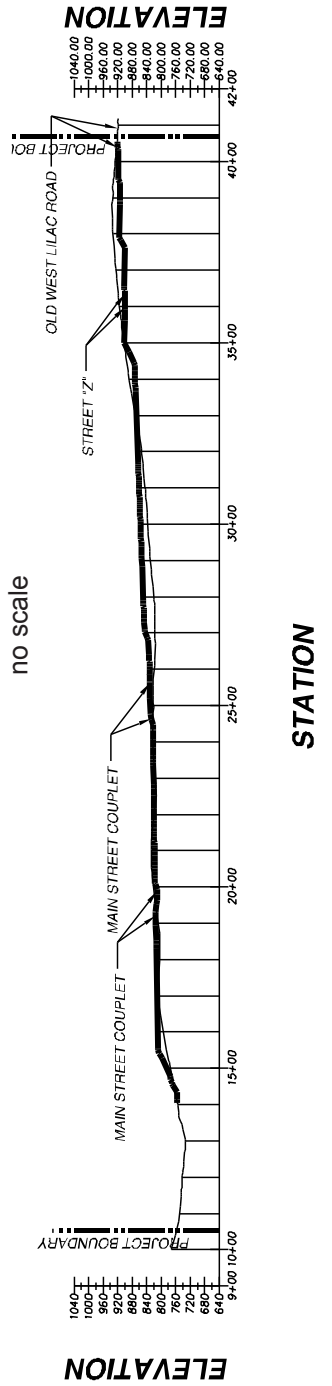
# Cross Section B-B'

no scale



# Cross Section C-C'

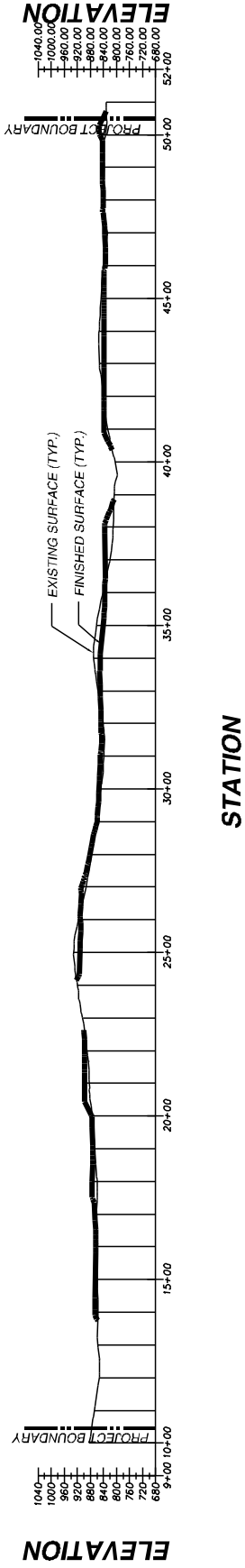
no scale



**Project Cross Sections**  
LILAC HILLS RANCH SPECIFIC PLAN

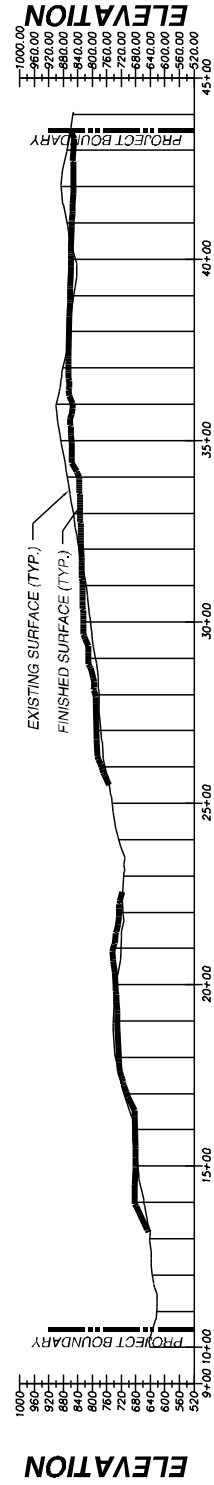
# Cross Section D-D'

