

Lilac Hills Ranch SPECIFIC PLAN

Lilac Hills Ranch Town Square



Community Trail



IV. IMPLEMENTATION

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

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IV. Implementation

A. Community Phasing

1. Community Phasing Plan Description

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

The project when constructed will include specialty retail and commercial development within one-half mile (10-minute walk) or less for all residential dwelling units and will therefore accomplish the goal of providing a “walkable community.” County and national standards do not require that the commercial units be established and available for the first or any other particular phase of development as the commercial uses need to first have the market base in order to move forward.

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

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

2. Community Phasing Standards and Conditions

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

IV. IMPLEMENTATION

- a. Prior to recordation of an implementing final subdivision map, improvement plans and/or landscape plans shall be submitted to the County Department of Planning and Development Services for approval. The improvement plans or landscape plans shall include: 1) final grading plan, 2) street improvement plans; 3) fence treatment plans; 4) special treatment or buffer area treatment plans, and 5) irrigation plans prepared by a certified landscape architect;
- b. Each Final Map within Phases 1, 2 and 3 shall show all private road easements and indicate that they are open to the public to the satisfaction of PDS.
- c. Prior to recordation of any implementing final subdivision map, a Park Site Plan for that phase shall be submitted to and approved by the Director of the County Department of Parks and Recreation. Park Site Plan shall include full plans and specifications.
- d. Concurrent with the recordation of the Final Map for phase 3 of development, the developer shall enter into an agreement with the County Department of Parks and Recreation to construct and convey a turn-key public park P-7 concurrent with the construction of Phase 3. This agreement shall require completion of the P-7 park prior to occupancy of the 231st residential unit in Phase 3. The developer desires to make the improvements of this public park per the plans and standards included in this specific plan text. The improvement is not a requirement or obligation required by County policy or ordinance. The maintenance of this public park will be an obligation of the project HOA. If requested by the County the HOA may choose to defer the maintenance of the park to the County of San Diego through the appropriate county process.
- e. The first Final Map recorded for each Specific Plan phase shall include all Open Space planning areas within the Phase in a dedicated open space easement.
- f. Each Planning Area shall include development of adjacent landscaped areas and applicable infrastructure.
- g. Construction of the development identified herein, including recordation of final subdivision maps, may be staged progressively, provided adequate vehicular access, public facilities, and infrastructure are constructed to adequately service the dwelling units, or as needed for public health and safety.

3. Public Park Phasing Standards

- a) Pursuant to the Park Lands Dedication Ordinance (PLDO), Lilac Hills Ranch shall provide land for private and public parks to serve future residents of the development. In combination with the private parks within each phase of development, a 13.5 acre net public park (P-7) would be constructed within Phase 3 and will provide the park acreage that meets the PLDO requirements for the entire

development as outlined in Table 4. Net area will be determined by the Department of Parks and Recreation pursuant to the definition of active recreational use in the PLDO.

- b) To ensure that the project complies with PLDO in the event that Phase 3 is not developed, the first Tentative Map of development shall include a condition requiring the construction of or an agreement to construct an interim park (**Figure 137**). If the developer elects to defer construction of the interim park, the timing of the development of the interim park shall be as specified below in this section of the Specific Plan. The interim park shall be constructed by the developer and shall be dedicated to the County upon completion as if it were a permanent public park.
- c) Ownership of the interim park will revert to the developer in accordance with a condition subsequent (power of termination) when the 13.5 acre net public park (P-7) has been constructed by the developer and dedicated to and accepted by the County.

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

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

- a) Prior to Approval of the First Grading Plan:
 - i. A Park Site Plan (see definition in Specific Plan, Section III. (M)(14)) including detailed plans and specifications for a 1.5 acre net interim park shall be submitted to the Department of Parks and Recreation for review and approval. The Park Site Plan shall conform to the concept park exhibit in the Lilac Hills Ranch Specific Plan, park design and construction standards as specified by the Department of Parks and Recreation, and the PLDO.
- b) Prior to Final Map Recordation
 - i. Grant an Irrevocable Offer of Dedication (IOD) to the County of San Diego for the interim park. The IOD shall be recorded by separate document because the site is not located within Phase 1. The IOD will include a condition subsequent (power of termination) whereby title will revert to the grantor (applicant) once the 13.5 acre net public park (P-7) has been constructed by the developer and dedicated to and accepted by the Department of Parks and Recreation.
 - ii. Improve the 1.5 acre net interim park or execute a secured agreement with the County to improve the 1.5 acre net interim park if no other Final Map has been recorded for Phases 2, 3, 4, or 5 within 5 years of the recordation of the first Final Map. Park improvements shall include all roads, utilities, and associated mitigation necessary to complete the construction and allow public use of the park.

IV. IMPLEMENTATION

- iii. The secured agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq.
- iv. The applicant shall obtain the Department of Parks and Recreation's written approval of a construction timeline prior to starting construction. The construction timeline shall not exceed 1.5 years.
- v. Applicant or HOA shall enter into an agreement with the County to operate and maintain the interim park prior to the completion of permanent park in Phase 3.

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

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

a) Prior to approval of first Grading Plan:

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

b) Prior to Final Map Recordation

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

The agreement shall include the following conditions:

- If the construction of the 13.5 acre net public park (P-7) within Phase 3 has not been completed within 7 years of the recordation of the first Final Map, the applicant shall begin constructing the 8 acre net interim park within 6 months after the 7 year deadline.

IV. IMPLEMENTATION

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

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

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

3.3 Conditions of approval for Phase Three

The conditions of approval for the first Tentative Map or Tentative Parcel Map in Phase 3 in the Lilac Hills Ranch Specific Plan Area shall include the following conditions:

- a) Prior to Grading Plan Approval
- i. A Park Site Plan including detailed plans and specifications for the 13.5 acre net interim park shall be submitted to the Department of Parks and Recreation for review and approval by PDS. The 13.5 acre net interim park shall be developed in conformance with the concept park exhibits within the Lilac Hills Ranch Specific Plan, standards determined by the County Department of Parks and Recreation, and the County Park Lands Dedication Ordinance (PLDO).
- b) Prior to Final Map Recordation

IV. IMPLEMENTATION

- i. Improve the 13.5 acre public park (P-7) or enter into an agreement with the County to improve the public park. The agreement shall specify that the public park be constructed and accepted by the Department of Parks and Recreation prior to the occupancy permits which represent more than 50 % of lots or units within this phase within the third phase of development. Improvements shall include all necessary roads, utilities, and associated mitigation to complete the construction and allow public use of the park.
- ii. No security for the construction of the 13.5 acre net public park (P-7) will be required because the applicant will develop the park site per the approved Park Site Plan, and will turn over the fee title of the completed park to the county as a completed public park for inclusion in the county park system. Prior to the release of the public park to the county the developer shall provide acceptable written documentation to demonstrate that the HOA has sufficient funds in hand and a sufficient revenue stream to guarantee the ongoing maintenance of the public park (P-7) property.

3.4 Conditions of approval for each Tentative Map and Tentative Parcel Map that includes one or more private parks

The conditions of approval for each Tentative Map (or Tentative Parcel Map) within the Lilac Hills Ranch Specific Plan Area that includes one or more private parks shall include the following conditions:

- a) Prior to approval of the first Grading Plan
 - i. For each private park in the Tentative Map/Tentative Parcel Map, submit a Site Plan to the Department of PDS for its review and approval in accordance with the Zoning Ordinance. Each Site Plan shall be developed in conformance with the concept park exhibits within the Lilac Hills Ranch Specific Plan, standards determined by the County Department of Parks and Recreation, and the County PLDO. All Site Plan approvals shall include the following in the condition of approval:
 - No occupancy permit shall be issued for any building that exceeds 50% of the total number of units in that Phase until all grading, improvements and landscaping for the private parks within the Tentative Map/Tentative Parcel Map have been completed and accepted by the Department of Parks and Recreation.
- b) Prior to Each Final Map Recordation
 - i. Dedicate an easement to the County that (a) restricts the use of the private parks for park and recreational purposes; (b) specifies that the parks are open to the public as identified within the Specific Plan; (c) specifies that the parks shall be maintained by the Home Owners' Association; and (d) includes a defense and

indemnity provision in favor of the County that is satisfactory to the County. The easement shall be submitted to the Department of Parks and Recreation for review and approval before recordation. The easement may be recorded before or with the Final Map for the phase or unit in which the private park is located.

- ii. Provide written evidence to the satisfaction of Director of Parks and Recreation that adequate maintenance will be provided for the private parks within the phase. An example of satisfactory written evidence is documentation of the formation of a Home Owners' Association which has adequate authority and budget to maintain the park facilities.

B. Subsequent Government Actions

1. County of San Diego

Subsequent actions by the County include, but are not limited to, final maps, site plans, major and/or minor use permits, and grading and building permits. All implementing discretionary and other permits as appropriate are required to include the mitigation requirements included in the Certified EIR for this project.

a. Site Plans

All areas proposed for subdivision which include single family residential development (detached or attached) will require a Site Plan, per the "V" Setback Regulator and "D" Special Area designator, to be submitted and approved prior to the issuance of building permits.

The "V" Setback requires a Site Plan to establish the setbacks for all lots within a given development application. Each Site Plan shall show the setbacks conforming to the minimum standards shown in the appropriate Development Standards table in Section III. The residential Site Plans required to implement the "V" setback and the "D" development regulators shall be combined into one application.

Uses subject to the Valley Center Design Guidelines (including mixed-use development) within the Town Center and within the Neighborhood Centers will be further regulated by the application of the "B" Special Area Development Regulator which requires that development applications shall also include a Site Plan which shall be reviewed by the Valley Center Design Review Board prior to a decision on such Site Plan being made by the Department of Planning and Development Services. The review process by the VCDRB is to determine whether the Site Plan conforms to the standards for the particular use under the Valley Center Design Guidelines. Their review and recommendation is forwarded to the PDS for consideration. The review and decision process by PDS shall be based on determining whether such Site Plan is in substantial compliance with the standards and guidelines of this Specific Plan and the VC Design Guidelines.

IV. IMPLEMENTATION

The following Civic Uses allowed by the Specific Plan will require approval of Site Plans: The private parks (P1 through P-11), the recycling facility (RF) in Phase 2 which is co-located with the trailhead (although not required, those details are included on the Site Plan) and the Village Green (C5).

b. Minor Use Permits

The Community clock tower in the Town Center will require a Minor Use Permit per Section 2344-a. The conceptual design of the tower is shown in **Figure 93 - Community Clock Tower**, and the structure is allowed to be a maximum of 60 feet in height. The tower may include radio and cellular facilities with the approval of the necessary regulatory permits.

c. Major Use Permits

- i. The on-site WRF located in Phase 3 if constructed will require a Major Use Permit from the County of San Diego;
- ii. The site designated CPF on the Specific Plan map will allow a community purpose facility that will be a major impact services Use Type and will require a Major Use Permit per Section 2345-a.
- iii. The Group Care facility in Phase 4 includes a Group Care facility which requires a Major Use permit;
- iv. The Senior Community Center located in a private park in Phase 4 will be a major impact services Use Type and will require a Major Use Permit per Section 2345-a.; and,
- v. The Institutional Use site in Phase 5 will also require a Major Use Permit. There are several land uses that can be accommodated on this site, all of which are limited to the kinds of uses detailed in Section 1348 of the Zoning Ordinance (Civic Assembly) and all are permitted with the approval of a Major use permit.

2. Other Regulatory Actions

Other actions by regulatory and trustee agencies include:

- a. 4(d) Habitat Loss Permit issued by the County of San Diego the U. S. Fish and Wildlife Service and the California Department of Fish and Game;
- b. Section 404 Permit by the U.S. Army Corps of Engineers;
- c. 1603 Streambed Alteration Agreement is required from the California Department of Fish and Game for any channel modifications;

IV. IMPLEMENTATION

- d. National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges is required from the State Water Resources Control Board. In addition, an NPDES Municipal Storm Water Permit Compliance must be issued from the County of San Diego and the California Regional Water Quality Control Board. This same Board must also issue a General Waste Discharge Permit for Groundwater Extraction Waste Discharges and a Waste Discharge Permit for the WRF;
- e. Water Treatment Device Certification from the California Department of Health Services for the WRF;
- f. Operating Permit for the emergency generators for the pump stations by the Air Quality Management Board and the WRF;
- g. Section 401 Water Quality Certification or a waiver thereof from the Regional Water Quality Control Board pursuant to the federal Clean Water Act; and,
- h. Encroachment permits maybe required from Caltrans.

3. State of California

Lilac Hills Ranch includes a Senior Citizen Neighborhood as a major component of the Specific Plan. The Senior Citizen Neighborhood (Phases 4 and 5) includes 173.9 acres and 468 dwelling units. The Senior Citizen Neighborhood will be exclusively reserved for senior citizens over the age of 55 per Civil Code Section 51.3 (b-1).

To comply with concerns regarding civil rights discrimination in housing the State of California enacted Section 51.3 of the Civil Code to provide an exclusion for senior residential housing development which has a minimum of 35 dwelling units. The Lilac Hills Ranch Community clearly meets the standard and is therefore required under Section 51.3 (b-4) to file for and obtain a Public Report pursuant to as a senior citizen housing development under Section 11010.05 of the Business and Professions Code.

C. Amending the Specific Plan

This specific plan can be amended pursuant to a valid permit application being submitted and processed to final hearing before the Board of Supervisors pursuant to the process published by the County of San Diego; and minor modifications that substantially conform to the provisions of the specific plan may be approved by the PDS Director provided the overall character of the Community is maintained. Minor modifications include changes such as; the addition of public or private parks, relocation of parks within the same planning area, reconfiguration of parks so long as the total park area does not decrease, minor reconfigurations of the individual planning areas to accommodate unforeseen circumstances providing the gross area of any planning area is not changed by more than fifteen percent and minor adjustments in the location of private road segments so long as they still fulfill their assigned traffic function as described in the Traffic Impact Analysis. Amendments to the

IV. IMPLEMENTATION

boundaries between the residential and commercial areas will require amendments to the General Plan maps, rezones and amendments to the Specific Plan.

