

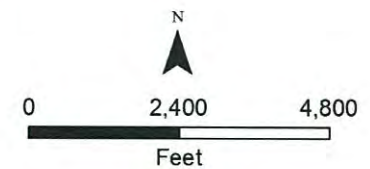
Attachment E – Planning Documentation

Lilac Hills Ranch
PDS2012-3800-12-001
Vicinity Map

Valley Center & Bonsall
Community Plan Area

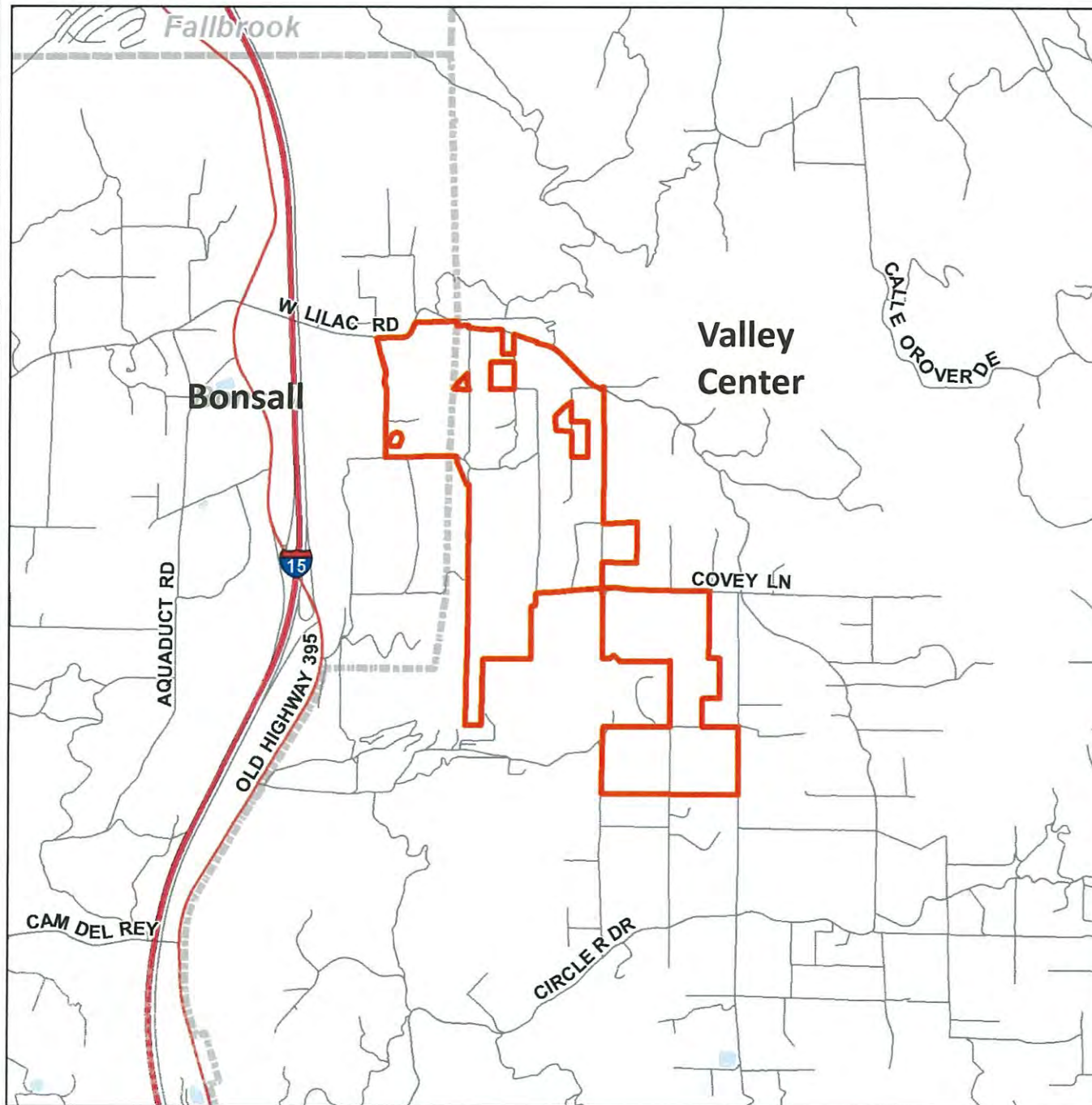


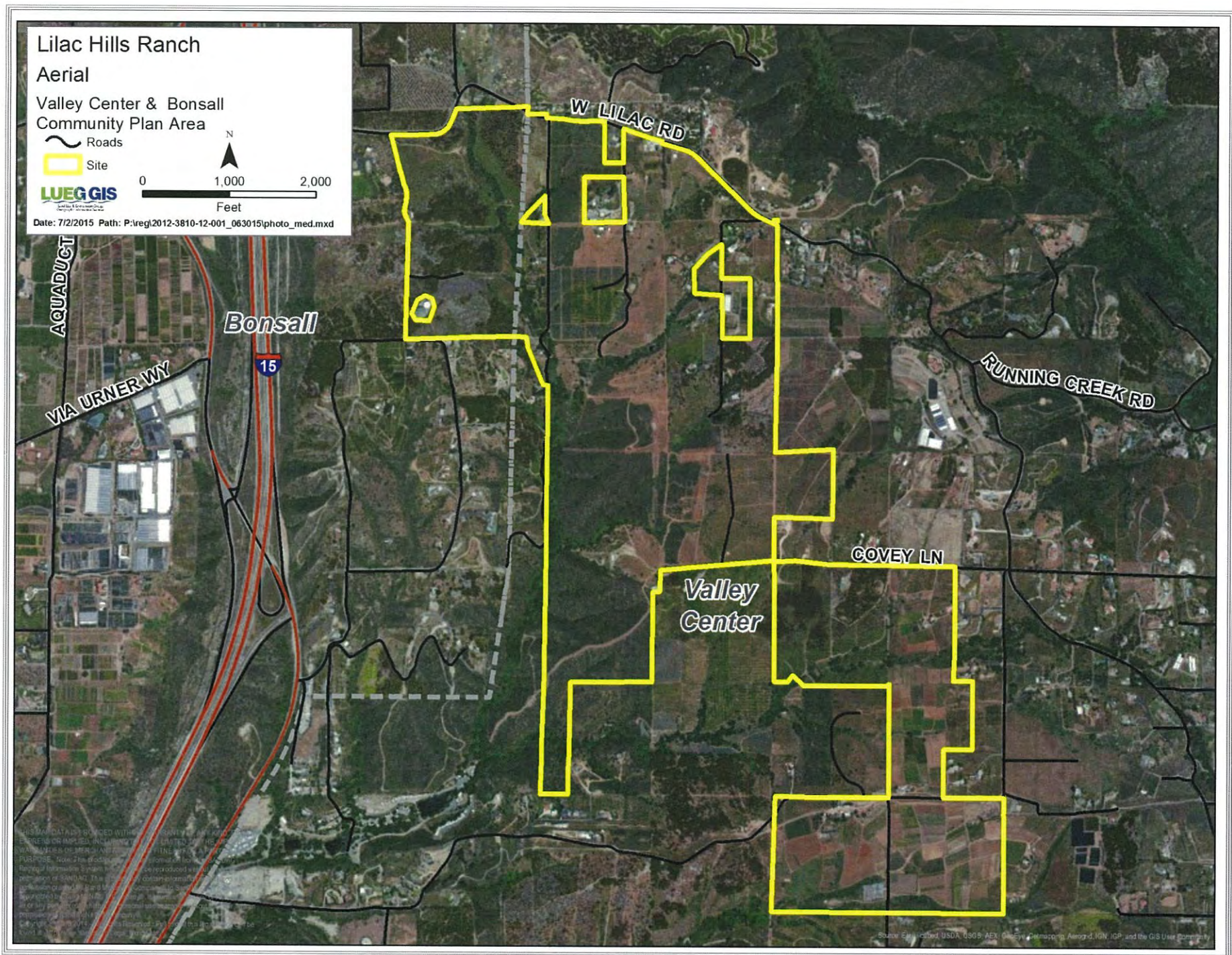
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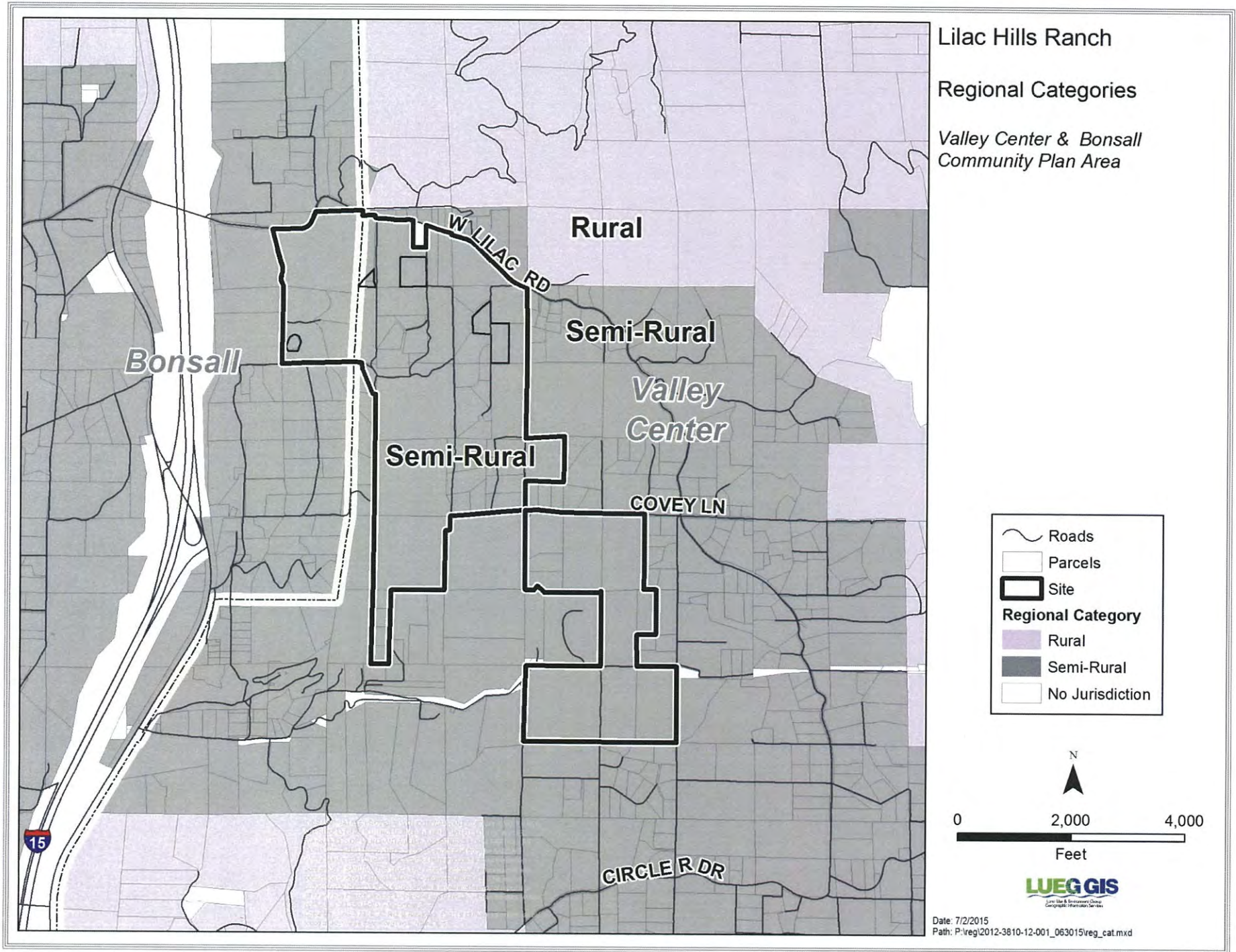