no scale



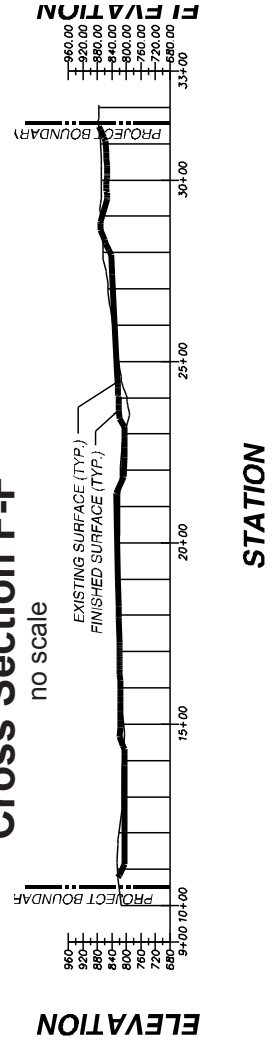
# Cross Section E-E'

no scale



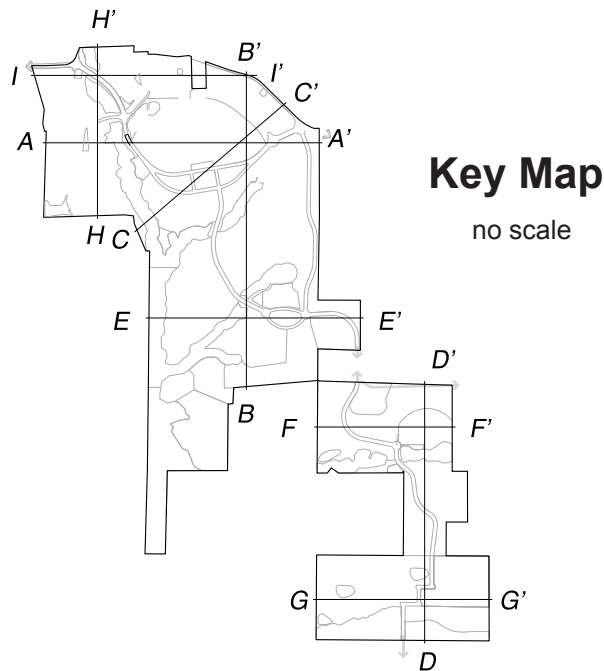
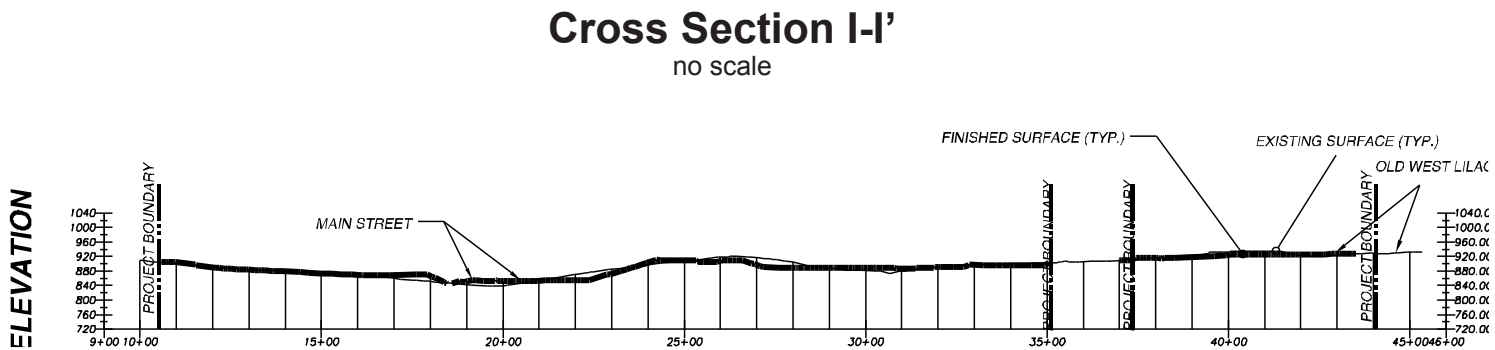
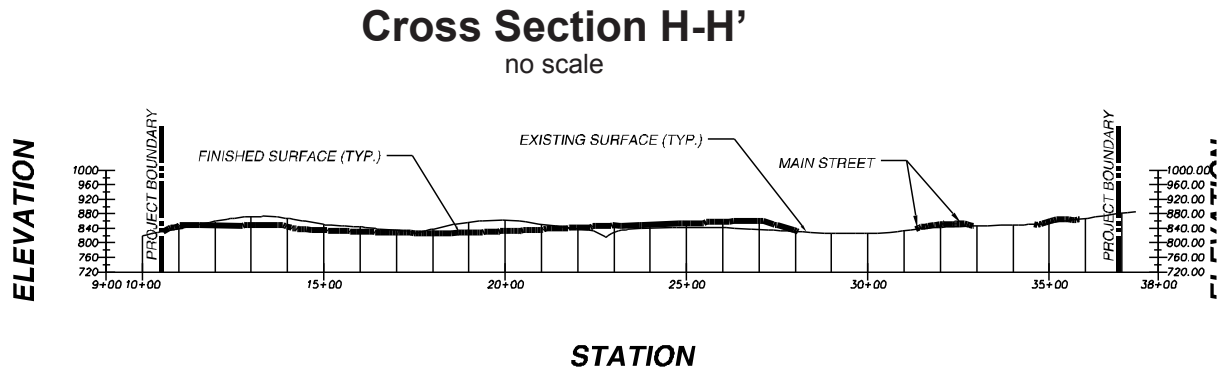
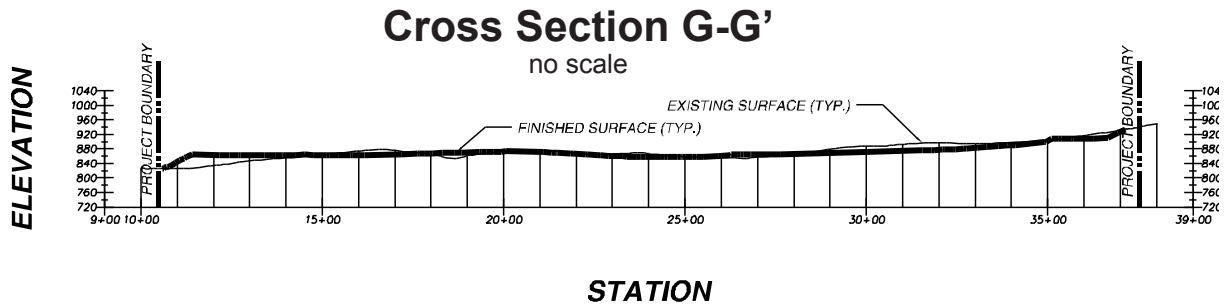
# Cross Section F-F'