D. Maintenance Responsibilities

Maintenance responsibilities for Lilac Hills Ranch shall be as follows:

1. The public park site (P-7) shall be owned by the County of San Diego Parks and Recreation. The Major Use Permit for the public park (P-10) shall include an on-going condition that either (a) the HOA has the maintenance responsibility for the park in perpetuity, or (b) that the HOA has granted maintenance authority to the County and (c) that the park will be maintained to county park standards.
2. Maintenance of the two County Master Trails System trails on-site shall be the responsibility of the Lilac Hills Ranch HOA.
3. Maintenance of the Lilac Hills Ranch Public Trails System on-site shall be the responsibility of the Lilac Hills Ranch HOA.
4. Maintenance of the Lilac Hills Ranch private parks system shall be the responsibility of the Lilac Hills Ranch HOA.
5. Maintenance of the dedicated biological open space shall be the responsibility of an appropriate entity recognized to protect the public interest and having the ability to maintain and enforce protection of open space, as described in the Resource Management Plan.
6. Maintenance of landscaping for any brush management areas within individual lots will be the responsibility of the homeowner or HOA.
7. Private streets, landscaped parkways, entry monuments and gates, and common area slopes, shall be maintained by property owners in the Community through the HOA or assessment mechanism such as a Landscape Maintenance District.
8. The WRF is anticipated to be owned and operated by the VCMWD.
9. The private road system within the Community boundaries shall be maintained the HOA or assessment mechanism such as a Landscape Maintenance District (LMD).
10. The landscaping within the pathway for the on-site portion of the West Lilac Road shall be maintained by an LMD.
11. The Recycling Facility (RF) will be owned by the HOA which will be responsible for the site's maintenance.
12. All agricultural operations within the Community are limited to properties owned and maintained by the HOA. The HOA is responsible to ensure that all agricultural operations conform to applicable County regulations and ordinances to include limiting use of spray products on fruit trees to those approved for organic operations.

E. Public Facilities Finance Plan (PFFP)

Development of Lilac Hills Ranch requires the provision of adequate public facilities and services. The following summary identifies on and offsite services required to be available at the time of need as well as a description of financing options for their implementation. Required Facilities may include the following:

1. Circulation Improvements

Public road improvements and mitigation measures for traffic impacts are identified in the *Traffic Impact Analysis for the Lilac Hills Ranch Community*. Community improvements may include the following:

a. **West Lilac Road;**

Additional off-site and on-site public road improvements are to be identified in the traffic study.

b. **Mountain Ridge Road;**

Additional off-site public road improvements are to be identified in the traffic study.

c. **Circle R Drive and Hwy 395 Intersection;**

Additional off-site public road improvements are to be identified in the traffic study.

d. **West Lilac Road and Hwy 395 Intersection;**

Additional off-site public road improvements are to be identified in the traffic study.

e. **Gopher Canyon and East Vista Way Intersection;**

Additional off-site public road improvements are to be identified in the traffic study.

f. **I-15 Northbound and Southbound Interchange Signals;**

Additional off-site public road improvements are to be identified in the traffic study.

2. Drainage Facilities and Storm Water Management Improvements

The Lilac Hills Ranch *Preliminary Drainage Study and the Lilac Hills Ranch Storm Water Management Plan (SWMP)* identifies required facilities to control drainage and protect water quality. Improvements include detention basins as described in the Drainage Study and Best Management Practices as described in the SWMP. All drainage facilities within the Community will be owned and maintained by the HOA.

3. Water Facilities

The *Water Service for the Lilac Hills Ranch Community in the Valley Center Municipal Water District* describes the required water facility improvements including off-site extensions of water mains. New water service within the development consists of a 12-inch backbone water line extending from north to south through the Community. This new 12-inch water main will connect to the existing 12-inch water line in West Lilac Road as well as connecting to the existing 18- inch water line running east-west through the south portion of

IV. IMPLEMENTATION

the Community. Extending from the 12-inch backbone water main will be 8-inch lines in the residential neighborhoods and appropriately sized lines to serve the schools and park area. Pressure regulators are provided to maintain appropriate pressure in lower elevations of the site.

Offsite water facilities are not anticipated because the existing network of potable water distribution piping in the vicinity of the Community is capable of providing adequate flow and pressure to the site. In addition, existing potable water storage within the water service zone is sufficient to accommodate the storage needs of the Community. The Community shall make improvements to existing storage facilities as required by the VCMWD.

4. Water Reclamation Facility

Wastewater collection, conveyance, treatment, and disposal will be achieved based on plans reviewed and approved by the Valley Center Municipal Water District (VCMWD). The Wastewater Management Alternatives Report for the Lilac Hills Ranch Community identifies four alternatives for the treatment of the project's wastewater. The VCMWD preferred alternative is that the on-site generated wastewater for the initial phases be treated at the VCMWD Lower Moosa Canyon Water Reclamation Facility. Effluent generated by the project (as well as the 16 existing home sites and six not-a-part parcels) would be pumped into a force main and would be routed south, off-site to the existing VCMWD Lower Moosa Canyon Water Reclamation Facility. A Water Reclamation Facility may also be constructed on-site to treat wastewater generated by the project. An MUP is being processed concurrent with this EIR for the on-site treatment facility. The on-site Water Reclamation Facility could be either of the following: 1) on-site Water Reclamation Facility with solid treatment or 2) on-site Water Reclamation Facility without solid treatment (scalping plant). The ultimate treatment of wastewater for future phases of the project would be under the discretion of the VCMWD.

Wastewater will be collected in gravity sewers; gravity flow will be maintained to the extent possible. Due to the Community topography, up to four wastewater lift stations may be necessary to pump wastewater to the main gravity flow collection system. The backbone gravity wastewater system will convey wastewater to the designated wastewater treatment plant for treatment. Disposal of treated wastewater will be by recycling the treated effluent for irrigation of landscaping within the community or as otherwise approved by the VCMWD.

Under all scenarios, a recycled water booster pump station will be incorporated into the treatment facility site plan. This pump station could deliver recycled water to the irrigation system within the community or service area of the VCMWD. Some of the alternatives include offsite infrastructure improvements and new facilities.

5. Fire, Paramedic and Law Enforcement Services and Facilities

IV. IMPLEMENTATION

The Project is located within the Deer Springs Fire Protection District. Three (3) fire stations are located in the District; Station 11 (District Headquarters) at 8709 Circle R Drive, Escondido, CA 92026; Station 12 at 1321 Deer Springs Road, San Marcos, CA 92069; and Station 13 at 10308 Meadow Glen Way East Escondido, CA 92026.

The “closest” fire station to the project site is CAL FIRE’s Miller Station (Station 15) operated in conjunction with DSFPD at 9127 West Lilac Road, located adjacent to the proposed development and approximately 2.3 miles from the furthest structure when the development is fully constructed. Miller Station consists of a 3,000 square foot fire station located on a 2-acre parcel and is staffed by a three member crew. This station receives funding from the County of San Diego, for extension of its use during the non-fire season under an Amador contract. The travel time from the Miller Station site to the furthest structure when all phases of the proposed development are completed would be approximately 4.5 minutes, below the 5-minute travel time requirement.

As required by the County’s Guidelines, the District submitted a PFAF for the project which stated that based upon the “capacity and capability of the District’s existing and planned facility, fire protection facilities are currently adequate or will be adequate to service the project.” The District determined that it can provide emergency services to the entire project and the community within District’s standard travel time of 7 to 9 minutes, which the District determined to be acceptable to protect the health, safety and the general welfare of the community. The District has indicated that the addition of another station to the District would raise funding concerns because of the increased operational costs associated with a new station. For the reasons described in the “Deer Springs Fire Protection District Response Time to Lilac Hills Ranch Memorandum,” by Dudek dated June 1, 2015, and attached to the Capabilities Assessment (“Updated Analysis”), providing emergency services within 7 to 9 minutes to the project would adequately protect the health, safety and general welfare of the community.

The FPP, that was approved by DSFPD, the FAHJ, determined that pursuant to the County’s Guidelines, impacts associated with adequacy of fire service and response time would be less than significant because of the additional factors that would allow adequate emergency services to be provided to the project site. These factors are listed below and include project features that minimize fire hazards and the Miller Station’s ability to respond within the General Plan Travel Time standard. The following mitigating factors are included in the FPP that was approved by the Deer Springs Fire Protection District (FAHJ).

- a. The District can augment response with ALS capable equipment to the entire project within 7-9 minutes, which is an acceptable District Standard travel time and would ensure adequate fire services to protect health, safety and the general welfare of the community;

IV. IMPLEMENTATION

- b. The analysis shows that the DSFPD has existing capability and capacity to respond to fire emergency incidents on the project;
- c. The project will pay statutory mitigation fees and annual assessments that will be provided to the District, which can be used by the District to upgrade and provide new facilities if necessary, as determined by the District;
- d. The project can be provided with fire services from three fire stations within 10-minutes to the furthest structure and nearby fire departments pursuant to mutual aid agreements;
- e. Sufficient mitigation measures (as set forth in the FPP) that minimize fire hazards are included in the project, such as fire resistant construction methods and fuel modification zones;
- f. Travel time from the closest fully staffed fire station - Miller Station - to the furthest structure within the project would meet the travel time identified by the County General Plan;
- g. The project's water supply meets the requirements of the San Diego County's Consolidated Fire Code and the Fire Code for a commercial/business/residential development; and,
- h. Fire access to the project will meet the requirements of the County and Deer Springs Fire Protection District.

The County could also conditionally approve the Project based upon the implementation of one of the four fire service Options ("Options") that would provide the Project with emergency services in accordance with the Travel Time Standards set forth in the General Plan Policy S-6.4. The four Options have been incorporated into the Project as a project design feature and are addressed within the EIR and Capabilities Assessment. The Fire Response Capabilities Assessment, prepared by Dudek and Hunt, dated May 24, 2014, ("Capabilities Assessment") outlines in detail how the Travel Time Standard would be met by each of the Options, the estimated costs of each Option, and how the Options could be financed and implemented. (See Capabilities Assessment Sections ES-2 and 5.2) The County would ensure that emergency services (fire and medical) would be provided within the 5 minute travel time described in General Plan Policy S-6.4 by conditioning the project to implement one of the four options listed below. In addition, fire and medical emergency services could be provided to the project in a manner not explicitly described under the options identified below, provided an agreement is entered into by the appropriate parties and approved by the County that ensures that such services will be provided: consistent with the intent of the four options outlined below; from one of the fire station sites identified by the options; and satisfies the 5 minute travel time standard in accordance with General Plan Policy S-6.4. The four fire service Options are described below and are detailed further within the Capabilities Assessment.

IV. IMPLEMENTATION

Fire Option 1: Under this option, Deer Springs Fire Protection District and/or CALFIRE would provide fire and medical emergency services from the Miller Station site to the project within the 5 minute travel time standard pursuant to an agreement as specified herein. The existing Miller Station's location is optimal for serving the entire project site within a 5 minute travel time. This option may involve a co-located facility at the Miller station site, improvements to the Miller Station or another approach that would ensure that emergency services would be provided to the project from the Miller station site consistent with the 5 minute travel time standard. An agreement that is satisfactory to Planning & Development Services, Deer Springs Fire Protection District, and CAL FIRE that provides assurances that emergency services will be provided to the project within 5 minutes travel will be required.

Fire Option 2: This option would include a separate DSFPD fire station facility on the Miller Station site in order for such a facility to be completely independent from CALFIRE. (Although the new facility would be staffed by CALFIRE personnel under contract with DSFPD). This option would include an agreement between the project applicant, DSFPD with CALFIRE to either remodel Miller Station to co-locate and staff a DSFPD Type I paramedic engine on the site within the existing CALFIRE station or the construction of a completely separate DSFPD station. The Project will be required to fund the capital expenditures that are needed to provide services to the project as set forth in the Capabilities Assessment, and emergency services will be funded from the project based upon the ongoing revenues available from property taxes and other assessments.

Fire Option 3: Under this option, DSFPD could agree to build a neighborhood fire station within the community purpose facility site located within Phase 3 of the Lilac Hills Ranch project. A Type I paramedic engine with a 3-person crew and the third position as a reserve firefighter or a firefighter 1 could be added at this station by DSFPD.

Fire Option 4: This option includes a new DSFPD fire station within Phase 5, the southern portion of the project site. This option is identified as the Mountain Ridge Road Fire Station Alternative in the EIR. The Mountain Ridge Road Fire Station Alternative must be adopted under this option with the requirement to provide a fire station within Phase 5 (see subchapter 4.9).

Interim Fire Facility: The Fire Protection Plan has identified a number of options available for providing interim fire and emergency services to the Project; (1) Lilac Hills Ranch may construct a temporary fire station within the Project, at any of the locations allowed in the Specific Plan, prior to the issuance of the 72nd residential building permit within Phase 1 or prior to the issuance of the first residential building permit in which such facility is needed in order to meet the General Plan's Travel Time standards for the Project, whichever occurs first, (2) by providing other

IV. IMPLEMENTATION

mitigation measures, if such measures are approved by the County as a part of the Project's approval, (3) by receiving fire and emergency medical services from CAL FIRE, or (4) by another option determined appropriate by the County for providing such services.

6. Schools

School services are provided by the Valley Center-Pauma Unified School District and the Bonsall Unified School District. School fees are paid prior to building permit. A K-8 school site is provided in the Lilac Hills Ranch Community.