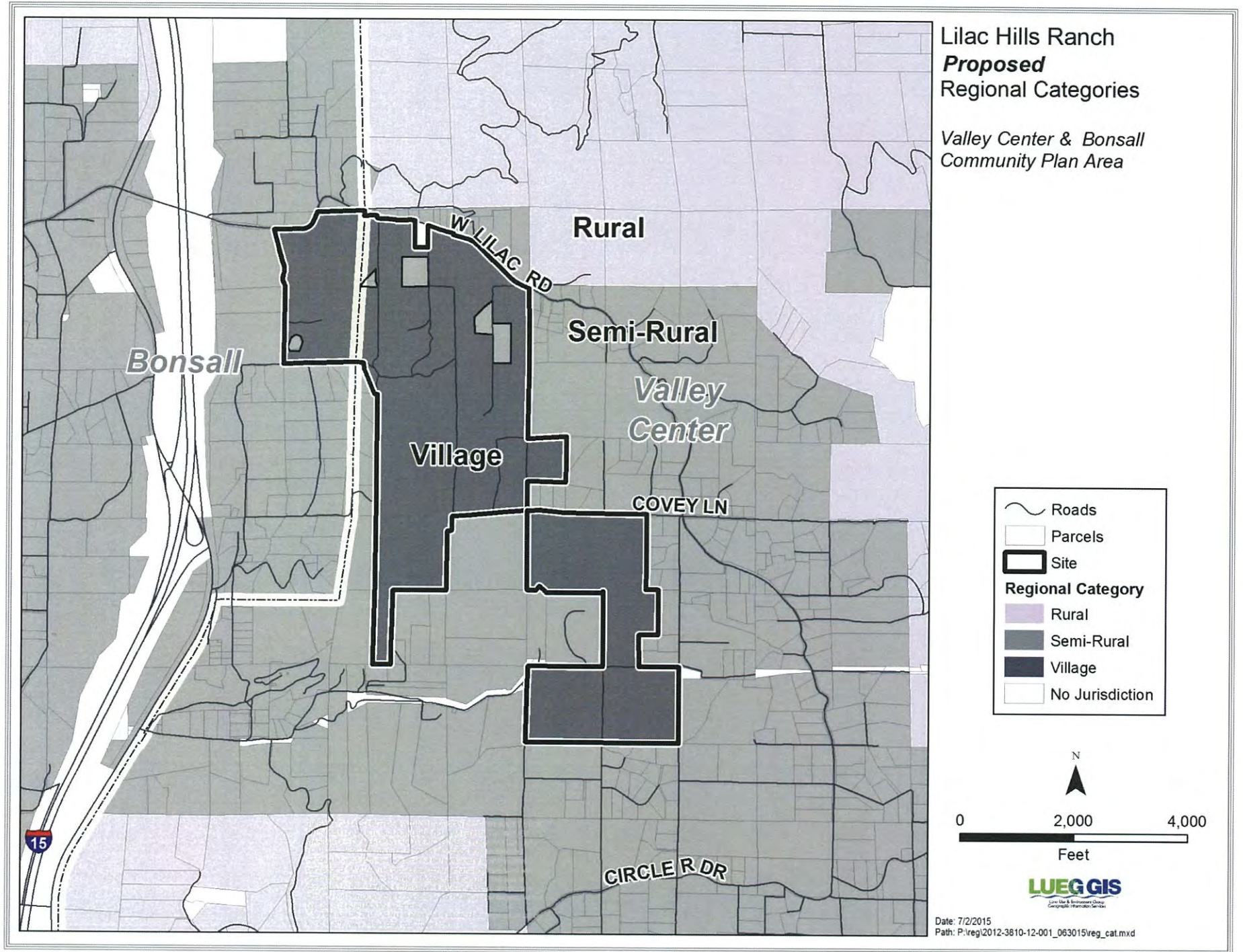
LUEGGIS
Land Use & Environment Group
Comprehensive Planning Services

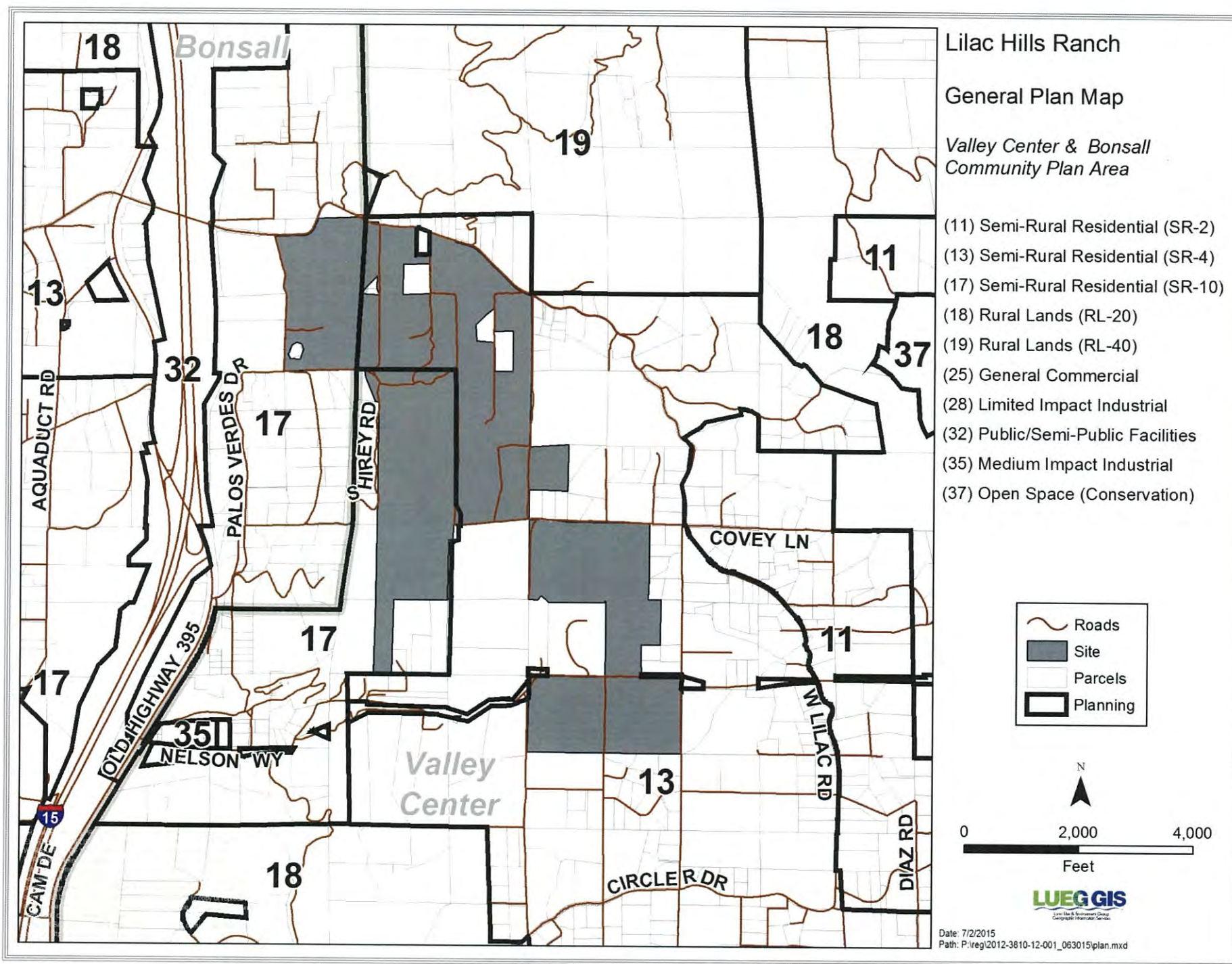
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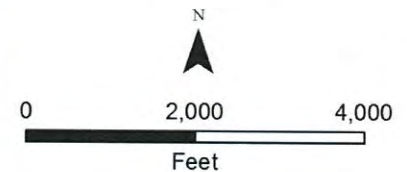