no scale



## Project Cross Sections

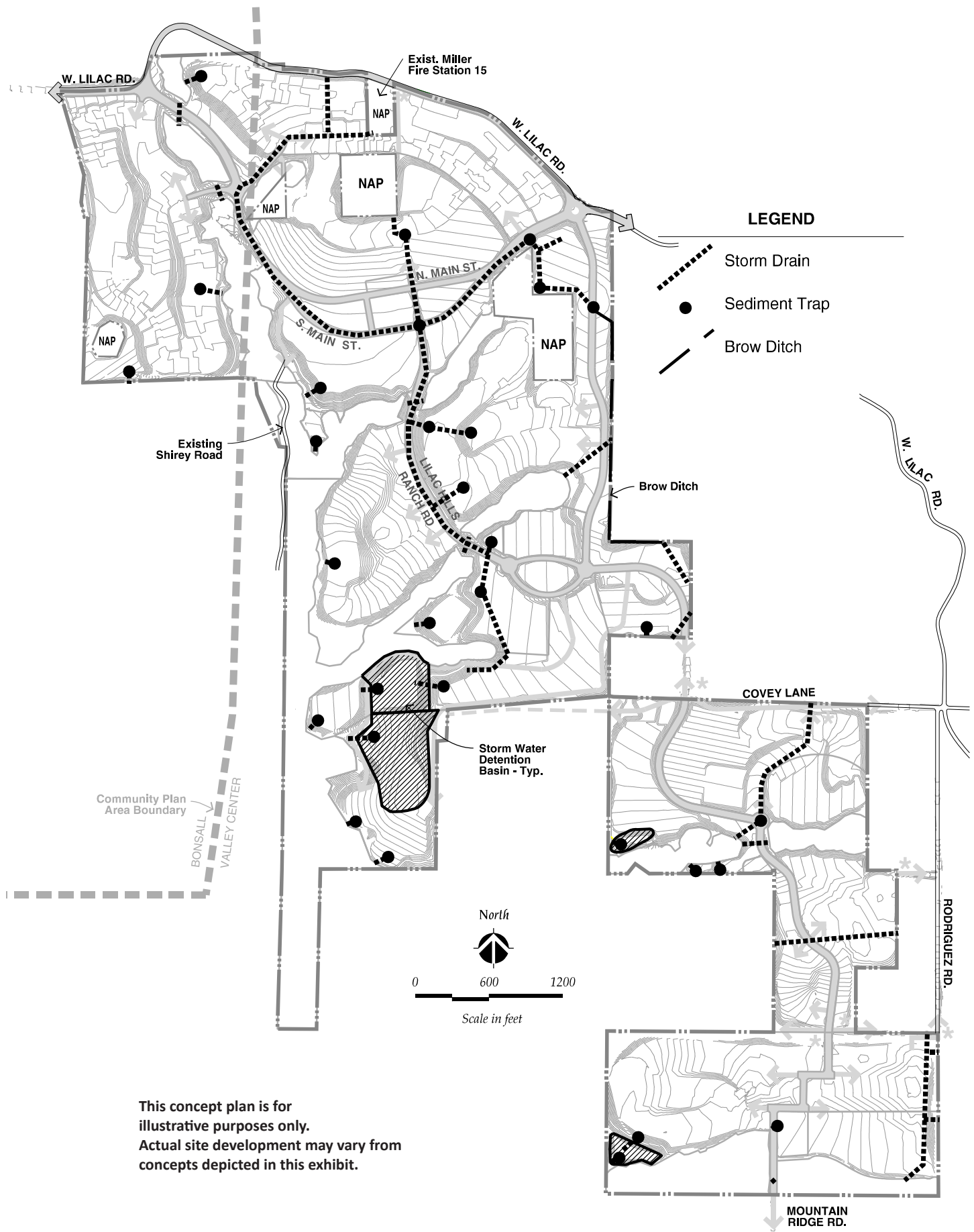
LILAC HILLS RANCH SPECIFIC PLAN

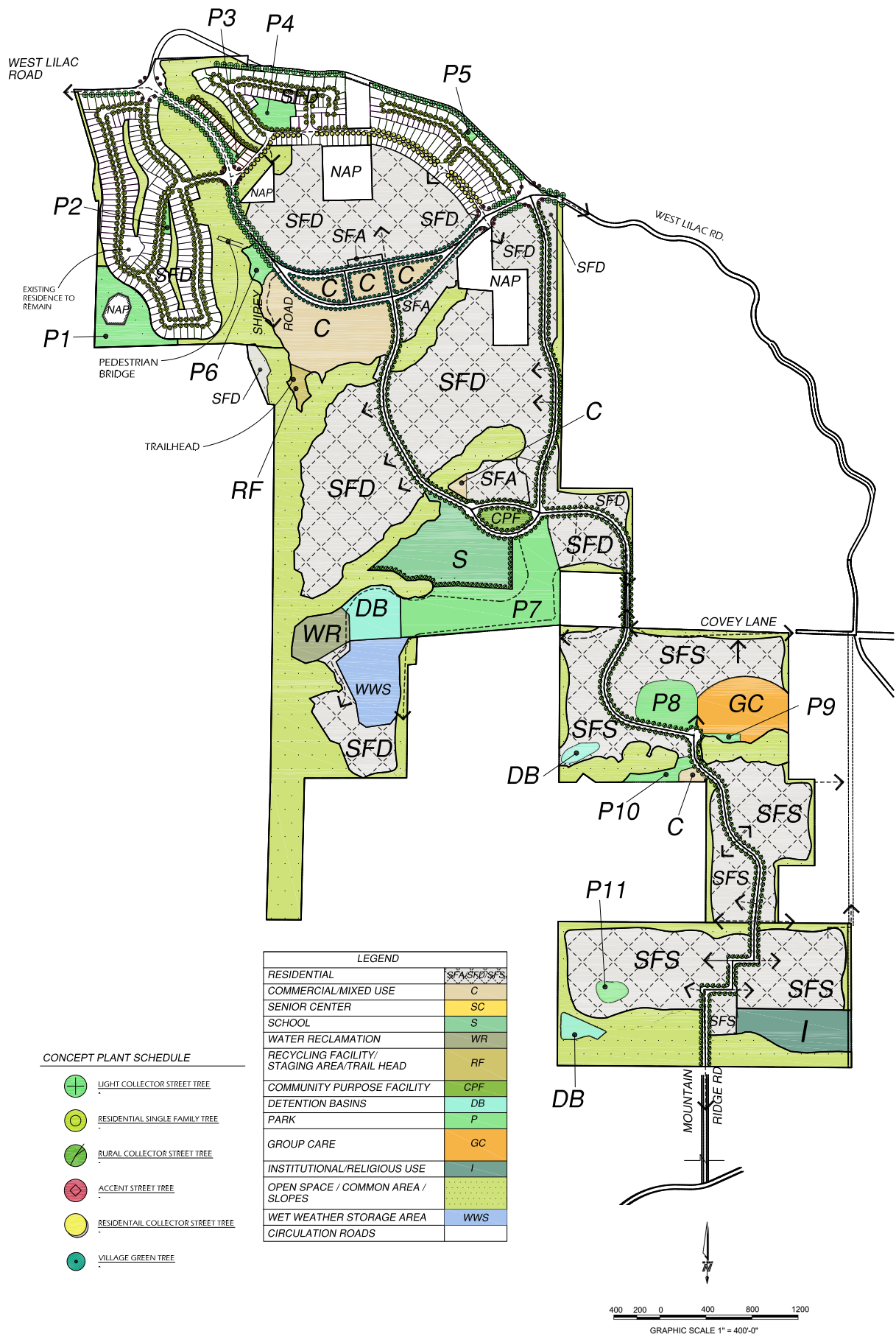