7. Parks, Open Space and Trails

Lilac Hills Ranch provides 104.1 acres of biological open space that will be preserved within a permanent biological open space easement. P-7 is a public park in accordance with requirements of the County's Park Lands Dedication Ordinance. The park site would be located adjacent to the school site and private recreation facility that will ensure its location near other Community oriented public facilities. The facility will be both dedicated to the County and constructed by the developer as a 'turnkey' facility by the Project and maintained as a County public recreational facility. The HOA shall provide written documentation prior to the acceptance of the facility by the county that an on-going and irrevocable maintenance and funding agreement has been established and adequate revenue will be generated prior to the County accepting the public park into the park system.. There will, in addition, be at least 10 private parks maintained by the HOA throughout the Community. Private parks will be included in the design of each Implementing Tentative Map. The Community implements both public and private multi-use trails as components of the County trails system.

8. Financing Options

Financing the above-mentioned facilities requires utilizing appropriate public facilities financing mechanisms to secure their acquisition, construction, and maintenance. No property outside of the project will be included in any of these financing options. The financing options include:

a. County Service Area

Property owners within the County have the option of assessing their properties for a higher level of service. These services could include construction, operation, and maintenance of facilities. For example, a County Service Area could be established for the construction and maintenance of the local park, park site, and recreational trails in Lilac Hills Ranch.

b. Mello-Roos Community Facilities Act

IV. IMPLEMENTATION

This Act authorizes the formation of Community Facilities Districts (CFD) which authorize the financing of certain public services or facilities through approved special taxes. The Mello-Roos Act can provide funding for the purchase, construction, expansion, rehabilitation, or maintenance of open space, parks, recreation, or parkway facilities, on and off-site streets, drainage and storm water management, water, sewer, recycled water facilities, community power generation, fire, paramedic, and police/sheriff facilities, public service facilities, and educational facilities. At the appropriate time, the Community will submit a completed CFD Application as required under the Counties adopted CFD Goals and Policies (Board of Supervisors Policy I-136). The Community understands that any CFD formed through the County requires approval from the County Board of Supervisors.

c. Infrastructure Financing District

An Infrastructure Financing District (IFD) is a financing mechanism used to finance infrastructure improvements from tax increment growth in assessed values. An IFD can provide funding for facilities of a Community wide benefit including but not limited to roadways, sewer and water, flood control and park and recreational facilities.

d. Assessment Districts

This financing mechanism is used where the value or benefit of a particular improvement is assignable to particular properties. Assessments are levied in exact amounts on individual properties based on the specific benefits each parcel receives from the said improvement. Special assessments are used for both publicly dedicated on-site and off-site improvements.

Generally, public type improvements are financed through Assessment Districts, including Community Facilities Districts (CFD), County Maintenance Districts (CMD), and Landscape Maintenance Districts (LMD). Assessments are levied and bonds issued to fund the construction of public improvements. Bonded indebtedness is a collective responsibility of all parcels within the Assessment District. The bond issue is a lien against each property with a special assessment. Bonds are not issued to represent individual parcels but are pooled in marketable denominations. Assessments for the construction of infrastructure improvements are predominantly administered through the following legislation: the Improvement Act of 1911; the Municipal Improvement Act of 1913; and the Improvement Bond Act of 1915.

e. Dedication

Dedication of land by developers for public facilities is a simple and direct financing tool used throughout the State. Land dedications may include: road and utility rights-of-way; park sites; open space and trails; Community purpose facility sites; wastewater treatment plant sites including pump station and treated effluent storage sites.

IV. IMPLEMENTATION

f. **Subdivision Exaction**

The exaction of local or Community level public improvements are required by jurisdictions under the Subdivision Map Act (SMA) for subdivisions. The SMA requires individual development projects to fund and/or construct local street, utility and associated recreational improvements. Projects are conditioned for specific exaction, where appropriate, to insure the construction of facilities phased with the actual development.

g. **Development Fees**

As an alternative to direct exaction, an increasing number of communities require payments of impact or development fees to finance local public improvements. These fees compensate the Community for the costs of public facilities that are needed as a result of the impact of development. The fee is typically collected at time of a building permit issuance, with the proceeds placed in a fund designated for the construction of certain facilities. Generally, fees are collected to fund traffic mitigation; parks and recreational facilities; fire facilities and services; schools; drainage and flood control facilities; as well as water and sewer facilities.

h. **Developer Reimbursement Agreements**

For area-wide facilities required to be constructed on-site, off-site, and/or oversized to accommodate future development, a Developer Reimbursement Agreement provides a mechanism for future payback (reimbursement) to the developer for the additional costs of these facilities. Subsequent development Communities pay their "fair share" portion of the appropriate costs for a shared facility with area wide benefits. Upon collection of a developer's share, the County reimburses the initial developer.

i. **Habitat Management**

The recently amended Lighting and Landscaping Act, Streets and Highways Code, Section 22500 et. seq. allows for the establishment of a Habitat Maintenance District (HMD) for maintenance of open space areas dedicated to the County (or habitat management agency acceptable to the County). An HMD is an assessment district established by the County to provide long-term maintenance of natural habitats.

9. **Finance Plan**

The public facilities and services required to support Lilac Hills Ranch are intended to be financed on an equitable basis to ensure that all parcels within the Specific Plan area, and no parcels outside of the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing. Infrastructure improvements require long term financing. However, long-term

IV. IMPLEMENTATION

financing strategies may be combined with short-term financing methods when advantageous for reasons of timing or economics with prior approval of the County.

Development of Lilac Hills Ranch requires the provision of adequate public facilities and services. Technical studies prepared for Lilac Hills Ranch identifies the Community's impact on existing facilities and the improvements required to serve the Community. These studies include the Lilac Hills Ranch Traffic Impact Study, prepared by Chen Ryan and Associates; the Overview of Water Service for Lilac Hills Ranch and the Wastewater Management Alternatives for the Lilac Hills Ranch Community, prepared by Dexter Wilson Engineering, Inc.; and, the Fire Protection Plan and Evacuation Plan, prepared by FireWise 2000, Inc. The public facilities and services required to support Lilac Hills Ranch are to be available when needed and financed to ensure that all parcels within the Specific Plan area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing.

Table 10 below summarizes on and off site services required to be available at the time of need as well as a description of the recommended financing option(s) or their implementation. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain proceedings as established by special districts, the County of San Diego, and relevant State and Federal laws.

IV. IMPLEMENTATION

Table 10 - Facility and Improvement Financing

Required Facility	Recommended Financing Mechanism(s)
Off-site Highway and Street Improvements	Developer and/or Formation of Assessment District (AD)/Community Facilities District (CFD)/Infrastructure Financing District (IFD) and/or Reimbursement Agreements
Circulation Street Improvements and Expansion	Developer and/or Formation of AD/CFD/IFD and/or Reimbursement Agreements
Drainage and Storm Water Management	Developer and/or Formation of AD/CFD/IFD and/or Reimbursement Agreements
Water	Developer improvements and/or Payment to Valley Center Municipal Water District of capacity, and connection fees. All of which may be financed through Formation of AD/CFD/IFD.
Sewer	Developer improvements and/or Payment to Valley Center Municipal Water District of connection fees. All of which may be financed through Formation of AD/CFD/IFD.
Schools	Payment of fees, dedication of land, construction of facilities or financed through a CFD
Parks and Trails	Land dedication, Park land Dedication Ordinance funds, County Service Area participation for maintenance and/or AD/CFD/IFD
Open Space Preserve	Habitat Management District and/or applicable application of Habitat Management Plan, and/or Landscape Maintenance District(LMD)/CFD
Fire, Paramedic and Law Enforcement	Fees, and/or AD/CFD

Lilac Hills Ranch SPECIFIC PLAN

Lilac Hills Ranch Promenade



Senior Center



V. GENERAL PLAN CONFORMANCE

- A. *San Diego County General Plan*
- B. *Chapter 3 - Land Use Element*
- C. *Chapter 4 - Mobility Element*
- D. *Chapter 5 - Conservation & Open Space Element*
- E. *Chapter 6 - Housing Element*
- F. *Chapter 7 - Safety Element*
- G. *Chapter 8 - Noise Element*
- H. *Valley Center Community Plan*
- I. *Bonsall Community Plan*

Lilac Hills
Ranch

V. GENERAL PLAN CONFORMANCE

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V. GENERAL PLAN CONFORMANCE

Policies applicable to the Lilac Hills Ranch are contained in the Valley Center and Bonsall Community Plans, and San Diego County General Plan. These policies address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses.

A. San Diego General Plan

The San Diego County General Plan includes six elements, each with a series of Goals, each one of which is supported by a number of policies which address how the Goal is to be accomplished. The goals, and therefore the policies, all flow from the Guiding Principles which are stated in Chapter 2 of the General Plan. A summary of how the project complies with the Guiding Principles and with each element of the County General Plan is provided below.

Guiding Principles

Guiding Principles; Chapter 2 includes ten Guiding Principles which are intended to provide guidance for how the County's future growth can be accommodated while still retaining the County's rural character, economy, sensitive resources and unique communities.

1. Support a reasonable share of projected regional population growth.

The project supplies a small percentage of the projected regional housing need. The recently adopted General Plan Update was accompanied by an EIR which included estimates about numbers of housing units in this area of the County. These estimates included existing units which could be counted, and assumptions about un-built, approved land development projects and pending land development projects which have been subsequently approved. Although the estimates regarding the amount of residential units in a given area is important in the development of General Plan documents as they provide a baseline for assessing impacts of future development, actual development in any city or county is a result of market forces, population growth (including birth rates and immigration) as well as physical constraints, availability of resources and other federal, state and local regulations.

2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.

Lilac Hills Ranch implements this principal because the project has been designed with the highest intensities (commercial, mixed-use and attached residential) within the central portion of the project (Town Center) and the lower-intensity residential uses around the perimeter of the site (single-family detached residential uses.) The Town Center includes high-density residential development, commercial and

V. GENERAL PLAN CONFORMANCE

professional offices uses, various private facilities, multiple private parks, and community trails. Compact residential neighborhoods surround the Town Center towards the Project perimeter and support several small parks and community trails. There are also two Neighborhood Centers (highly abbreviated forms of the Town Center) planned southeast of the Town Center. The northern Neighborhood Center clusters 105 attached homes with commercial and retail uses on 4.3 acres, and the southern Neighborhood Center is consistent with the model concept of graduating lesser intense uses away from its core, supporting the commercial uses. The Project perimeter transitions to surrounding semi-rural areas by featuring: wider, ranchette-style lots, a 50-foot wide orchard-planted buffer, and a 104-acre natural open space preserve. These three complexes ensure that services are available to all residents within a 10 minute (1/2 mile) walk. A one-half mile radius is the de facto standard for walkable communities, which corresponds to the distance over which someone from the edge of the circle can reach a mixed-use center within 10 minutes walking at 3 mph. The road network leads to the Town Center and Neighborhood Centers and there are over sixteen miles multi-use community trails providing a pedestrian lineage to every part of the community, which also connects to the County regional trail system. The project is located less than a half-mile from the I-15 corridor and includes all necessary public services. The project is located within existing service facility districts (water, sewer, fire, school) and is planned to include the construction and improvement of water and sewer infrastructure, roadways, and other public facilities to serve the project. A recycling facility will provide residents with an additional option to sell their recyclables and pick up mulch made from green waste. The Community 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 commercial and mixed-use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide new jobs within this compact community.

3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.

The Community is located less than a half-mile from the I-15 corridor. The Valley Center Community Plan area is one of the larger adopted planning areas in the County. The General Plan Update identified Valley Center and Bonsall as areas with a greater capacity to grow than other communities in the County. The two existing village core areas of Valley Center are located some 10 miles east of Lilac Hills Ranch while the Village of Bonsall is located approximately 12 miles to the west. It is not anticipated that this village will compete with the existing North and South Villages of Valley Center or with the existing Village of Bonsall since they are approximately 25 minutes away from the Community by car.

V. GENERAL PLAN CONFORMANCE

Due to the close proximity of the I-15 corridor, Lilac Hills Ranch as proposed is similar in size, scale and intensity of uses to a number of other large scale projects both north and south on I-15 such as Hidden Meadows, Welk Village, Castle Creek, Meadowood and Pala Mesa Resort. The services and commercial opportunities built into Lilac Hills Ranch will be sized to meet the needs of the project but will be available to area residents as well. The Specific Plan includes design guidelines for the Town Center and Neighborhood Centers that ensure consistency with the Bonsall Community and Valley Center Community Plans. The commercial and Mixed-Use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs, enhancing the economic vitality of this portion of northern San Diego County. Compliance with the project's design guidelines and other provisions of the Specific Plan assures the project's compatibility with the adjacent off-site land uses and within the project. Overall, the project is consistent with the relevant policies of both the Bonsall Community and Valley Center Community Plans

4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Lilac Hills Ranch utilizes the compact model of sustainable village development and includes a variety of small lot sizes and residential mixed-use homes in a compact development footprint. Consequently the development of the less sensitive upland Impacts to wetlands will be minimized and has been designed so that each wetland has no more than one crossing. Lilac Hills Ranch includes approximately 104.1 acres of sensitive biological resources. These are generally located to preserve a major drainage and riparian woodland that forms a major tributary to Moosa Canyon. Moosa Canyon generally parallels I-15 and is a valuable part of the proposed North County MSCP preserve system. While Lilac Hills Ranch is located outside of the proposed Pre-Approved Mitigation Area (PAMA) where the preserve is to be located, the proximity of the biological open space is such that it could provide a valuable addition to the proposed regional preserve system. Any additional mitigation for biological impacts will be provided within the proposed North County MSCP PAMA as feasible or in some other manner approved by the County. In this manner, a significant contribution will be made to an interconnected preserve system, minimizing the habitat fragmentation that results at a regional level from attempting to save resources on a project-by-project basis.