Lilac Hills Ranch **Proposed** General Plan Map

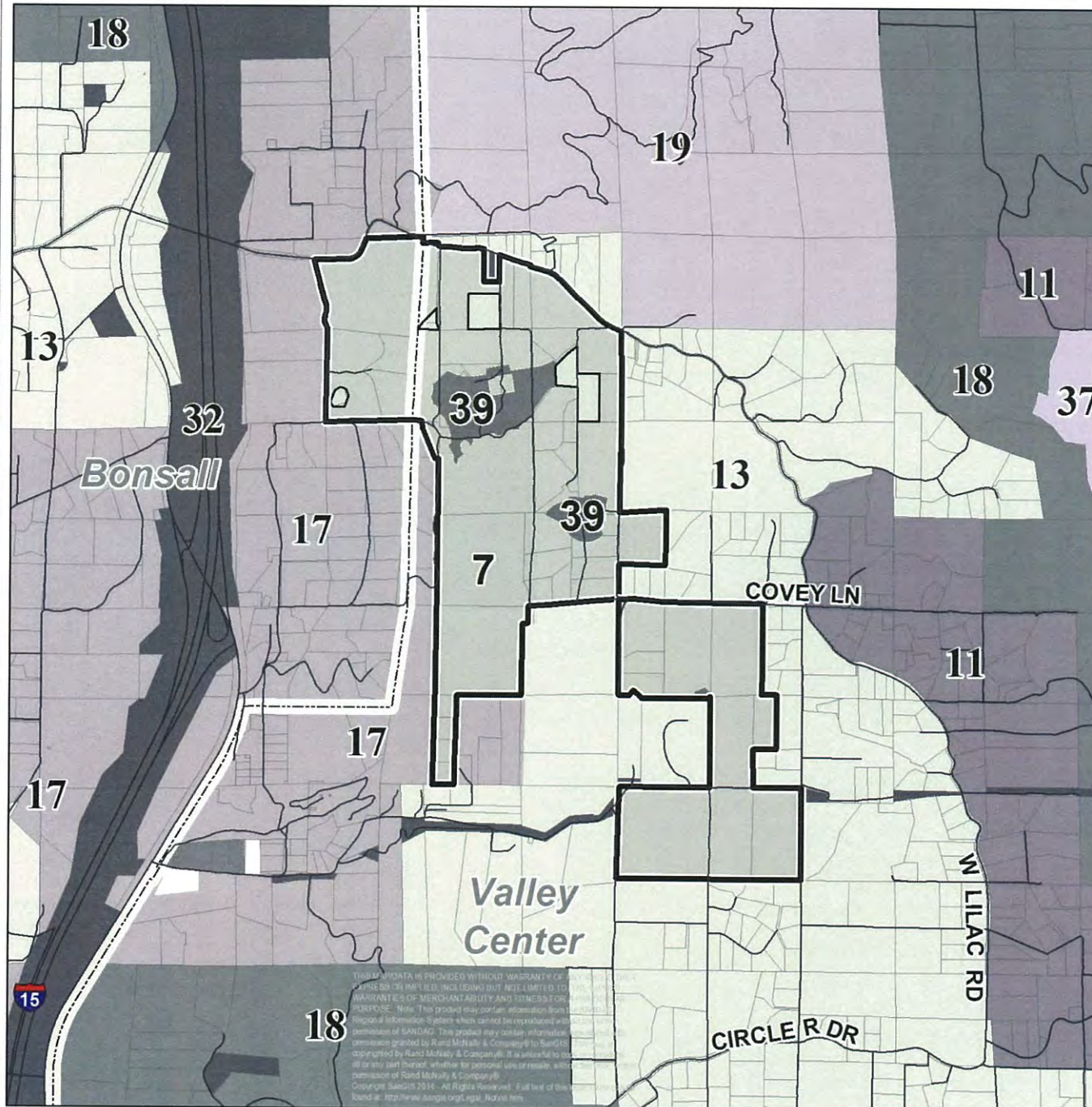
Valley Center & Bonsall
Community Plan Area

- (7) Village Residential (VR-2.9)
- (11) Semi-Rural Residential (SR-2)
- (13) Semi-Rural Residential (SR-4)
- (17) Semi-Rural Residential (SR-10)
- (18) Rural Lands (RL-20)
- (19) Rural Lands (RL-40)
- (32) Public/Semi-Public Facilities
- (35) Medium Impact Industrial
- (37) Open Space (Conservation)
- (39) Village Core Mixed Use



LUEGGIS
Landscape & Environmental Group
Geographic Information Services

Date: 7/1/2015
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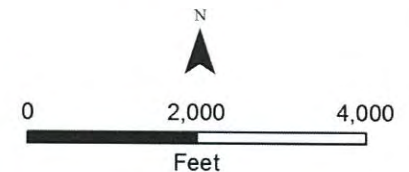