## Project Cross Sections

LILAC HILLS RANCH SPECIFIC PLAN



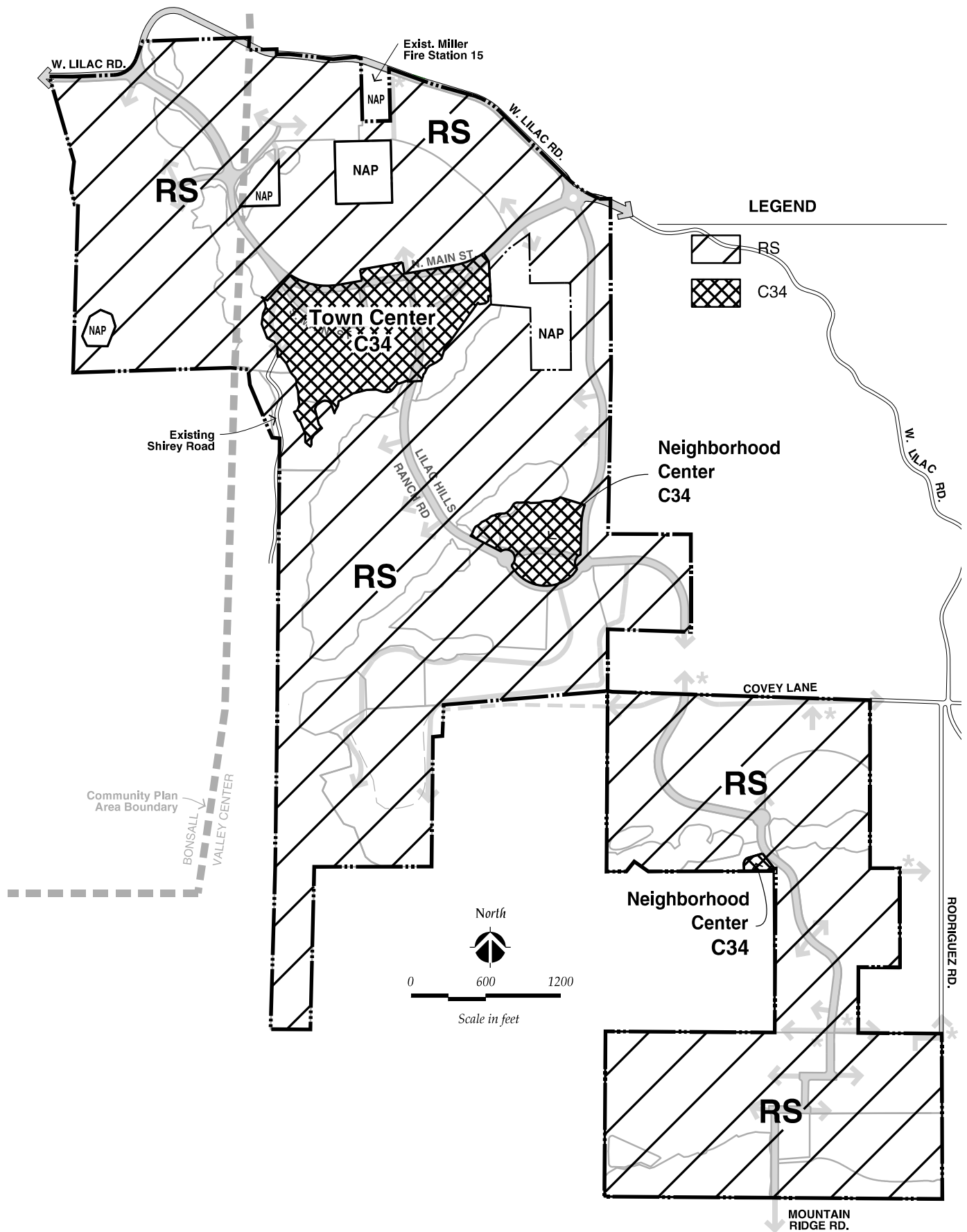




# Master Landscape Concept Plan

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 70



## Zoning Plan

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