5. Ensure that development accounts for physical constraints and natural hazards of the land.

During the designing of the Lilac Hills Ranch the development footprint was adjusted to account for the few physical constraints on Lilac Hills Ranch. As a consequence approximately 99.7 percent of the RPO 'steep slopes' are avoided. The few areas that are flood prone are located in open space. The Community comprehensive Fire Protection Plan analyzes the potential fire safety issues of the project area and includes detailed fire prevention measures that will be incorporated into the project

V. GENERAL PLAN CONFORMANCE

design. In addition a 50 to 100 feet wide fuel modification zone is provided around the perimeter of the property and along natural open space areas as required by the Fire Protection Plan. Additional measures are included to ensure that safety is not compromised. Ignition resistant construction provides additional safety.

6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.

Lilac Hills Ranch will make improvements to West Lilac Road, a Mobility Element road addressing long standing safety issues resulting from the sub-standard curves and improvements that exist today. Many of the substandard horizontal and vertical issues present in the existing road will be brought up to standard with the improvements to West Lilac Road. Improvements to West Lilac Road will include development of a major east-west County Master Trail linkage, which is also connected into the extensive project trail network. In addition the project design is based on a compact form of development that includes an extensive network of trails, sidewalks, paseos, and paths that will encourage residents to walk or bike to the Town Center, Neighborhood Centers, and school-park complex. The trail system complements the interconnected network of roads included within the project. As discussed in the Specific Plan text, when the Community reaches a point in its development the NCTDB system could locate a transit stop that has been reserved in the Lilac Hills Ranch community. As the discussion included with the Principal indicates the transportation system in the unincorporated areas of the County will rely primarily on the public road network. The project includes a Transit Demand Management Plan that ensures project linkage to the regional transit system through implementation of an interim plan and through long-term coordination with regional transportation agencies. In addition, the TDM includes an interim transit service to transport residents to the nearest transit stop until the NCTD establishes a transit route to the Project.

7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.

Lilac Hills Ranch will be developed in accordance with the compact development model resulting in reduced automobile use and increased opportunities for walking and bicycling. The project entrance from West lilac Road is approximately 1.6 to 1.8 miles from the I-15 on and off-ramps, and as shown in Table 4.12 of the Traffic Impact Study (Appendix E), would reduce trip lengths within the Valley Center community by 0.08 miles, assuming the construction of Road 3, and 0.09 miles without the construction of Road 3. The proposed Project is projected to have an average vehicular trip length of 7.6 miles, which is over a half-mile lower than the rest of the Valley Center community, both with and without the construction of Road 3. Some of the relevant underlying objectives for this topic area include: reducing effects on

V. GENERAL PLAN CONFORMANCE

natural resources, improving water quality, and reducing heat islands. The Project's buildings will exceed the State's Building Code efficiency standards (2008 Title 24) by thirty percent; construction activity will meet all air and water pollution prevention regulatory requirements; landscaping will be drought tolerant and consist of native and regionally appropriate species; stormwater management plans will reduce pollution; the project will install 2,000 kilowatts (kW) of on-site solar/photovoltaic systems, which are estimated to produce 3,400,000 kW hours of electricity, or approximately 22 percent of the project's total electricity needs at build-out (see REIR GHG Section); waste disposal will be reduced by 20 percent through the construction of an on-site recycling facility; potable water consumption will be reduced by 20 percent; and light pollution reduction measures will protect night skies; project-related construction activities shall use a minimum of Tier III U.S. EPA/CARB-certified construction equipment for the majority of construction equipment used, during the entire construction period; The project will install high-efficiency public street and area lighting to achieve an overall minimum 15 percent lighting energy reduction; The project will install Energy Star appliances (including clothes washers, dish washers, fans, and refrigerators) in 95 percent of the single-family, mixed-use residential, and senior community residential uses; Project design shall include the installation of Smart Meters; All fireplaces installed in residential uses must be natural gas or equivalent non-wood burning fireplaces; The project requires that only electric-powered landscaping equipment be used on property managed by the homeowners' association (HOA); and lastly, in addition to the Specific Plan policies, performance measures, and project design features, the project's GHG emissions also would be reduced as a result of several existing statewide regulations: Pavley I and II (the latter of which also is sometimes referred to as LEV III or ACC), the LCFS, the RPS, and the Tire Pressure Program.

8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

The General Plan designated the project site as Semi-Rural Lands pursuant to General Plan Land Use Policy LU-7.1. The project proposes to amend the General Plan Semi Rural Lands land use designation to create a new Village. While the project would increase the density allowed and convert existing agricultural lands to non-agricultural uses, the project would still comply with the intent of this policy in the following ways: (1) The project would preserve approximately 43.8 acres of agriculture off-site through the purchase of PACE program mitigation credits or through the preservation of off-site agricultural resources based on the County's Guidelines for the Determination of Significance for Agriculture (CEQA). (2) The site is not located within a Williamson Act Contract or an Agricultural Preserve. (3) Approximately 20.3 acres of agriculture would remain on-site within the biological open space and agricultural buffers, and agriculture could be established within the manufactured open space areas, which could include community gardens (page II-19). (4) Impacts to off-site agriculture would be less than

V. GENERAL PLAN CONFORMANCE

significant through the implementation of mitigation measures, including agricultural buffers, fencing, and fuel modification zone restrictions. (5) Other compatible agricultural uses would be allowed by the Specific Plan, such as farmers' markets (page III-62), community gardens (page III-55) and vineyards (see Vineyard Park P-9).

9. Minimize public costs of infrastructure and services and correlate their timing with new development.

Lilac Hills Ranch implements this principal because it is a mixed-use, sustainable, compact planned community located in close proximity to existing and planned infrastructure and services. Because of its' compact design it requires a less extensive road network and infrastructure to meet its' needs. The Project is located within the Valley Center Municipal Water District and the Deer Springs Fire Protection District. The overwhelming majority of the streets within the project are proposed as private streets but are built to ensure that emergency and safety vehicles can easily access all parts of the new Community. As private streets they will be maintained by the project HOA, and will not therefore require any public costs for their maintenance and upkeep. Services will be phased to ensure they are available when needed. The cost of services will be borne by the residents of Lilac Hills Ranch.

Infrastructure and public services will be paid for by the developer or through a financing mechanism that is applied only to the residents of Lilac Hills Ranch. Payment of transportation impact fees, school fees and other similar fees will ensure that the cost to the public is minimized. Recreation and school facilities will be closer, potentially eliminating or reducing long bus rides for children.

Lilac Hills Ranch also implements this principal in that it includes a number of innovative new technologies seldom seen in County development proposals. A wastewater recycling facility will provide reclaimed water for irrigation. Additionally, an on-site recycling facility will provide additional opportunity for residents to sell their recyclable materials.

10. Recognize community and stakeholder interests while striving for consensus.

The Community proponents have conducted a multi-year community outreach process including surveys, open houses and workshops, group discussions and one-on-one meetings. The project was extensively redesigned in response to the comments and issues raised during the meetings and workshops held over the past several years. The project has been the subject of review by the VCCPG, BCSG, and VCDRB. Each of these groups will have an opportunity to review and comment on certain future implementation development proposals based on the standards and review authority of each entity.

B. Chapter 3 – Land Use Element

Several of the eighteen Land Use Element goals (3, 5, 6, 9, and 11) seek to encourage and establish compact and efficient land uses that reduce vehicle trips and include a variety of housing types to accommodate a diversity of lifestyles. The Goals express the need for Villages to be compact and include a variety of commercial and civic uses that, again, reduce reliance on the automobile. Villages are expected to be a Community focal point that fosters the development of community pride.

There are several specific Land Use Element goals and policies that merit a short discussion in this summary.

The Regional Categories Map and Land Use Maps are graphic representations of the Land Use Framework and the related goals and policies of the General Plan. The Land Use Maps are to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. Since the amendment to the Regional Category Designation and Land Use Designations must be consistent with the goals and policies of the General Plan, changes to the Maps will also be consistent with the General Plan.

Policy LU1.2 - Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.

Policy LU-1.2 Leapfrog Development defines the term, and specifically notes that development proposals which conform to the Community Development Model are *not* by definition Leapfrog Development. In essence this policy states that new Villages, outside of existing urban designated areas may be proposed and approved as consistent with the General Plan so long as they;

1. Conform to the Community Development Model, and
2. Provide necessary services and facilities, and
3. Are designed to meet the LEED-Neighborhood Development Certification or an equivalent, and
4. Are within established water and sewer service boundaries.

The Lilac Hills Ranch Specific Plan has been designed to meet and achieve all of these criteria. The application of LEED-ND or an equivalent provisions and project compliance with the other bullets in LU 1.2 are discussed extensively in the EIR, General Plan Conformance Matrix (EIR, Appendix W). In summary;

V. GENERAL PLAN CONFORMANCE

The Project Conforms to the Community Development Model.

The Lilac Hills Ranch Project is a new village whose structure, design and function are based on the Community Development Model. The Project proposes a “Village” Regional Category, surrounded by Semi-Rural Regional Category land uses that transitions to Rural Regional Category. This gradation of land use densities is illustrated at the Project level in the Specific Plan at Figure 8, entitled, “Proposed Community Plan Land Use Designations.” The following illustrates how the Project is designed to meet the community development model described in The General Plan at page 3-20.

Under the Community Development Model, The edge of a “Village” can be defined by a boundary which is designed to differentiate permitted development densities and design standards. The Project’s perimeter is designed to adhere to this model boundary concept. The Project edge contains the following features: ranchette-style lots that are 100 feet wide with grade separations and matured planting buffers, a multi-purpose pathway with low, rustic stone and wood-rail fencing that is equestrian-friendly, a 50-foot wide agricultural buffer planted with two rows of orchard trees (avocado, citrus, olives), and a 104-acre Biological Open Space Preserve. These developed and managed features differentiate the “Village” from the surrounding “Semi-Rural” densities and corresponding design standards. Outside of the “Village,” “Semi-Rural” areas would continue to maintain low-density residential neighborhoods, small-scale agricultural operations, and rural commercial businesses.

The Project is designed under the Community Development Model to contain the densest neighborhoods and a broad range of commercial and civic uses supported by a dense network of local roads containing bicycle lanes and walkways linking the neighborhoods with parks, schools, and public areas. The highest intensities (commercial, mixed-use and attached residential) are to be located within the central portion of a Project (Town Center) with the lower-intensity residential uses (single-family detached) around the perimeter.

The Project contains a Village that is anchored by a 21.4-acre Town Center that consists of an integrated mixed use core that is pedestrian-oriented and includes higher-density attached residential, retail commercial, and professional office uses, as well as private and public facilities, such as a park, a civic center, a country inn, and a recycling facility, that serve the entire community. The composition includes 270 mixed-use homes, such as attached units, live/work lofts and row homes, zoned for a minimum of 1,000 square feet, with the retail, commercial, and professional office spaces both at the ground level and free standing up to three stories high.

The residential-oriented Neighborhoods will radiate out from the Town Center to the Project perimeter with the largest, ranchette-styled lots feathering the edges. The composition includes 1,371 single family detached homes, zoned for a minimum of 2,800 square feet, one and two stories high. There are two Neighborhood Centers (highly abbreviated forms of the Town Center) planned southeast of the Town Center. The closer one clusters 105 attached homes

V. GENERAL PLAN CONFORMANCE

with commercial and retail uses on 4.3 acres, and the further one is consistent with the model concept of graduating lesser intense uses away from its core, supporting the commercial uses.

The project is located within existing service facility districts (water, sewer, fire, school) and is planned to include the construction and improvement of water and sewer infrastructure, roadways, and other public facilities to serve the project. The local road network is densest at the Town Center. The Project trail network consists of 16 miles of community trails, feeder trails and ranch multi-use trails, connected at key points to county regional trails. The trail network will be designed for pedestrian and bicycle uses, with bike lanes and community trails placed alongside the local road network. Equestrian trails and a staging area will be placed nearer the Project edges, and there will be a parking area for visitors who wish to access the Project trail network. This trail network threads the higher intensity urban uses at the Town Center to the lower intensity residential-oriented uses in the Neighborhoods and weaves the "Village" as a whole to the still lesser intensity rural uses in the surrounding "Semi-Rural" and "Rural Areas."

The Project will provide all necessary services and facilities

The Project will provide all of the necessary facilities and services required to meet the needs of the Project. Lilac Hills Ranch is located within the County Water Authority, Valley Center Municipal Water District (VCMWD), Valley Center School District, Bonsall School District and the Deer Springs Fire Protection District (DSFPD). As detailed in EIR Chapter 1, the project includes parks and recreational facilities, an opportunity for an on-site school, an internal private road system, storm drain facilities, underground utility lines, water lines, and an on-site water reclamation facility with distribution system, detention basins and wet weather storage ponds. The Project includes a looped potable water system and a water reclamation facility that would provide service from the VCMWD. The "Lilac Hills Ranch Fire Protection Plan," prepared by FIREWISE 2000, Inc., described how the DSFPD will provide fire services to the Project and the Capabilities Assessment Report by Dudek and Hunt, attached as Appendix "D", demonstrates that the District has the capacity to provide fire protection services. In addition, the project includes four options in conformance with the travel time standard of General Plan Policy S-6.4. (see subchapter 2.7).