Lilac Hills Ranch

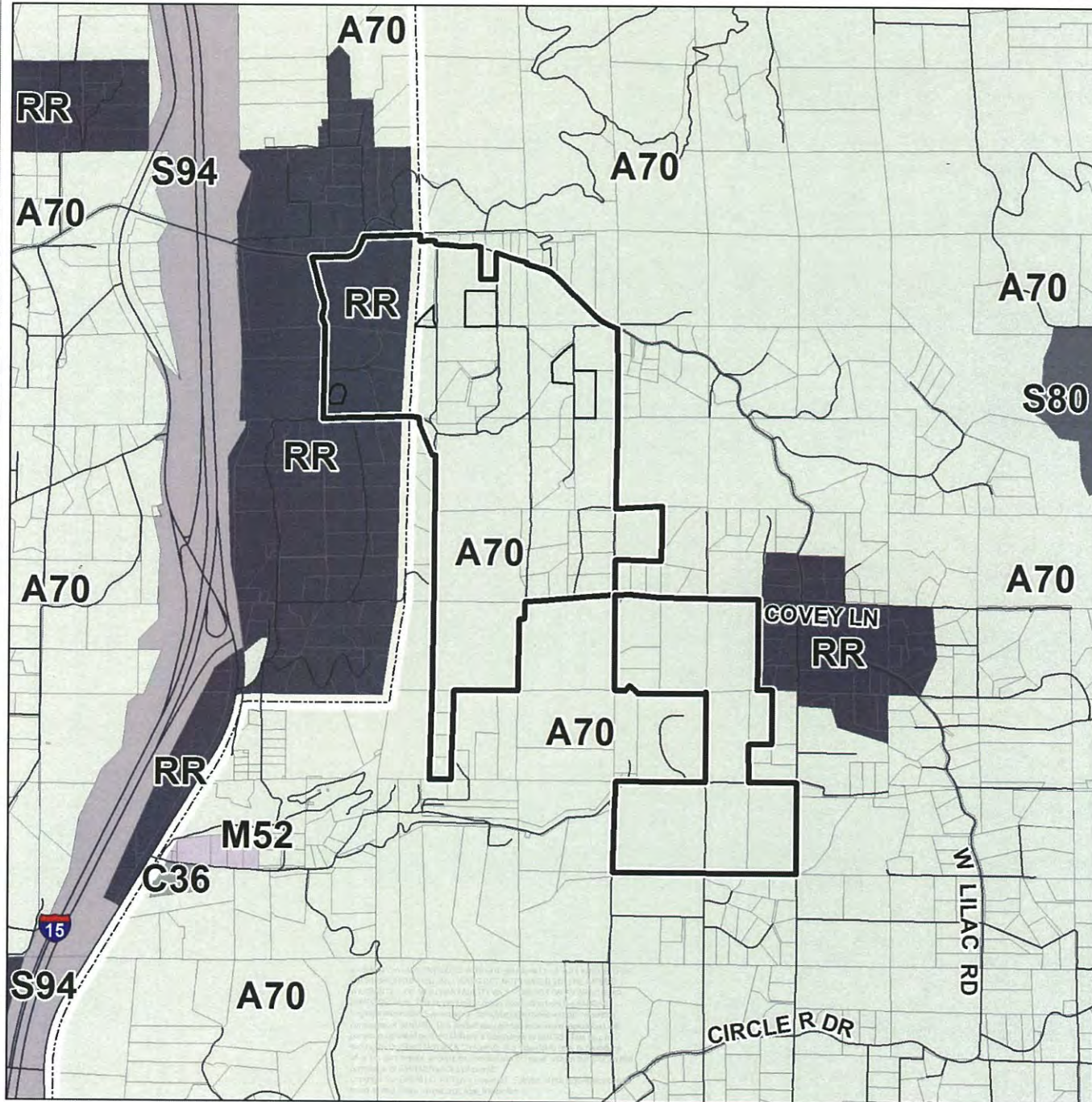
Zoning Map

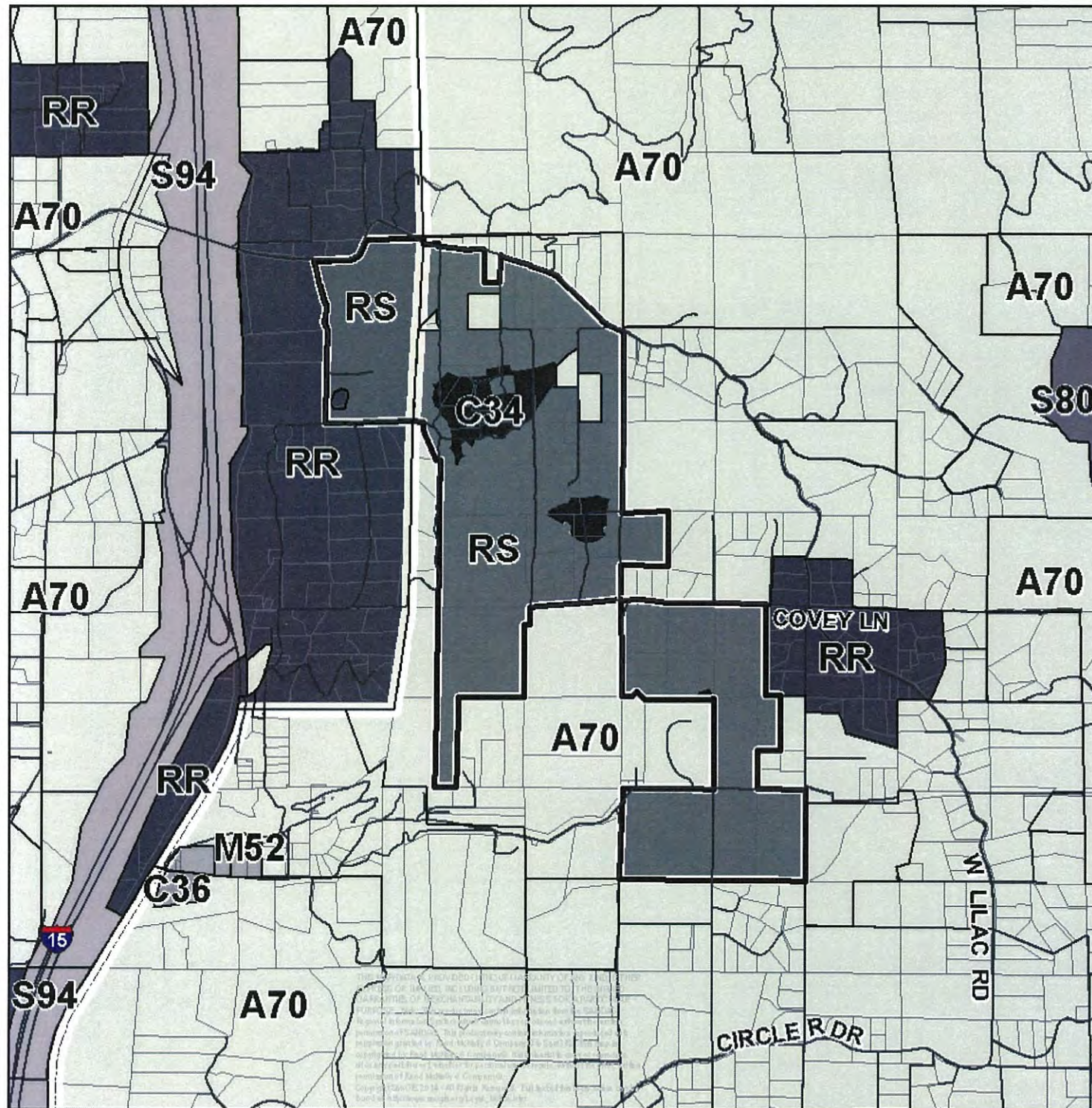
Valley Center & Bonsall
Community Plan Area

- A70 - Limited Agricultural
- C36 - General Commercial
- M52 - Limited Impact Industrial
- RR - Rural Residential
- S80 - Open Space
- S94 - Transportation/Utility Corridor



Date: 7/2/2015
Path: P:\reg\2012-3810-12-001_063015\zoning1.mxd

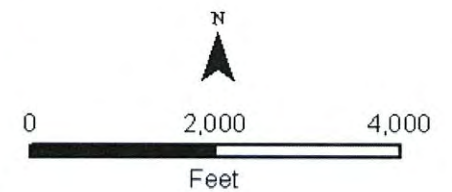




Lilac Hills Ranch **Proposed** Zoning Map

Valley Center & Bonsall
Community Plan Area

- A70 - Limited Agricultural
- C34 - General Commercial-Residential
- C36 - General Commercial
- M52 - Limited Impact Industrial
- RR - Rural Residential
- RS - Residential Single
- S80 - Open Space
- S94 - Transportation/Utility Corridor



LUEGGIS
LUEGGIS & ASSOCIATES
PLANNING & DESIGN

Date: 7/12/2015
Path: P:\veg\2012-3810-12-001_063015\zoning1.mxd

BOUNDARY DATA			
L/R	LENGTH	DIRECTION/DELTA	RADIUS
C1	232.20	066°31'14"	200.00'
C2	254.96	029°33'00"	500.00'
C3	324.20	023°33'10"	800.00'
L3	28.30	S86°48'55"W	
L4	123.00	N12°42'31"W	
L5	223.27	N06°00'44"E	
L7	187.69	S89°21'28"E	
L8	329.03	N87°38'27"E	
L10	152.82	N21°07'13"E	
L12	99.23	S03°13'50"W	
L13	233.98	N88°24'26"E	
L14	40.59	S00°55'52"E	
L15	101.96	N89°31'26"E	
L16	332.83	S83°18'34"E	
L17	104.06	N83°51'26"E	
L18	41.22	S70°18'34"E	
L19	504.43	S01°23'34"E	
L20	223.07	N88°37'27"E	
L21	418.39	N01°21'24"W	
L22	379.54	S70°18'34"E	
L23	321.68	S74°28'14"E	
L27	8.71	S88°28'30"E	
L28	82.89	N89°08'11"E	
L34	484.69	S00°10'00"W	
L35	37.65	S80°07'42"E	
L36	245.45	S02°15'45"W	
L37	76.14	S84°29'16"W	
L41	318.73	N89°37'58"W	
L46	60.21	N84°01'59"W	
L47	459.03	N22°53'15"W	
L48	122.60	N06°26'11"W	
L49	140.30	N83°56'28"W	
L50	170.00	S21°29'20"W	
L51	101.83	N16°43'53"W	
L52	97.00	N68°30'40"W	
L53	100.00	S58°21'31"W	
L54	170.00	S21°29'17"W	
L55	87.65	N26°31'21"W	
L56	155.58	N89°15'04"W	
L57	482.44	S40°09'16"W	
L58	317.90	N88°38'55"E	
L59	361.11	N01°03'50"W	
L60	429.24	N88°36'43"E	
L61	20.76	N88°43'30"E	
L62	499.99	N01°23'34"W	
L63	450.00	S88°37'27"W	
L64	500.04	S01°23'34"E	
L65	396.43	N00°47'54"W	
L66	203.36	S53°50'15"W	
L67	229.50	S42°40'05"W	
L68	278.94	S02°52'00"E	
L69	315.11	S85°15'45"E	
L70	498.60	S00°47'54"E	
L71	178.39	N88°45'41"E	
L72	697.46	N00°27'24"W	
L73	323.53	S89°26'14"W	
L74	124.27	N00°10'00"E	
L78	238.84	N89°50'56"E	
L80	133.50	N89°50'08"W	
L89	13.89	S89°47'28"W	
L90	21.00	S00°20'56"W	
L92	138.54	N54°47'11"W	
L93	103.07	S38°43'17"W	
L94	158.00	S89°49'47"W	

ZONING INFORMATION	
PROPOSED	
USE REGULATIONS	C 34
ANNUAL REGULATIONS	A
DENSITY	-
LOT SIZE	-
BUILDING TYPE	P
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	H
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	B
SPECIAL AREA REGULATIONS	B and D

ZONING INFORMATION	
EXISTING	
COMMUNITY PLAN	SONSALL
USE REGULATIONS	L
ANNUAL REGULATIONS	-
DENSITY	-
LOT SIZE	2 A.C.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

ZONING INFORMATION	
FOR ALL OTHER APN'S	
COMMUNITY PLAN	VALLEY CENTER
USE REGULATIONS	APD
ANNUAL REGULATIONS	-
DENSITY	-
LOT SIZE	2 A.C.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	-
LOT COVERAGE	-
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