The Project is designed to meet the LEED-ND Certification or equivalent program

In addition to the Project being in conformance with the NGBS program, attached as Appendix "G" and "H", the Project was also designed in a manner that is equivalent or corresponding in performance or outcome with the LEED®-ND Certification program. In order to make this determination, the following method was established by which to compare the Project against the principles of LEED®-ND. First, 18 fundamental development practices ("Green Development Practices) were identified from the various categories of credits that could be received under the LEED®-ND Certification model. These green Development Practices were chosen because they are the key tenements of LEED®-ND and recognized smart growth principals. The Project was then evaluated under each of the Green Development Practices as

V. GENERAL PLAN CONFORMANCE

well as against the intent provisions of the corresponding relevant credit categories under LEED®-ND. Subparagraph (a) below describes each of the three topic categories of LEED®-ND, the principles it promotes, and how the Project complies. Subparagraph (b) below outlines each of the Green Development Practices used to design the Project, describes how the practices correlate with the principles of the relevant credit categories of the LEED®-ND program, and how the Project complies.

a. The project is designed to be equivalent to LEED®-ND in that:

1) **Smart Location and Linkage:** For purposes of this evaluation, some of the relevant underlying objectives for this topic area include: reducing vehicle miles traveled, encouraging daily physical activity associated with walking and bicycling, locating within a water and wastewater service area, conserving natural resources, preserving water quality, natural hydrology, habitat and wetlands, protecting prime and unique soils on farmland from development, and enhancing natural hydrological systems. The Project's location is within existing water and sewer service district boundaries; it protects and restores habitat for sensitive species, wetlands, and natural drainages, and long-term management is ensured through implementation of a resource management plan; it would promote on-going agriculture land uses on-site; is not in a flood plain; contains 16 plus miles of walkable and bikeable trails; and complies with the Resource Protection Ordinance (RPO) by avoiding 99.7 percent of the RPO defined steep slopes.

2) **Neighborhood Pattern and Design:** For purposes of this evaluation, some of the relevant underlying objectives for this topic area include: promoting transportation efficiency, promoting walking, encouraging physical activity, promoting internal connectivity and to the community at large, clustering diverse land uses, promoting diversity of housing opportunities, improving physical and mental health, promoting local food production, and reducing urban heat. The Project's neighborhood pattern and design creates walkable streets, compact development, mixed-use neighborhood centers, and mixed-income diverse communities; implements traffic calming; provides for a mass transit bus stop and includes a Transit Demand Management program; provides close access to civic and public spaces and to recreational facilities; promotes local food production; has tree-lined streets, parks, and trails; and a neighborhood school that is walkable and bikeable by students because of traffic calming measures.

3) **Green Infrastructure and Building:** For purposes of this evaluation, some of the relevant underlying objectives for this topic area include: reducing effects on natural resources, improving water quality, and reducing heat islands. The Project's buildings will exceed the State's Building Code efficiency standards (2008 Title 24) by thirty percent; construction activity will meet all air and water pollution prevention regulatory requirements; landscaping will be drought tolerant and consist of native and regionally appropriate species; stormwater management plans will reduce pollution; the project will install 2,000 kilowatts (kW) of on-site solar/photovoltaic systems, which are estimated to

V. GENERAL PLAN CONFORMANCE

produce 3,400,000 kW hours of electricity, or approximately 22 percent of the project's total electricity needs at build-out (see REIR GHG Section); waste disposal will be reduced by 20 percent through the construction of an on-site recycling facility; potable water consumption will be reduced by 20 percent; and light pollution reduction measures will protect night skies; project-related construction activities shall use a minimum of Tier III U.S. EPA/CARB-certified construction equipment for the majority of construction equipment used, during the entire construction period; The project will install high-efficiency public street and area lighting to achieve an overall minimum 15 percent lighting energy reduction; The project will install Energy Star appliances (including clothes washers, dish washers, fans, and refrigerators) in 95 percent of the single-family, mixed-use residential, and senior community residential uses; Project design shall include the installation of Smart Meters; All fireplaces installed in residential uses must be natural gas or equivalent non-wood burning fireplaces; The project requires that only electric-powered landscaping equipment be used on property managed by the homeowners' association (HOA); and lastly, in addition to the Specific Plan policies, performance measures, and project design features, the project's GHG emissions also would be reduced as a result of several existing statewide regulations: Pavley I and II (the latter of which also is sometimes referred to as LEV III or ACC), the LCFS, the RPS, and the Tire Pressure Program.

b. The following information (as found in REIR and related Appendixes) provides support that the Project has been designed to meet an equivalent of LEED®ND Certification by incorporating the following 18 Green Development Practices: Building Site Selection, Compact and Efficient Development Footprints, Mixed-use Development, Innovative Zoning and Design, Conservation of Wildlife Habitat, Soil Conservation, Storm Water Management, Natural Filtering and Drainage, Water Efficient and Native Palette Landscaping, Operation and Maintenance Plans for Project Plans and Facilities, Recycling and Innovating Wastewater Technology, Pedestrian and Bike Paths Connecting the Community Amenities, Topographic Preservation, Floodplain Avoidance, Sustainable Location, Sustainable Building, Integrated Transportation Planning and Dark Sky Protection. The following provides a description of each of the foregoing Green Development Practices” of the Project that support its design as an equivalent to LEED®ND Certification as well as the equivalent principles of LEED®ND Certification described in the “Intent” provisions of the LEED®ND that it also meets. (Reference Guide “LEED v4 for Neighborhood Development,” updated July 1, 2014, USGBC.

1. Sustainable Location.

- a. The project is located within existing water and sewer district boundaries, namely the County Water Authority and the Valley Center Municipal Water District.

V. GENERAL PLAN CONFORMANCE

- b. Although the project would add traffic to the area, the project will reduce trip length and vehicle distances traveled as a result of locating services in the vicinity of residential uses. The project incorporates principles of smart location as required by the County General Plan, which requires new villages to be located within existing water and sewer districts and near existing infrastructure and facilities. In addition, State and Local planning policies (for example, SB-375 and AB-32) encourage locating Projects near major transportation corridors, in part to reduce commuting distances and carbon footprints by lowering vehicle miles travelled (“VMT’s”). The project entrance from West lilac Road is approximately 1.6 to 1.8 miles from the I-15 on and off-ramps, and as shown in Table 4.12 of the Traffic Impact Study (Appendix E), would reduce trip lengths within the Valley Center community by 0.08 miles, assuming the construction of Road 3, and 0.09 miles without the construction of Road 3. The proposed Project is projected to have an average vehicular trip length of 7.6 miles, which is over a half-mile lower than the rest of the Valley Center community, both with and without the construction of Road 3.
- c. The Project would encourage daily physical activity associated with walking and biking. The project also locates neighborhood services within short walking and biking distances as follows:
1. The project village core will reserve a future site for a mass transit stop, which is located within a short walk or bike ride from all points within the community.
 2. A 16-plus mile landscaped community path and trail network supports pedestrians, bicyclists, and equestrians. Trails are crisscrossed throughout the project encouraging their use from all points. The trail system will tie into the planned County trail system at the north and south ends of the Project. Streets are designed to promote traffic calming through the use of narrow roads, curvatures, roundabouts, landscaping, and parallel parking. The proposed paths are placed parallel to the streets to reduce vehicle speeds, promote pedestrian connections and increase roadway safety.
- d. The Project is designed so that all homes within the project will be located within one-half mile distance of at least seven neighborhood assets or “diverse uses” which are located in the Town Center and neighborhood centers. Among the LEED®ND®-defined “diverse uses” proposed are the following: general store/market, farmer’s market, bank, coffee shop, bakery,

V. GENERAL PLAN CONFORMANCE

drug store, senior care center, gym, recreational center, school, civic offices, public park, and commercial office. Project zoning would allow “diverse uses” within one-half mile of the project’s geographic center on account of the dense, mixed-uses permitted in the Town Center, the Neighborhood Centers, and the location of the Senior Center and the Group Residential/Group Care Facility.

Therefore the project **Sustainable Location** practice is equivalent to the **Smart Location** principle of LEED®ND (SLL Prerequisite 1), to locate projects within existing water and sewer service district boundaries, to encourage reducing vehicle trips and vehicle distance traveled, to improve health by encouraging daily physical activity associated with walking and bicycling, as well as locating “neighborhood assets” or “diverse uses” within ½ mile walking and biking distance of project residents.

2. Compact and Efficient Development Footprint.

The Project densities under the County’s standards, ranging from 24 du/acre to 2.9 du/acre, result in a compact, pedestrian-oriented planning and design. Project densities are illustrated in the Specific Plan in Table 3, Land Use Summary by Phase. The project also complies with the Community Development Model as explained previously under section 1, which is the County’s model for compact development. The Project also includes an extensive and thoroughly integrated, 16 plus mile Trail Network, including community pedestrian and bike paths, linking together the project components, including the Town Center, the Neighborhood Centers, all the Neighborhoods, the school site, the 13.5 acre central park, and the dozen smaller parks and green spaces located throughout the Project. This promotes the project’s walkability and livability. The trails include a staging area in the Town Center, and three trail connections at the north and south ends of the Project to trails defined in the County Master Trail Plan. See REIR, Figure 1-4a (Lotting Study) and Figure 1-8 (Trails Plan). Project parks and trails are designed to be wholly integrated with the dedicated 104.1 acre Biological Open Space. The REIR, Figure 1-9 (Open Space and Parks) illustrates this for example, in showing adjacency of the Biological Open Space to four parks, including the 13.5 acre central park, and to the school site and adjoining recreational and play fields areas. Certain trails, towards the Project perimeters connect to the County Master Trail Plan and will also allow equestrian usage.

The foregoing Compact and Efficient Development Footprint Practice is equivalent to the LEED®ND Compact Development principle (NPD Prerequisite 2), to conserve land and promote livability, walkability, transportation efficiency and reduce vehicle distance traveled the LEED®ND Walkable Streets principle (NPD Prerequisite 1), to promote walking by providing safe, appealing and comfortable street environments that support public health by encouraging daily physical activity and the LEED®ND Bicycle Facility principle(SLL Credit 4), to promote bicycling and transportation efficiency and reduce

V. GENERAL PLAN CONFORMANCE

vehicle distance traveled, as well as to improve public health by encouraging utilitarian and daily physical activity.

3. Mixed-Use Development.

The Project's Town Center, consisting of 21.4 acres, and the northern Neighborhood Center, 4.8 acres, provide for mixed-use development as shown in REIR, Project Lotting Study, Figure 1-4a. These areas will be zoned to allow an urban core of mixed use, clustered development, including 375 higher-density, up-to-three-story, attached residential units, including live/work and row homes, some with minimums of 1,000 square feet, along with specialty retail, community serving commercial, professional offices, a town green, a civic center, a country inn, and a central recycling facility, where a trail staging area leads to 16 plus miles of trails. At the southern portion of the Project there will be a senior group residential care facility. The inclusion of smaller, denser homes in the core areas, a senior care facility, and surrounding residential neighborhoods provide a variety of housing types.

The foregoing Mixed-Use Development practice is equivalent to the LEED®ND Mixed Use Neighborhood Center principle (NPD Credit 3) , to reduce automobile dependence, encourage daily walking, biking, and transit use, and support car-free living by providing access to diverse land uses, and the LEED®ND Mixed Income Diverse Communities principle (NPD Credit 4), to promote socially equitable and engaging neighborhoods by enabling residents from a wide range of economic levels, household sizes, and age groups to live in a community.

4. Innovative Zoning and Design.

- a. **Variation in Design and Clustering.** The Project was designed in accordance with the Community Development Model establishing a new "Village" Regional Category that is surrounded by Semi-Rural Regional Category lands, which transitions to Rural Regional Category areas. (See Specific Plan, Figure 8.) The project has been designed with the highest intensities (commercial, mixed-use and attached residential) within the central portion of the project (Town Center) and the lower-intensity residential uses around the perimeter of the site (single-family detached residential uses.) The Town Center includes high-density residential development, commercial and professional offices uses, various private facilities, multiple private parks, and community trails. Compact residential neighborhoods surround the Town Center towards the Project perimeter and support several small parks and community trails. There are also two Neighborhood Centers (highly abbreviated forms of the Town Center) planned southeast of the Town Center. The road network leads to the Town Center and Neighborhood Centers and there are over sixteen miles of multi-use community trails providing a pedestrian lineage to every part of the community, which also connects to the County regional trail system. The Project is compact enough

V. GENERAL PLAN CONFORMANCE

to encourage residents to walk to amenities and service, as all residences would be within half ($\frac{1}{2}$) a mile, and less than 10-minute walk from the Town Center or from one of the two Neighborhood Centers.

A snapshot of the compact, village model is seen in the REIR, Project Lotting Study at Figure 1-4a. The Project design also illustrates how residential areas are attractively interspersed among and defined by predominant swaths of open space, parks, and an extensive community path network thus preserving the natural and scenic qualities of the site, which further encourage walking and biking and further reduce auto dependence.

- b. Local Design Criteria** The County Zoning Ordinance allows for a variety of innovative techniques to address local development criteria and standards. The Specific Plan text includes detailed development design criteria and standards for both subdivision design and for architectural design. All development will require Site Plan approval, pursuant to the “D” Special Area Designator, for implementation to ensure compliance with the Design Guidelines and developments standards included respectively in the Specific Plan’s Section III, Design Guidelines, and in Section III, Development Standards and Regulations. These guidelines address the design elements that contribute to Project planning concepts for pedestrian-oriented residential and commercial/mixed use design. Guidelines are provided for architectural styles, facade elements, garage location and design, and landscape themes. Conceptual site plans and architecture for the residential and commercial/mixed use areas of the project are illustrated at the end of Section III of the Specific Plan. . The development of the single family detached areas of the project is regulated by Figures 98 and 99, which identify 17 different lot configurations. The Site Plan required for all detached single family development requires that each lot must show a specific lot configuration from the table coupled with one of 14 single family architectural configurations. This results in a permutation of numerous combinations of lot sizes and architectural styles ensuring that the compact form of development has a wide range and diversity of designs.
- c. Traffic Calming Design.** Pedestrian safety is essential to encouraging a pedestrian-oriented community, and a community where children can safely walk to school. Thus the Project includes multiple approaches to traffic calming throughout the Project. Traffic calming features include roadway design (such as roundabouts, one-way streets and slightly curved streets), road features (such as bulb-outs and on-street parking) and landscaping such as, landscaping areas for trees to be planted close to the curb, to cause automobile drivers to reduce their travel speeds without having to resort to

V. GENERAL PLAN CONFORMANCE

less effective measures (such as speed bumps). The Project includes one public road, West Lilac Road that is designated as part of the County maintained road system. Furthering pedestrian safety, the Project will dedicate and construct a portion of West Lilac Road with a multi-purpose pathway to be built within a 12-foot section of the road right of way and includes an 8-foot Decomposed Granite (DG) pathway and landscaping per the guidelines and standards set forth in the Specific Plan. (Specific Plan, p. 1-20, Figure 1-8)

The foregoing **Innovative Zoning and Design** practice is equivalent to the LEED®ND **Walkable Streets** principle (NPD Credit 1), to promote transportation efficiency and reduce vehicle distance traveled and to improve public health by providing safe, appealing, and comfortable street environments that encourage daily physical activity and avoid pedestrian injuries, the LEED®ND **Community Outreach and Local Input** principle (NPD Credit 12), to encourage responsiveness to community needs by involving the people through the HOA who live or work in the community in project design and planning and in decisions about how the project should be improved or changed over time, and the **Neighborhood Schools** principle (NPD Credit 15), to promote community interaction and engagement through traffic calming and thereby improve students' health by encouraging walking and bicycling to school.

5. Conservation of Wildlife Habitat.

- a. **Conservation by Design.** The project includes the preservation of 104.1 acres of open space that includes native habitat to support a variety of wildlife species. See REIR, Ch. 2.5, Biology Resources Report, Section 8.0 and Table 10 for a summary of impacts and mitigation measures. Mitigation measures will restore, enhance, and maintain open space subject to a Resource Management Plan, funded through an endowment or community facilities district, will enhance and create wetlands, under the jurisdiction of local, state, and federal resource agencies, and will include a Revegetation Plan, with numeric success criteria, and subject to local, state, and federal review and approval prior to issuance of wetland and the first and all subsequent grading permits. The wildlife habitat to remain in the 104.1 acres Biological Open Space on-site will be subject to an open space easement and maintained according to the guidelines contained in the Conceptual Resource Management Plan. See Table 1 and Section 4.0 of the Conceptual Resource Management Plan. Measures employed to establish and promote wildlife habitat include the preservation of 104.1 acres of biological open space for wildlife use, the on-site creation of 6.0 acres of wetland habitat for wildlife use, and the enhancement of 12 acres of existing disturbed riparian habitat to native riparian habitat for wildlife use. See REIR,

Ch. 2.5 Biological Resources Report, Section 8.0 and Table 10. The biological open space being preserved on the project site conserves the local important wildlife corridors. See Figures 14a and 14b of the REIR, Ch. 2.5 Biology Resource Report.

b. Environmentally Sensitive Areas Restored, Mitigated or Avoided. The Project's 104.1 acre Biological Open Space plan assures the permanent conservation of wetlands and associated riparian upland habitats, the restoration of degraded wetland habitat, and the provision of opportunities for wetland enhancement, in accordance with a prior-approved and funded Resource Management Plan (for example the County's MSCP) that meets wetland conservation and mitigation criteria required by local, state, and federal natural resource agencies. For example, the County RPO limits impacts to wetlands, wetland buffers, and sensitive habitat lands and requires a wetland buffer where development is adjacent to wetland areas. According to the REIR Biological Resource Report, current wetland buffers, as contained within the designated limits of the proposed biological open space areas are a minimum of 50 feet wide for the preserved wetlands, with some wetland buffer widths exceeding 100 feet for limited distances. The Project, in total, will mitigate for all impacts to wetlands and associated riparian and upland areas, onsite and offsite, through the following mitigation: coast live oak woodland (preserve 3.3 acres on-site; purchase 1.2 acres off-site); coastal sage scrub (preserve 2.9 acres on-site; purchase 39.4 acres off-site); coastal/valley freshwater marsh (preserve 0.5 acre on-site; create 0.3 acre off-site); southern coast live oak riparian woodland (preserve 22.8 acres on-site; create/purchase 4.8 acres off-site); southern mixed chaparral (preserve 27.1 acres on-site; purchase 26.9 acres off-site); southern willow riparian woodland (preserve 4.2 acres on-site; create/purchase 1.5 acres off-site); southern willow scrub (preserve 5.8 acres on-site; create/purchase 1.8 acres off-site); mule fat scrub (create/purchase 0.3 acre off-site), open water/freshwater wetland (create/purchase 1.5 acres off-site); and disturbed wetland (preserve 0.3 acre on-site; create/purchase 0.3 acre off-site). In addition, the Project will create 6.0 acres of wetland and enhance 12.0 acres of existing disturbed wetland resources on-site to help offset a portion of the creation/purchase of wetland habitat mitigation off-site. Conceptual Resource Management Plans have been prepared that proscribes the protection and maintenance of wetland areas and associated riparian and upland habitats being preserved on the site. See REIR, Ch. 2.5, Biological Resource Report, Attachments 15 (Wetlands) and 16 (Biological Open Space). These plans require, among other measures, the removal of invasive species and fencing and signage to prevent site disturbance and degradation. As stated, the final Resource Management Plan must be reviewed and approved by local, state and

V. GENERAL PLAN CONFORMANCE

federal resource agencies and must meet all sensitive habitat and wetland regulatory standards including no net loss of habitat functions and values. The 104.1 acre Biological Open Space will require a permanent conservation easement and Revegetation Plan for impacts to wetlands. In addition, while the project uses avoidance as the foremost site design concept to minimize impacts to wetlands, where unavoidable impacts may occur, the Project is required to obtain the following permits for project-related impacts. These permits ensure no net loss of habitat functions and values and protect wetland from exposure to pollutants, hydro-modification, vegetation clearing, and the introduction of invasive species, and ensure that the feasibility of alternatives will have been considered:

- 4(d) Habitat Loss Permit issued by the County, U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife. (See REIR, Habitat Loss Permit application and Habitat Loss Permit Exhibits)
- Section 404 Permit by the U.S. Army Corps of Engineers.
- 1603 Streambed Alteration Agreement from the California Department of Fish and Wildlife.
- NPDES General Permit for Stormwater Discharges (State Water Resources Control Board) and NPDES Municipal Stormwater Permit Compliance (County and Regional Water Quality Control Board).
- Section 401 Water Quality Certification or waiver from the Regional Water Quality Control Board.

The foregoing **Conservation of Wildlife Habitat** practice is equivalent to the LEED®ND **Imperiled Species and Ecological Communities (SLL Prerequisite 2)** and the **Wetland and Water Conservation (SLL Prerequisite 3)** principles, to promote open space and habitat conservation, preserve and enhance water quality and natural hydrologic systems, and protect habitat and biodiversity through conservation of wetlands and water bodies.

6. Soil Conservation.

- a. Soil Disturbance and Erosion During Grading.** The Project must comply with major grading provisions of the San Diego County Grading Ordinance and with the Regional Water Quality Board Order R9-2007-0001, as implemented through the County Standard Urban Stormwater Mitigation Plan for Land Development and Public Improvement (SUSMP) which will require a broad range of construction best management practices to minimize soil disturbance and erosion during construction, further described in the County Stormwater Ordinance/Stormwater Standards Manual, and will include practices such as staking the limits of clearance and grading prior to construction, fencing or flagging limits of no disturbance, covering and protecting stockpiles of soil, minimizing soil compaction using materials

V. GENERAL PLAN CONFORMANCE

capable of distributing equipment weight, stabilizing disturbed areas before grading, and amending soils with organic material and mulch.

- b. Soil Disturbance and Erosion Minimization During Construction.** The Project construction activities are scheduled per the Community Phasing Plan to minimize the length of time soils are exposed. The total disturbance area on the site would be 504 acres but less than 50 acres would be disturbed at any given time under the worse-case scenario. The Project Stormwater Plan must comply with the Regional Water Quality Board Order R9-2007-0001, as implemented through the County Standard Urban Stormwater Mitigation Plan for Land Development and Public Improvement (SUSMP) will require a broad range of construction best management practices to minimize soil disturbance and erosion during construction, further described in the County Stormwater Ordinance/Stormwater Standards Manual.

The foregoing Soil Conservation practice is equivalent to the LEED®ND Construction Activity Pollution Prevention principle (GIB Prerequisite 4), to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust.

7. Storm Water Management, Natural Filtering and Drainage.

Project stormwater is managed through the use of low-impact development techniques to preserve natural drainages and minimize concentrated hydrological flows. As for preservation, the Stormwater Plan does not include disturbance of natural drainages and all flows would be directed on-site, grass-lined detention basins, as described in the project Drainage Plan, for settling and filtration prior to discharge off-site through both natural and man-made drainages. The Drainage Plan includes measures such as planting shallow drainage slopes to prevent erosion and siltation. The Project Drainage Plan must meet applicable local, state and federal standards, be approved by the Department of Public Works, and maintained by either the Public Works Flood Control Division or the HOA. Natural drainages within the project site are further protected by the Resource Management Plan, to protect 104 acres of biological open space, including natural drainages throughout the site, as detailed in REIR S-1, Mitigation Measures M-BIO-2. To minimize concentrated hydrological flows, the project General Use and Performance Standards as described in the Specific Plan allows the use of permeable road pavers, that meet private road and Consolidated Fire Code requirements, throughout the private road system within the project area. In conjunction with the reduced detention basins, bio-retention area and other BMP facilities, pavers add another component to the storm water runoff treatment that further enhances the runoff water quality leaving the project site. The Specific Plan's Infrastructure/Public Facilities and Services Plan allows for cisterns and roof collection systems for the storing and use of rain water on single family homes. The Project trail network will include permeable

V. GENERAL PLAN CONFORMANCE

materials such as decomposed granite. Project area parking lots will include interior tree planting areas. The Project would also incorporate long-term water quality controls pursuant to the County Stormwater Ordinance, Stormwater Standards Manual, and related National Pollutant Discharge Elimination System Municipal Permit requirements. Short-term erosion and sedimentation impacts would be addressed through conformance with the NPDES Construction Permit and County Stormwater Ordinance/Stormwater Standards Manual which include developing and implementing an authorized SWPP for proposed construction, including erosion and sedimentation BMPs. The foregoing Stormwater Management, Natural Filtering and Drainage practice is equivalent to the LEED®ND Stormwater Management principle (GIB Credit 8), and Minimized Site Disturbance in Design principle (GIB Credit 7) to reduce runoff volume and improve water quality by replicating the natural hydrology and water balance of the site, based on historical conditions and undeveloped ecosystems in the region, and the LEED®ND Reduced Parking Footprint principle (NPD Credit 5), to minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff.

8. Water Efficient and Native Palette Landscaping.

The Project Landscape Plan which is incorporated into the Specific Plan is designed to limit water and energy use while preserving and enhancing the environment. The Landscape Plan conserves water through the use of native and drought resistant species and integrates existing field agriculture, orchards, riparian corridors, and native oaks into the project design. Oaks and Sycamores will accent channel crossings and drainages. All three public parkways will be planted with regionally appropriate native trees and shrubs such as Olives, Sycamores, Oaks, Madrone, Currant, Toyon, as well as Apricot, Lemon, Orange, Guava, and Avocado. Medians will be landscaped in accordance with County Water Conservation and Landscape Design Manual guidelines including drought tolerant and native plant materials where appropriate. Community recreational areas will use groves, drought tolerant and naturalizing plant material to transition to natural open space areas. Native vegetation will be emphasized, supplemented by compatible, non-invasive ornamental plant materials. Street trees will be planted at close intervals to assure overlapping foliage along West Lilac Road. Trees will be protected by planting wells and retaining walls. The Landscape Plan also encourages turning tree trimmings into mulch. The community Recycling Facility will accept residential and community compost waste. To limit water and energy usage, all of the reclaimed water from the Water Reclamation Facility treated to Title 22 Standards will irrigate on-site parks, street parkways, private residential lots, private and public open space, agricultural land in both common areas and in Biological Open Spaces, manufactured slopes and the school site, or as allowed by the Valley Center Municipal Water District and other regulatory agencies, thus preserving and protecting the environment. Irrigation systems will be designed in accordance with the Irrigation Association's *Turf and Landscape Best Management Practices* consistent with the applicable requirements of the Water District. All landscape

V. GENERAL PLAN CONFORMANCE

plans will be submitted for County review and approval prior to the start of construction. Such plans shall comply with the County Water Conservation Landscaping Ordinance, the Water Efficient Landscape Design Manual, the Specific Plan Design Guidelines, the County Grading Ordinance, the Off Street Parking Design Manual and the Valley Center MWD policy Article 190.7 regarding Conservation and Local Supply Use Requirements.

The foregoing Water Efficient and Native Palette Landscaping practice would be equivalent to the LEED®ND Minimized Site Disturbance in Design principle (GIB Credit 7) and Water-Efficient Landscaping principle, (GIB Credit 4) to reduce outdoor water consumption.