ZONING INFORMATION	
PROPOSED	
USE REGULATIONS	RS
ANNUAL REGULATIONS	B
DENSITY	-
LOT SIZE	2,800 SF
BUILDING TYPE	F
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	-
LOT COVERAGE	-
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	D

ZONING INFORMATION	
EXISTING	
COMMUNITY PLAN	SONSALL
USE REGULATIONS	L
ANNUAL REGULATIONS	-
DENSITY	-
LOT SIZE	2 A.C.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

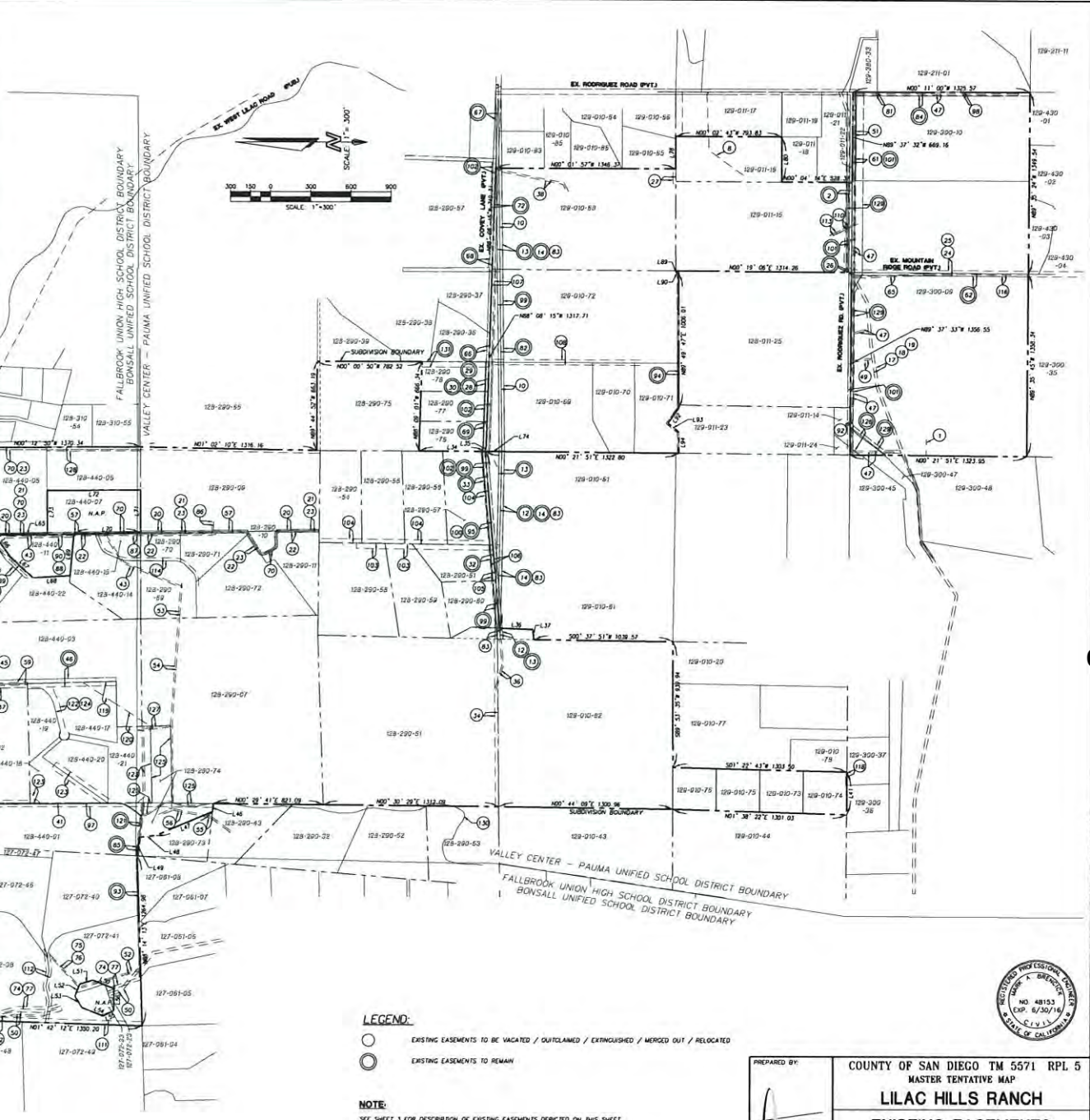
ZONING INFORMATION	
FOR ALL OTHER APN'S	
COMMUNITY PLAN	VALLEY CENTER
USE REGULATIONS	APD
ANNUAL REGULATIONS	-
DENSITY	-
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BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	-
LOT COVERAGE	-
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

ZONING INFORMATION	
PROPOSED	
USE REGULATIONS	C 34
ANNUAL REGULATIONS	A
DENSITY	-
LOT SIZE	-
BUILDING TYPE	P
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	H
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	B
SPECIAL AREA REGULATIONS	B and D

ZONING INFORMATION	
EXISTING	
COMMUNITY PLAN	SONSALL
USE REGULATIONS	L
ANNUAL REGULATIONS	-
DENSITY	-
LOT SIZE	2 A.C.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

ZONING INFORMATION	
FOR ALL OTHER APN'S	
COMMUNITY PLAN	VALLEY CENTER
USE REGULATIONS	APD
ANNUAL REGULATIONS	-
DENSITY	-
LOT SIZE	2 A.C.
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	-
LOT COVERAGE	-
SETBACK	-
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

ZONING INFORMATION	
PROPOSED	
USE REGULATIONS	C 34
ANNUAL REGULATIONS	A
DENSITY	-
LOT SIZE	-
BUILDING TYPE	P
MAXIMUM FLOOR AREA	-
FLOOR AREA RATIO	-
HEIGHT	H
LOT COVERAGE	-
SETBACK	V
OPEN SPACE	B
SPECIAL AREA REGULATIONS	B and D



LEGEND:

○ EXISTING EASEMENTS TO BE VACATED / OUTLAINED / EXTINGUISHED / MERGED OUT / RELOCATED

● EXISTING EASEMENTS TO REMAIN

NOTE:
SEE SHEET 3 FOR DESCRIPTION OF EXISTING EASEMENTS DEPICTED ON THIS SHEET.

PREPARED BY:

NDM

REGISTERED PROFESSIONAL ENGINEER
No. 48153
Exp. 6/30/18
CIVIL
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER TENTATIVE MAP
LILAC HILLS RANCH
EXISTING EASEMENTS
SHEET NO. 2 OF 13

☐ EXISTING EASEMENTS TO BE VACATED / QUITCLAIMED / EXTINGUISHED / MERGED OUT / RELOCATED

☒ EXISTING EASEMENTS TO REMAIN

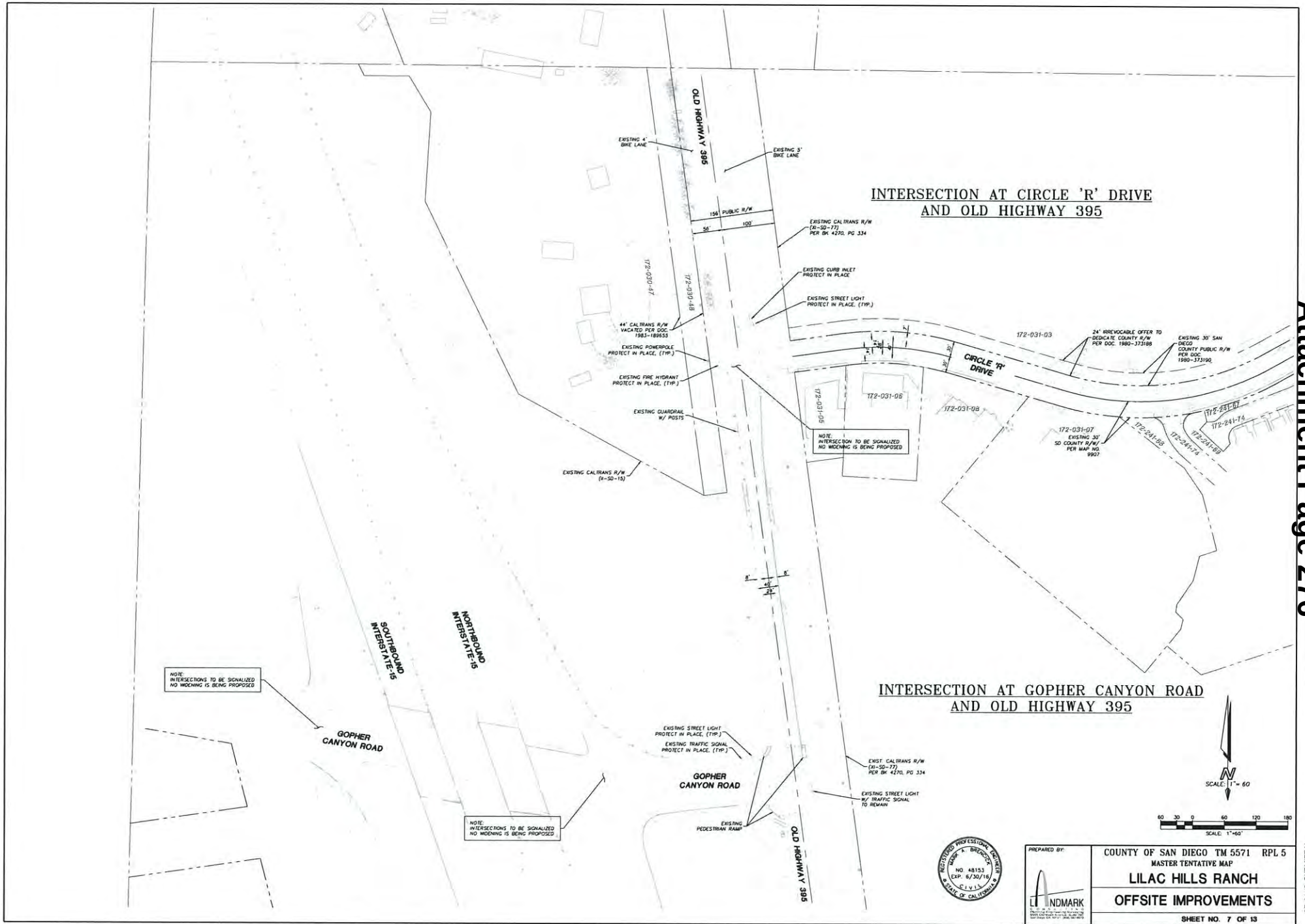
- | | | | | | | | | | | | | | | | |
|---|--|----|--|----|---|----|--|----|--|-----|--|-----|---|-----|---|
| 1 | 5' SOGAE UTILITY ESMT (NO WIDTH CHGNS)
BK 6339, PG 284, D.R.
REC. NOVEMBER 2, 1945 | 19 | 20' VCMO UTILITY ESMT
BK 6336, PG 292, D.R.
REC. NOVEMBER 9, 1946 | 32 | 12" WIDE SOGAE UTILITY ESMT
/N 78974, D.R.
REC. MAY 4, 1961 | 56 | 12" WIDE SOGAE UTILITY ESMT
/N 137365, D.R.
REC. JULY 30, 1964 | 75 | 10' WIDE VCMO UTILITY ESMT
/N 201876, D.R.
REC. DECEMBER 4, 1991 | 94 | 10' WIDE ROAD ESMT
/N 75-055591, D.R.
REC. APRIL 14, 1993 | 113 | 30' WIDE PUBLIC ROAD ESMT
OFFERED PROP. PM 13313
REC. JULY 26, 1964 | 128 | 30' WIDE SOGAE UTILITY ESMT
/N 75-061308, D.R.
REC. JULY 26, 2005 |
| 2 | 40' WIDE ROAD ESMT
BK 2203, PG 345, D.R.
REC. AUGUST 17, 1946 | 20 | 10' WIDE ROAD & UTILITY ESMT
BK 6339, PG 574, D.R.
REC. APRIL 13, 1960 | 33 | 12" WIDE SOGAE UTILITY ESMT
/N 115091, D.R.
REC. SEPTEMBER 16, 1964 | 57 | 20' WIDE ROAD & UTILITY ESMT
/N 189130, D.R.
REC. SEPTEMBER 16, 1964 | 76 | 40' WIDE VCMO UTILITY ESMT
/N 201876, D.R.
REC. MARCH 9, 1992 | 95 | 40' WIDE ROAD ESMT OVER EXIST.
/N 75-035948, D.R.
REC. SEPTEMBER 20, 1976 | 114 | 40' WIDE PRIV. ROAD ESMT
/N 75-035948, D.R.
REC. MAY 31, 1994 | 129 | 20' WIDE VCMO UTILITY ESMT
/N 2007-036366, D.R.
REC. MAY 30, 2007 |
| 3 | 6' SOGAE UTILITY ESMT (NO WIDTH CHGNS)
BK 3099, PG 159, D.R.
REC. FEBRUARY 2, 1949 | 21 | 15' WIDE ROAD & UTILITY ESMT
BK 6339, PG 375, D.R.
REC. APRIL 17, 1960 | 34 | 12" WIDE SOGAE UTILITY ESMT
/N 214427, D.R.
REC. JANUARY 11, 1965 | 58 | 20' WIDE ROAD & UTILITY ESMT
/N 207525, D.R.
REC. JANUARY 11, 1965 | 77 | 20' WIDE VCMO UTILITY ESMT
/N 207525, D.R.
REC. MARCH 9, 1992 | 96 | 10' WIDE SOGAE UTILITY ESMT
/N 515001, D.R.
REC. DECEMBER 13, 1991 | 115 | 12" WIDE SOGAE UTILITY ESMT
/N 75-035948, D.R.
REC. OCTOBER 29, 1985 | 130 | ROAD EASEMENT OVER EXIST. SHUREY RD.
/N 75-035948, D.R.
REC. JULY 1, 1985 |
| 4 | 20' WIDE ROAD ESMT (NO WIDTH CHGNS)
BK 3099, PG 159, D.R.
REC. FEBRUARY 2, 1949 | 22 | 15' WIDE ROAD & UTILITY ESMT
BK 6341, PG 379, D.R.
REC. APRIL 18, 1960 | 35 | ROAD ESMT OVER EXIST. SHUREY RD.
/N 34797, D.R.
REC. MARCH 1, 1962 | 59 | 20' WIDE VCMO UTILITY ESMT
/N 207525, D.R.
REC. FEBRUARY 12, 1965 | 78 | 20' WIDE VCMO UTILITY ESMT
/N 207525, D.R.
REC. MARCH 9, 1992 | 97 | 28" WIDE PAC TEL. & TEL. CO. UTILITY ESMT
/N 78-100272, D.R.
REC. MARCH 14, 1993 | 116 | 20' WIDE PRIV. ROAD ESMT
/N 75-035948, D.R.
REC. DECEMBER 2, 1985 | 131 | 40' WIDE ROAD & UTILITY ESMT
/N 75-035948, D.R.
REC. JUNE 26, 2005 |
| 5 | 6' SOGAE UTILITY ESMT (NO WIDTH CHGNS)
BK 3103, PG 303, D.R.
REC. FEBRUARY 2, 1949 | 23 | 20' WIDE ROAD & UTILITY ESMT
BK 6341, PG 381, D.R.
REC. APRIL 18, 1960 | 36 | 12" WIDE SOGAE UTILITY ESMT
/N 38723, D.R.
REC. MARCH 7, 1962 | 60 | 28" WIDE SOGAE UTILITY ESMT
/N 42388, D.R.
REC. MARCH 19, 1965 | 79 | 12" WIDE SOGAE UTILITY ESMT
/N 73-194041, D.R.
REC. JULY 13, 1993 | 98 | 12" WIDE SOGAE UTILITY ESMT
/N 78-200917, D.R.
REC. MAY 23, 1998 | 117 | 12" WIDE SOGAE UTILITY ESMT
/N 75-035948, D.R.
REC. FEBRUARY 21, 1986 | 132 | 12" WIDE ROAD & UTILITY ESMT
/N 75-035948, D.R.
REC. JUNE 26, 2005 |
| 6 | 6' SOGAE UTILITY ESMT (NO WIDTH CHGNS)
BK 3103, PG 303, D.R.
REC. FEBRUARY 2, 1949 | 24 | 40' WIDE ROAD & UTILITY ESMT
BK 6830, PG 25, D.R.
REC. JULY 5, 1957 | 37 | 12" WIDE SOGAE UTILITY ESMT
/N 38742, D.R.
REC. MARCH 7, 1962 | 61 | 20' WIDE ROAD ESMT
/N 42388, D.R.
REC. JUNE 2, 1965 | 80 | 20' WIDE ROAD & UTILITY ESMT
/N 73-25238, D.R.
REC. OCTOBER 15, 1993 | 99 | 40' WIDE ROAD & UTILITY ESMT
/N 78-344789, D.R.
REC. AUGUST 15, 1993 | 118 | 12" WIDE SOGAE UTILITY ESMT
/N 78-044455, D.R.
REC. DECEMBER 7, 1980 | 133 | 12" WIDE SOGAE UTILITY ESMT
/N 78-044455, D.R.
REC. DECEMBER 7, 1980 |
| 7 | 6' SOGAE UTILITY ESMT (NO WIDTH CHGNS)
BK 3103, PG 303, D.R.
REC. JULY 5, 1957 | 25 | 40' WIDE ROAD & UTILITY ESMT
BK 6830, PG 34, D.R.
REC. JULY 5, 1957 | 38 | 12" WIDE SOGAE UTILITY ESMT
/N 38747, D.R.
REC. MARCH 7, 1962 | 62 | 20' WIDE ROAD ESMT
/N 42388, D.R.
REC. JANUARY 18, 1965 | 81 | 40' WIDE ROAD & UTILITY ESMT
/N 73-25238, D.R.
REC. JANUARY 18, 1965 | 100 | 20' WIDE ROAD & UTILITY ESMT
/N 78-344789, D.R.
REC. JANUARY 18, 1994 | 119 | 12" WIDE SOGAE UTILITY ESMT
/N 78-044455, D.R.
REC. DECEMBER 7, 1980 | 134 | 12" WIDE SOGAE UTILITY ESMT
/N 78-044455, D.R.
REC. DECEMBER 7, 1980 |
| 8 | 6' SOGAE UTILITY ESMT (NO WIDTH CHGNS)
BK 3103, PG 303, D.R.
REC. JULY 5, 1957 | 26 | 40' WIDE ROAD & UTILITY ESMT
BK 6830, PG 34, D.R.
REC. JULY 5, 1957 | 39 | 12" WIDE SOGAE UTILITY ESMT
/N 38747, D.R.
REC. MARCH 7, 1962 | 63 | 20' WIDE ROAD & UTILITY ESMT
/N 42388, D.R.
REC. JANUARY 18, 1965 | 82 | 40' WIDE ROAD & UTILITY ESMT
/N 73-25238, D.R.
REC. JANUARY 18, 1965 | 101 | 20' WIDE ROAD & UTILITY ESMT
/N 78-344789, D.R.
REC. JANUARY 18, 1994 | 120 | 12" WIDE SOGAE UTILITY ESMT
/N 78-044455, D.R.
REC. DECEMBER 7, 1980 | 135 | 12" WIDE SOGAE UTILITY ESMT
/N 78-044455, D.R.
REC. DECEMBER 7, 1980 |
| 9 | 6' SOGAE UTILITY ESMT (NO WIDTH CHGNS)
BK 3103, PG 303, D.R.
REC. JULY 5, 1957 | 27 | 40' WIDE ROAD & UTILITY ESMT
BK 6830, PG 34, D.R.
REC. JULY 5, 1957 | 40 | 12" WIDE SOGAE UTILITY ESMT
/N 38747, D.R.
REC. MARCH 7, 1962 | 64 | 20' WIDE ROAD & UTILITY ESMT
/N 42388, D.R.
REC. JANUARY 18, 1965 | 83 | 40' WIDE ROAD & UTILITY ESMT
/N 73-25238, D.R.
REC. JANUARY 18, 1965 | 102 | 20' WIDE ROAD & UTILITY ESMT
/N 78-344789, D.R.
REC. JANUARY 18, 1994 | 121 | 12" WIDE SOGAE UTILITY ESMT
/N 78- | | |