9. Operation and Maintenance Plans for Project Plans and Facilities Project Wide.

Conceptual Resource Management Plans have been prepared setting forth guidelines for the operation and maintenance of preserved environmental resources both on and off site. (REIR, Ch. 2.5, Biological Resources Report, Attachments 15 (Wetlands), 16 (Biological Open Space) Attachment 17 (Off-site Habitat Mitigation). These plans must be reviewed and approved by local, state, and federal resource agencies before being finalized. A Revegetation Plan with numeric success criteria and subject to local, state, and federal review and approval is also required. Prior to Final Map an HOA Operations and Maintenance Manual will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the common open space management activities. In addition, the onsite stormwater system, including the detention basins, will be owned and managed by the HOA. Prior to Final Map a Stormwater Management and Operations Manual, approved by the RWQCB, will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the operations and management activities for the storm drain system. Included with the documentation will be contact information so that the HOA and the County Department of Public Works can effectively coordinate issues and concerns regarding the operation of the system. The Recycling Facility licenses and permits will require operation and maintenance plans, which must comply with 16 performance standards, and with all local, state, and federal environmental, health and safety laws, as applicable. The Wastewater Treatment Facility MUP will require operation and maintenance plans. All wastewater systems will be owned and managed by the Valley Center MWD which is responsible to ensure the system complies with 16 particular performance standards, and with all other local, state, and federal environmental, health and safety laws, as applicable.

The foregoing Operation and Maintenance Plans for Project Plans and Facilities Project Wide practice would be equivalent to the LEED®ND Long-Term conservation Management of Habitat or Wetlands Principle (SLL Credit 9) to create and commit to implementing a long term management plan for native habitats and water conservation areas, and create guaranteed funding sources.

10. Recycling and Innovating Wastewater Technology.

V. GENERAL PLAN CONFORMANCE

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. Depending on which option is implemented by the Project, wastewater generated by the Community may be treated at the proposed on-site WRF, which would accommodate up to 356,510 gallons per day of wastewater from the development or by the other options identified in the REIR. Recycled water will be subject to Valley Center Municipal Water District policy on reclaimed water uses (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 reclaim wastewater generated by the project will be used for community open space irrigation. Also planned within the site, in the Town Center is a Recycling Facility (RF) to be located in the Town Center at a trail head staging area. (Specific Plan, Figure 1-4a) The purpose of this facility is to provide and encourage recycling among project residents in addition to the weekly collection of waste. The RF would be available for use by project residents, as well as those residing in the surrounding area. (Specific Plan, Section I)

Therefore the foregoing Recycling and Innovating Wastewater Technology practice is equivalent to the LEED®ND Wastewater Management principle (GIB Credit 14) to reduce pollution from wastewater and encourage water reuse, and the LEED®ND Solid Waste Management Infrastructure principle (GIB Credit 16), to reduce the volume of waste deposited in landfills by including a recycling or reuse station.

11. Pedestrian and Bike Paths Connecting the Community Amenities.

The project includes an extensive and thoroughly integrated, 16 plus mile Trail Network, including community pedestrian and bike paths, linking together the major project components, including the Town Center and Neighborhood Centers, Neighborhoods, the school, and the and 13.5 acre central park. The trails include a staging area in the Town Center, and three trail connections at the north and south ends of the project to trails defined in the County Master Trail Plan. See REIR, Figure 1-4a (Lotting Study) and Figure 1-8 (Trails Plan) showing the integration of the project as whole with the Trail Network. Also, project parks and trails are designed not to disturb the dedicated 104.1 acre Biological Open Space. Certain trails, towards the project perimeters, linking to the County Master Trail Plan will also allow equestrian usage.

Therefore the foregoing Pedestrian and Bike Paths Connecting the Community Amenities practice is equivalent to the LEED®ND Access to Civic and Public Space (NPD Credit 9) to improve physical and mental health and social capital by providing a variety of open spaces close to work and home and LEED®ND Compact Development (NPD Prerequisite 2) to promote livability, walkability, to reduce public health risks by encouraging daily physical activity associated with walking and bicycling.

12. Topography Preservation.

V. GENERAL PLAN CONFORMANCE

The County of San Diego has adopted the Resource Protection Ordinance (RPO), which regulates the development of steep slopes. All 608-acres of the Project have been designed so that 99.7% of all grading will occur outside of the RPO defined steep slope areas. Less than 1.6 acres of RPO-defined steep slopes would be disturbed by the project, which complies with the RPO. The project is designed to minimize slope disturbance through preservation and alignment of project forms to the natural topography. Construction activities must conform to the project Grading Plan Development Standards governing contour grading, manufactured slopes and material import/export balance. For example, the project will not import or export any soil. The project site grading plan complies with the San Diego County Grading Ordinance, the Hillside Development Policy (1-73) and complies with the 10 percent steep slope encroachment limit allowed under Resource Protection Ordinance as only 0.8 percent (1.6 acres) encroachment of steep slopes is proposed. Further, the Specific Plan's Landform Grading Guidelines, the techniques for blending and rounding slopes, roadways and building pads to reflect the natural contours will minimize long-term erosion effects.

This Topography Preservation practice is equivalent to the LEED®ND Steep Slope Protection principle (SLL Credit 6), to minimize erosion, protect habitat, and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.

13. Agricultural Land Conservation.

The project would support continued agricultural operations as follows: The project would permanently preserve 43.8 acres of agriculture off-site based on the County's Guidelines for the Determination of Significance for Agriculture or purchase agricultural mitigation credits at a 1:1 ratio through the County's PACE (Purchase of Agricultural Conservation Easement) program. The site is not located within a Williamson Act Contract or an Agricultural Preserve. Approximately 23.8 acres of active agriculture would remain on-site within the biological open space and 18.3 acres of orchards will be planted within the project agricultural buffers. An additional 20 acres of common area open space could include community gardens and agriculture. Other compatible agricultural uses would be allowed by the Specific Plan, such as farmers' markets, community gardens and vineyards.

Therefore this Agricultural Land Conservation practice also incorporates the equivalent principle as the LEED®ND Agricultural Land Conservation principle (SLL Prerequisite 4), to preserve irreplaceable agricultural resources by protecting prime and unique farmland from development, and as the LEED®ND Local Food Production principle (NPD Credit 12) to promote the environmental and economic benefits of community-based food production and improve nutrition through better access to fresh produce.

14. Floodplain Avoidance.

The project is not located in a flood plain and therefore would meet the equivalent principle as the LEED®ND Floodplain Avoidance principle, to protect life and property,

V. GENERAL PLAN CONFORMANCE

promote open space and habitat conservation, and enhance water quality and natural hydrologic systems.

15. Building Site Selection.

The project conducted an initial inventory of the natural resources (REIR, Ch. 2.5 Biological Resources Report, and Tables 1-2) across the site to create a development plan that would maximize avoidance of natural resources. This is reflected in the Open Space and Recreation Plan, and to varying other extents other resource-attentive plans, such as the Drainage Plan, the Landscape Concept Plan, and the Water and Wastewater Plan. These plans are assured proper implementation, through several county, state, and federal government agency approvals and oversight mechanisms, to protect project site natural resource areas both during construction and in perpetuity. Two plans in particular, both Conceptual Resource Management Plans (Attachments 15 and 16 have been prepared that provide the guidelines for the protection and maintenance of natural resources and areas being preserved. (REIR, Ch. 2.5, Biological Resources Report, Attachments 15 (Wetlands) and 16 (Biological Open Space) Three top priority resources to preserve include Coast Live Oak Woodland, Riparian Woodlands (southern coast live oak riparian woodland, southern willow riparian woodland) and Riparian Scrubs (southern willow scrub, mule fat scrub). See REIR, Ch. 2.5, Sec. 1.4 Biology Resources Report. Project streets, buildings, homes, facilities, and all built features are sighted to avoid and thus conserve natural resources, natural drainages and several high priority vegetation communities.

The Project's Building Site Selection Green Building Practice is equivalent to the LEED®ND intent of Minimize Site Disturbance (GIB Credit 7) by preserving existing noninvasive trees, native plants, and pervious surfaces.

16. Sustainable Building.

The project includes the following performance measures related to energy use: Lilac Hills Ranch homes and buildings will be designed, constructed and built to exceed 2008 Title 24 Energy Standards by 30%, and the project will install 2,000 kilowatts (kW) of on-site solar/photovoltaic systems, which are estimated to produce 3,400,000 kW hours of electricity, or approximately 22 percent of the project's total electricity needs at build-out. In order to achieve this total photovoltaic energy production volume, the project shall produce or cause to be produced renewable electricity by one of the following methods to be determined by the applicant: (1) installation of the equivalent of one photovoltaic (i.e., solar) power system no smaller than 2 kW on 500 single-family homes, and a photovoltaic power system(s) no smaller than 1,000 kW on 90,000 square feet of non-residential roof area; or (2) the installation of the equivalent of one photovoltaic (i.e., solar) power system no smaller than 2 kW on 1,000 single-family homes. The actual capacity and/or conversion efficiency of the photovoltaic panels may alter the actual number of roofs or non-residential roof space requirements to meet the annual 3,400,000 kW-h requirement at project build out.

V. GENERAL PLAN CONFORMANCE

The project would also plant shade along streets, trails, in parks, in parking lots, in the commercial centers and in civic and public spaces, which would negate the formation of urban heat islands and reduce energy demand during the hottest weather.

Therefore the project Sustainable Building practice would be equivalent to the LEED®ND Certified Green Building principle (GIB Prerequisite 1), to encourage the design, construction, and retrofit of buildings using green building practices, the LEED®ND Building Energy Efficiency principle (GIB Credit 2), to encourage the design and construction of energy-efficient buildings that reduce air, water, and land pollution and environmental damage from energy production and consumption, the LEED®ND Solar Orientation principle (GIB Credit 2), to encourage energy efficiency by creating optimum conditions for the use of passive and active solar strategies, and the LEED®ND Tree-Lined Streets principle (NPD Credit 12) to, encourage walking and bicycling and discourage speeding, and to reduce urban heat island effects, improve air quality, increase evapotranspiration, and reduce cooling loads in buildings

17. Integrated Transportation Planning.

The project site is less than a half-mile from I-15, with access to regional destinations, and approximately a mile of frontage along West Lilac Road (a Mobility Element roadway), maximizing efficient community access within Valley Center and Bonsall. The village core will reserve a future mass transit stop, which is located within a short walk or bike ride from all points within the community and would include an interim transit service to transport residents to the nearest transit stop until the NCTD establishes a transit route to the Project. A 16-plus mile community path and trail network supports pedestrians, bicyclists, and equestrians and is connected to the planned County trail system at the north and south ends of the Project. Streets are designed to promote traffic calming through the use of narrow roads, curvatures, roundabouts, landscaping, and parallel parking. The proposed paths are placed parallel to the streets to reduce vehicle speeds, promote pedestrian access and increase roadway safety. Finally, the Project will implement a Transportation Demand Management Plan and private interim-transit program until regional transit plans are coordinated. The Specific Plan also requires planning and integration of transit facilities within the project to meet the standards of the North County Transit District which are described in the project's Transportation Demand Management program: will coordinate with the NCTD as to the future sighting of transit stops/stations within the project site. As the project is built-out, the NCTD may adjust routes and services to meet the needs of the growing community. The project would allocate a site for public transportation within the Town Center. The applicants will continue to coordinate with NCTD and MTS regarding potential transit options for the project site.

Therefore this Integrated Transportation Planning practice would be equivalent to the LEED®ND Transit Facility principle (NPD Credit 7) to encourage transit use and reduce driving by providing safe, convenient, and comfortable transit waiting areas, and LEED®ND Transportation Demand Management principle (NPD Credit 8) to reduce

V. GENERAL PLAN CONFORMANCE

energy consumption, pollution from motor vehicles and adverse public health effects by encouraging multimodal travel.

18. Dark Sky Protection.

The project is 3,700 feet beyond the Zone A radius for Palomar Observatory. The project is however, designed to comply with the safety standards of the County Light Pollution Code. Street lighting will include downward directed lighting, shielded lighting, low voltage decorative lighting, and lighting lower than what would typically be found on an urban street. See Specific Plan, Section III.D. The project Lighting Fixture Schedule illustrates sensitive and rural-themed lighting designs.

This Dark Sky Protection practice is equivalent to the LEED®ND Light Pollution Reduction principle (GIB Credit 17) to increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people.

Policy LU-1.8 Density Allocation on Project Sites states that projects which have more than one Land Use Designation, and which are subject to a Specific Plan are allowed to transfer densities within the project, even across Land Use Designation boundaries. This is a new policy and reverses the practice under the previously adopted General Plan.

The Lilac Hills Ranch includes more than one land use designation, and also establishes 1,746 units as the maximum number of units that will be allowed. The Specific Plan text includes a statement that provides for the distribution of densities within the Specific Plan's development footprint, so long as the maximum number is not exceeded.

Policy LU-2.2 Relationship of Community Plans to the General Plan establishes as a matter of General Plan policy that:

1. Community Plans are part of the General Plan and
2. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part, and
3. That they cannot undermine the policies of the General Plan,
4. Community Plans are subject to amendment by the Board of Supervisors.

This policy explains the relationship between the County's community plans and the General Plan. It clearly states that community plans must be internally consistent with the General Plan's Goals and Policies and cannot be used to undermine the policies of the General Plan. This means that community plans must be read and interpreted in the context of the goals and policies set forth in the General Plan. This policy in particular should be used for guidance when addressing this project's consistency with Goals and Policies of the Valley Center and Bonsall Community Plans.

C. Chapter 4 – Mobility Element

The Mobility Element includes twelve goals. Three of these (Goals 1, 3 and 4) require road networks that are interconnected and safe with multiple points of ingress and egress. The road network within Lilac Hills Ranch consists of public and private streets that form a modified grid which provides multiple points of ingress and egress to the project. The private streets will be to not only accommodate project traffic, but to also meet applicable fire safety standards, ensuring safety and emergency vehicle access. The major point of entry will be provided by West Lilac Road, which forms the northern project boundary, and which is a Mobility Element road. The road will be built so as to provide the County with the needed frontage right of way for the revised classification of 2.2F as proposed by the Mobility Element GPA (Policy M-3.1). The project will minimize traffic congestion in the established surrounding neighborhoods by not including any direct access points from the project's residential driveways, increase travel operations on the road, and provide more area in which to better incorporate buffers and other environmental measures as may be needed.