**INTERSECTION AT CIRCLE 'R' DRIVE
AND OLD HIGHWAY 395**

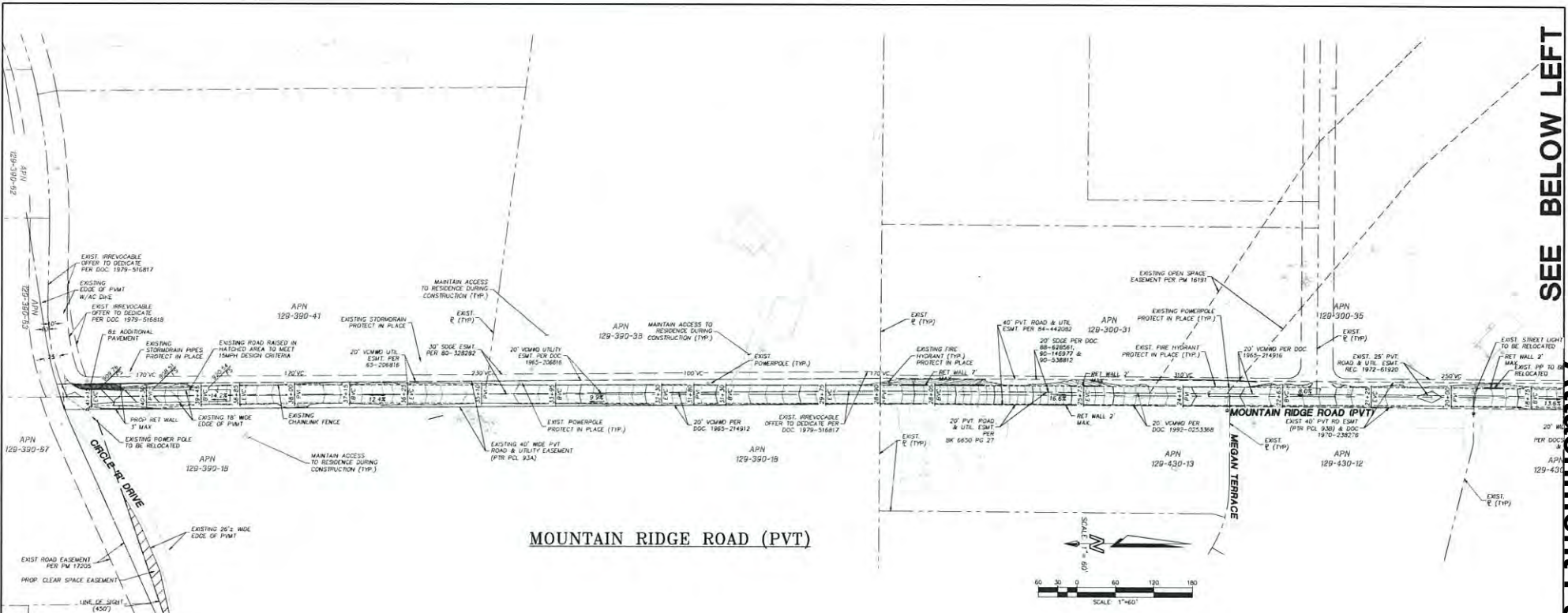
**INTERSECTION AT GOPHER CANYON ROAD
AND OLD HIGHWAY 395**

NOTE:
INTERSECTIONS TO BE SIGNALIZED
NO WIDENING IS BEING PROPOSED

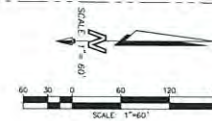
NOTE:
INTERSECTIONS TO BE SIGNALIZED
NO WIDENING IS BEING PROPOSED



PREPARED BY:	COUNTY OF SAN DIEGO TM 5571 RPL 5
	MASTER TENTATIVE MAP
	LILAC HILLS RANCH
	OFFSITE IMPROVEMENTS
	SHEET NO. 7 OF 13



MOUNTAIN RIDGE ROAD (PVT)

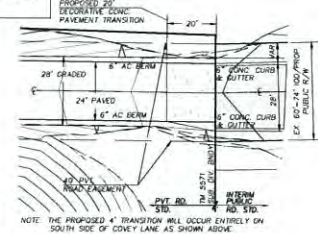


SEE UPPER RIGHT

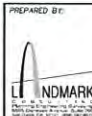
SEE SHEET 5

SEE SHEET 5

NOTE: THERE IS NO EXISTING RIGHT-OF-WAY FOR EX. W. LILAC ROAD SOUTH OF COVEY LANE.

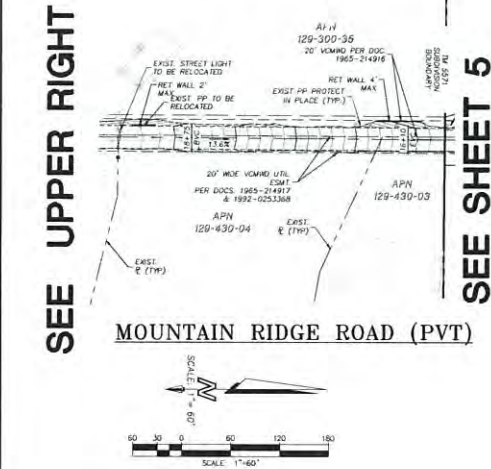


DETAIL: PROPOSED COVEY LANE TRANSITION

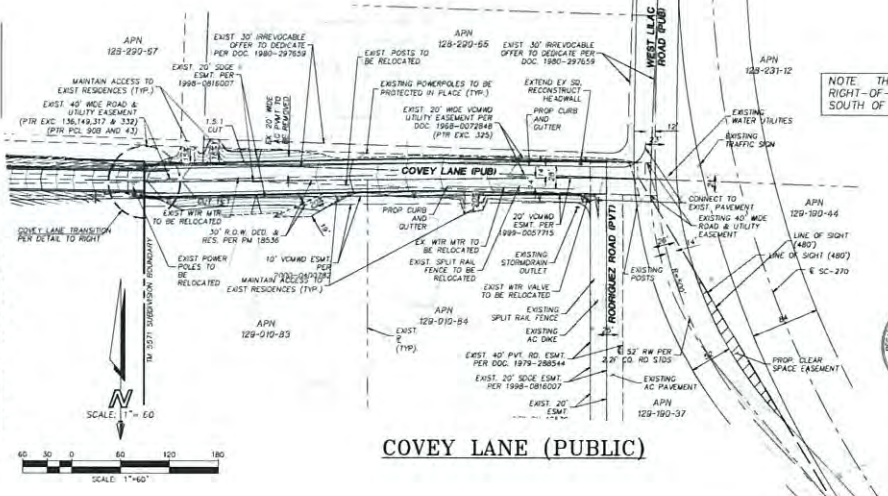


COUNTY OF SAN DIEGO TM 5571 RPL 5
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS

SHEET NO. 6 OF 13



MOUNTAIN RIDGE ROAD (PVT)



COVEY LANE (PUBLIC)

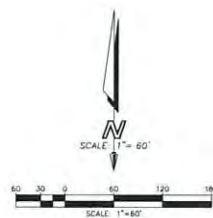
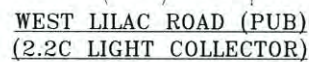