Access to the Community will also be provided at Covey Lane, Rodriguez Road by Street “B,” and Mountain Ridge Road. Covey Lane includes an on-site private road portion and an off-site extension which will become a dedicated public road through the acceptance of existing Irrevocable Offers of Dedication. Both Street “B” and Mountain Ridge Road are private roadways which will be built to meet private road standards (except as modified). Private roads within the senior community will have gates that will provide the rural community character compatible with the surrounding neighborhoods a number of which also include gates on their private access roads. The gates will be able to be opened in the event of an emergency and will increase safety by providing additional evacuation routes for all area residents. Goals 4 and 12 encourage walkability and the creation of trails that, again, encourage walking and biking instead of driving. Lilac Hills Ranch includes sidewalks and paseos along streets within the village and hard and soft surface trails through the open space. (Attached to the EIR is a complete analysis of each Mobility Policy and its applicability to the Project)

D. Chapter 5 – Conservation and Open Space Element

The Conservation and Open Space Element seeks to conserve and protect all resources to “ensure that they are available for the future.” This element includes twenty-four goals. Goals 1, 2, and 3 insure that the natural environment is protected and remains sustainable. Lilac Hills Ranch is a compact, efficient village located in an area with few sensitive resources. Major drainages, supporting wetlands and large stands of oaks are preserved in open space. These drainages form a major tributary to Moosa Canyon, called out as a proposed Pre-Approved Mitigation Area (PAMA) in the draft North County Multiple Species Conservation Program (MSCP). On-site preservation of these areas provides a valuable contribution to the proposed integrated preserve system for northern San Diego County. Lilac Hills Ranch will provide additional contribution to this regional open space system by mitigating for other upland habitats within the proposed PAMA.

V. GENERAL PLAN CONFORMANCE

The Community has been designed and engineered for the distribution and beneficial use of reclaimed and recycled water.

Lilac Hills Ranch complies with all of the Open Space and Conservation Element goals, and therefore with all of the policies.

E. Chapter 6 – Housing Element

The Housing Element includes six goals, however only the first three are relevant to private developments like the Lilac Hills Ranch. The project is consistent with all of the applicable Housing Element goals. The Project will be served by the Valley Center Municipal Water District and the Deer Springs Fire Protection District (Policy H-1.3). The Community will provide attached single family and residential-mixed-use housing adjacent to the Town Center and two Neighborhood Centers so that residents can walk to commercial uses, recreation and a neighborhood school; and also includes a variety of single family homes on a variety of small lot configuration in keeping with the compact nature of the development footprint (Policies H-1.6 and H-2.2). The Lilac Hills Ranch Community will expand the variety of housing available in this part of northern San Diego County, accommodating a range of incomes and lifestyle choices.

Lilac Hills Ranch has been designed to resemble a village within the surrounding natural terrain. The objective of the Project is to provide an environmentally sensitive, residential community compatible with the character of the surrounding area and preserving the existing natural open space, landforms, and topography. (Policies H-2.1,) Lilac Hills Ranch will provide a Town Center, two smaller neighborhood centers, a community trail throughout the Project site, open space buffers, public parks, and a K-8 school site. (Policy H-2.2) The Community recognizes the highly varied, eclectic nature of development in northern San Diego County where well over half of the homes within five miles of the project are on lots less than two acres in size. Within this 5 mile area there are a number of compact planned communities which are surrounded by semi-rural estate lots and agricultural enterprises. In keeping with the existing character of the area, Lilac Hills Ranch proposes a compact new village that will provide a variety of housing types and densities that will provide new opportunities that do not currently exist in this part of the County.

Lilac Hills Ranch also conforms to two important Housing Element policies. Policy H 1.5, Senior and Affordable Housing near Shopping and Services directs projects to provide opportunities for senior housing and affordable housing development within Town Centers, transit nodes, and other areas that offer access to shopping and services. The Lilac Hills Ranch has identified 173.9 acres (roughly one third of the development footprint) that will be developed as a Senior Citizen Neighborhood within the Community.

In addition Policy H 1.9 Affordable Housing through General Plan Amendments requires developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible. The Lilac Hills

Ranch includes areas within the Town Center which are zoned to accommodate affordable housing densities (25 du/acre) as accepted by the State Department of Housing and Community Development (HCD) in approving the General Plan Housing Element.

F. Chapter 7 – Safety Element

The Safety Element includes some fifteen goals. In designing the Lilac Hills Ranch, every effort has been made to ensure that the project meets or exceeds the Goals and the Policies of this Element. The project has been designed to accommodate fire and emergency accessibility. The Fire Protection Plan, prepared by Firewise 2000, shows that the DSFPD, will have full response capability and capacity to respond to fire emergency incidents on the project.

1. Fire Protection

The entire Project site is encompassed within the boundaries of the Deer Springs Fire Protection District (“DSFPD”). (Policy S-3.4) Fire service to the Project has been determined to provide emergency services to the project in a safe manner as discussed in the FPP. Policy S-6.4 could be met with one of four options as described in detail in Section IV E (Public Facilities Finance Plan) and the attached Capabilities Assessment, Appendix “D”. The Community meets the requirements of the County and DSFPD with respect to access. (Policy S-3.5) The Project’s water supply will meet the water supply requirements of the San Diego County’s Consolidated Fire Code and County of San Diego Fire Code. (Policy S-6.1) The Community will also comply with the County’s fuel management zone requirements. (Policy S-3.6 and S-4.1) Fire resistant landscaping and ignition-resistant construction standards will be used for the Project. (Policies S-3.3, S-3.6, and S- 3.7)

2. Law Enforcement

Law enforcement services will be provided by the San Diego County Sheriff’s Department from the Valley Center Substation, approximately ten miles northeast of the Community. (Goal S-13 and Policy S-13.1)) The Community will provide a roadway network that will provide access for law enforcement personnel throughout the site. (Policy S-14.1)

G. Chapter 8 – Noise Element

The Noise Element includes six goals designed to ensure that the population is not exposed to excessive noise levels. Lilac Hills Ranch complies with all policies which implement the Noise Element goals. For example, Policy N 1.2, noise management strategies is addressed through project design. The interconnected road network disperses traffic throughout the project. Roads are two-lane and the design of the streets keeps speed at a reduced level. Other noise generators such as the recycling facility and the wastewater treatment plant are located away from residential areas and contained in enclosed buildings.

V. GENERAL PLAN CONFORMANCE

H. Valley Center Community Plan

The San Diego County General Plan is augmented by the community and sub-area plans. Community Plans must be consistent with the General Plan but can provide additional guidance that reflects the unique nature of each of the unincorporated area's communities. Many of the goals and policies included in the community plan mirror those in the General Plan.

The General Plan clearly describes the relationship between the General Plan and the County's community plans. Community plans must be internally consistent with the General Plan's Goals and Policies and cannot be used to undermine the policies of the General Plan. This means that community plans must be read and interpreted in the context of the goals and policies set forth in the General Plan. This policy in particular should be used for guidance when addressing this project's consistency with Goals and Policies of the Valley Center and Bonsall Community Plans.

As currently written, the Valley Center Community Plan envisions the two existing rural Villages as the only areas recognized on the plan map where urban levels of development are permitted. The Lilac Hills Ranch proposes to add a new rural Village in the north-west corner of the Valley Center Community Plan. As discussed above, the General Plan's goals and policies permit the establishment of a new village that is designed to be consistent with the Community Development Model, provide necessary services and facilities, and designed to meet LEED-ND Certification or an equivalent.

The Lilac Hills Ranch project proposes, as part of the General Plan Amendment process, to modify the text of the Valley Center Community Plan to be consistent with the General Plan Amendment being proposed by changing the number of rural villages from two to three, and by adding a new Lilac Hills Ranch Specific Plan textual insert following similar descriptions of the other six Specific Plans in the text.

One of the major goals in the Valley Center Community Plan is to maintain its rural character. The theme of this goal is repeated in several policies. One of the general Land Use goals states; "A pattern of development that accommodates people of diverse ages, lifestyles, occupations, and interests with opportunities for village, semi-rural and rural living." Another states "A pattern of development that conserves Valley Center's natural beauty and resources, and retains Valley Center's rural character."

Lilac Hills Ranch includes many different densities and architectural styles that integrate this Community through landscaping, trails and a Town Center to provide community focus. The design guidelines and other provisions of the Specific Plan will ensure that diversity is achieved.

Several goals and policies in the Valley Center Community Plan emphasize that sensitive natural resources should be preserved. Many of these are similar to Conservation and Open

V. GENERAL PLAN CONFORMANCE

Space Element goals and policies in the General Plan. Lilac Hills Ranch is located on a property which has been extensively farmed for sixty years, and as a result the property is largely devoid of sensitive habitat. The exception to this is a tributary to the offsite Moosa Canyon. This drainage and its tributaries support stands of oaks and wetland vegetation. They will be preserved as part of the project, providing a valuable contribution to a proposed integrated open space system. Wetlands that have been disturbed over several decades by agricultural activities will be restored as mitigation for other impacts.

With respect to Mobility, the Valley Center Community Plan reflects residents' concerns about traffic congestion as well as a desire for rural roads; two concerns that are often at odds. Lilac Hills Ranch carefully balances these two concerns in a number of ways. 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's northern 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. The road improvements will also include a fully improved 8-foot pathway within the road right-of-way. Covey Lane will be improved: (a) the onsite portion segment will be improved at private road standards while the off-site portion will be improved to Public Road standards to provide access to and from the eastern connection with West Lilac Road. Restricted access points into the Community will be provided at Street "B" to Rodriguez and Mountain Ridge Road. Controlling the access will allow these two roads to remain as rural private roads, consistent with the desire of existing residents. However, in an emergency, these two restricted access points can be opened, benefiting residents outside Lilac Hills Ranch by providing additional evacuation routes.

Within Lilac Hills Ranch, an interconnected road network is provided that gives residents multiple ways to access most areas of the new Community. These roads are designed to maintain slower speeds that are more conducive to the village function. Sidewalks and bicycle lanes will encourage the residents to access public areas by walking and biking. An extensive network of trails in the open space will provide more opportunities for residents to walk from their homes to a variety of services and will connect residents with the natural environment. The in-project trail system connects to two regional public trails, providing the public with the opportunity to walk or bike to the Town Center. The Community will dedicate and improve these two trail segments for the on-site portions only.

Finally, the Public Facilities and Services section of the Valley Center Community Plan includes goals and policies that require provision of adequate services. The Community will be provided water and sewer service by the Valley Center Municipal Water District, with the potential for recycled water that may reduce the projects reliance on imported water. The Community will be provided fire protection by the Deer Springs Fire Protection District. The project is located within three school districts. A recycling facility will reduce the waste stream to existing sanitary landfills. Landscape mitigation demands may be partially augmented by existing wells. Energy conservation measures will be built into buildings while provision is also

V. GENERAL PLAN CONFORMANCE

made for generation of solar energy. All facilities will be phased to ensure that they are available when needed.

I. Bonsall Community Plan

A portion of the Lilac Hills Ranch is also located within the Bonsall Community Plan. Approximately 201-homes are located in the Bonsall Community Plan area and approximately 76 acres of the 608 acre Lilac Hills Ranch (12.5 percent) is located in the Bonsall Community Plan.

As currently written, the Bonsall Community Plan designates three separate areas with the Village Regional Category located in the Olive Hill Road/Mission Road and SR-76 area. The Lilac Hills Ranch project proposes as part of the General Plan Amendment process to modify the text of the Bonsall Community Plan to be consistent with the General Plan Amendment being proposed by changing the number of areas with the Village Regional Category from three to four, and by adding a new Lilac Hills Ranch Specific Plan textual insert following similar descriptions of the other areas in the text.

Land Use Element policies 1.2 and 2.2 will permit the consideration of new Village as consistent with the Land Use Element and the Guiding Principles so long as the specific standards within Policy 1.2 are met.

Perhaps the major goal in the Bonsall Community Plan is the maintenance of rural character. This goal is supported by several policies emphasizing the retention of agriculture and large lot estate development.

Several goals and policies in the Bonsall Community Plan emphasize that sensitive natural resources should be preserved. Lilac Hills Ranch includes an extensive oak riparian network which will be retained. Wetland restoration and enhancement will replace disturbed wetlands, ensuring no net loss of such habitats. Additional policies call for grading to be limited in steep slope areas and for topography to be retained. Less than 15 percent of Lilac Hills Ranch meets the definition of steep slopes under RPO, and less than 1.5 acres of those steep slopes are graded. In general, the grading plan retains the rolling "shape" of the property. Less than 2,300 yards of material will be moved per house.

The Bonsall Community Plan calls for safe roads, community services provided as needed and adequate water and wastewater treatment systems. With respect to roads, only a small percentage of traffic from Lilac Hills Ranch will use roads within the Bonsall Community Plan area with the exception of West Lilac Road, Old Highway 395 and I-15. The portion of West Lilac Road in Bonsall will remain as is except for the addition of the Regional Trail link. West Lilac Road will be the major east-west collector through the project. Signal and intersection improvements detailed in the Traffic Impact Study will ensure that local roads within the Bonsall Community Plan will operate as envisioned in the General Plan Mobility Element. All Community services, such as schools and parks, will be provided by the applicant.

V. GENERAL PLAN CONFORMANCE

Approximately eleven parks (totaling approximately 25.6 acres) will be provided including one public park 13.5-acres in size. These parks, and the privately owned Village Green are accessible to all residents, including those in the Bonsall Community Plan. Water will be provided by the Valley Center Municipal Water District. VCMWD will also provide wastewater treatment via an onsite or offsite facility that will make reclaimed water available to this portion of their district.