PREPARED BY



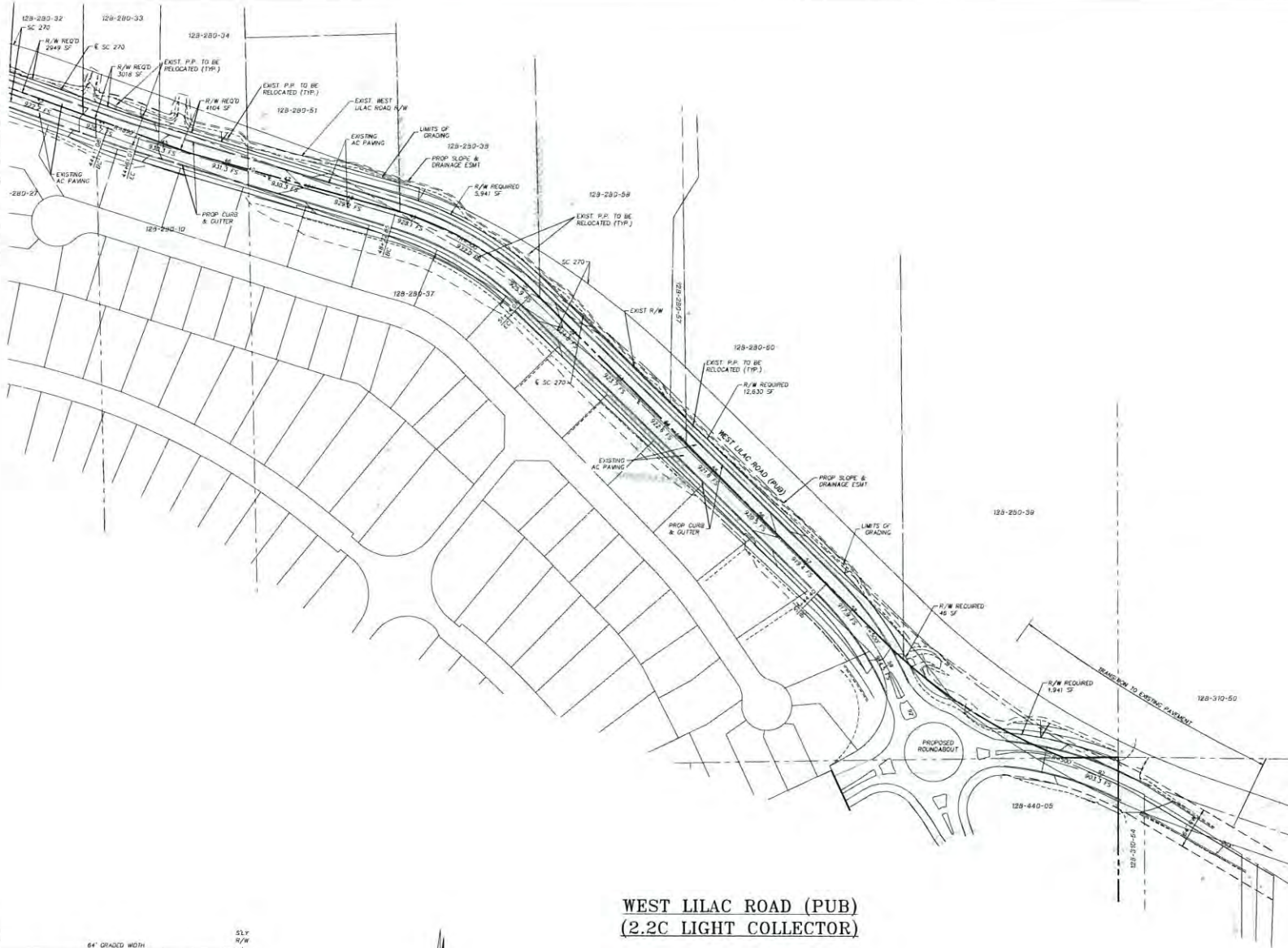
McGraw-Hill

COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER TENTATIVE MAP
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS
SHEET NO. 9 OF 13

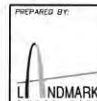
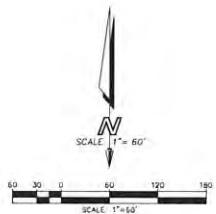
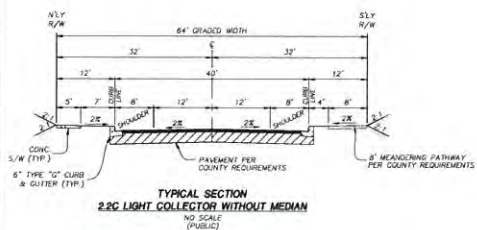


PREPARED BY:  LANDMARK Landscape Architecture 4000 La Jolla Village Drive, Suite 200 San Diego, CA 92161 (619) 594-9400	COUNTY OF SAN DIEGO TM 5571 RPL 5 MASTER TENTATIVE MAP LILAC HILLS RANCH
	ALTERNATIVE ALIGNMENT
	SHEET NO. 10 OF 13

SEE SHEET 10



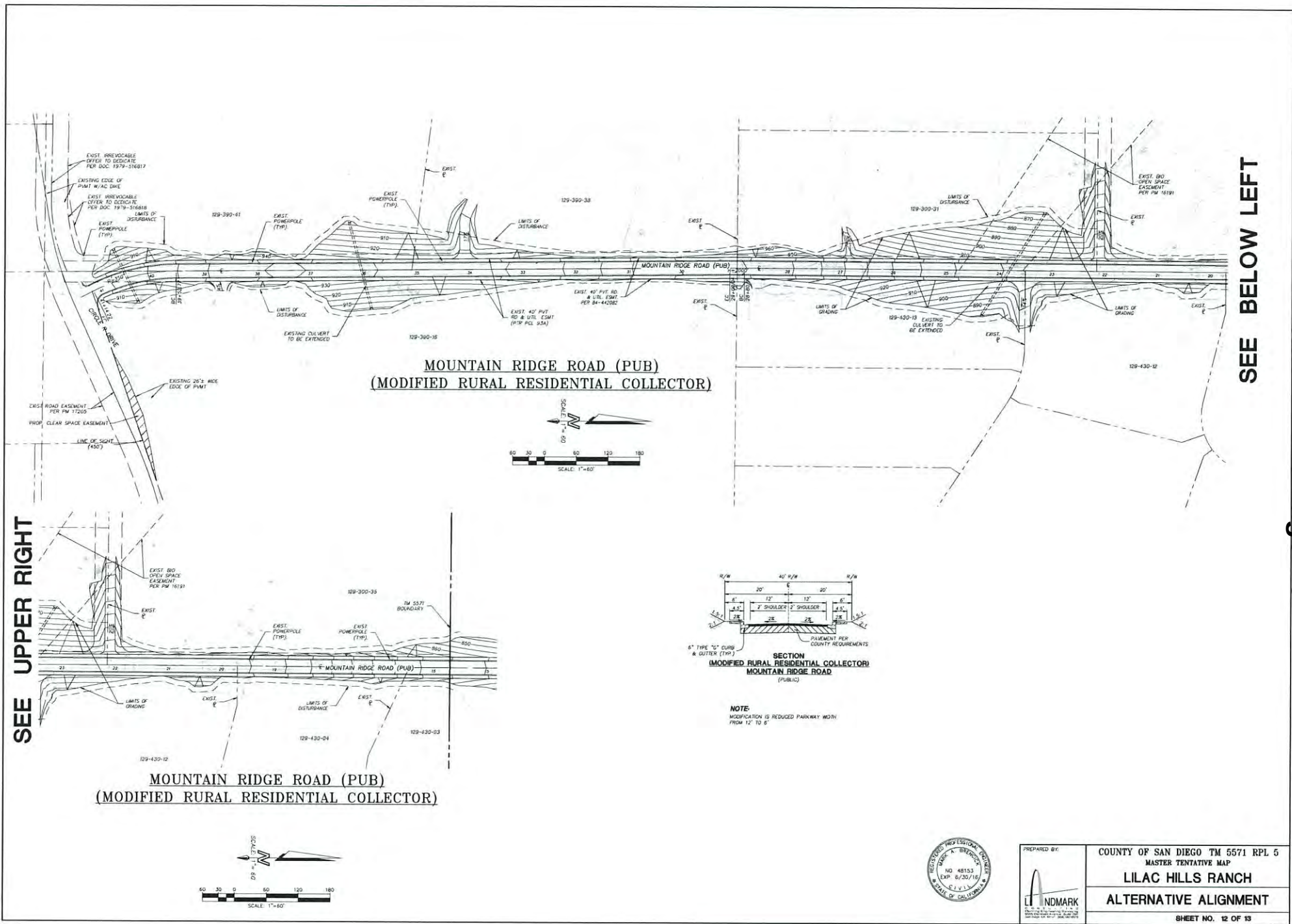
WEST LILAC ROAD (PUB)
(2.2C LIGHT COLLECTOR)



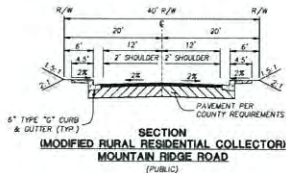
PREPARED BY: COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER TENTATIVE MAP
LILAC HILLS RANCH
ALTERNATIVE ALIGNMENT
SHEET NO. 11 OF 13

SEE BELOW LEFT

SEE UPPER RIGHT

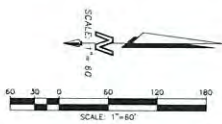


**MOUNTAIN RIDGE ROAD (PUB)
(MODIFIED RURAL RESIDENTIAL COLLECTOR)**



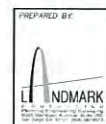
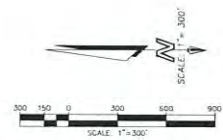
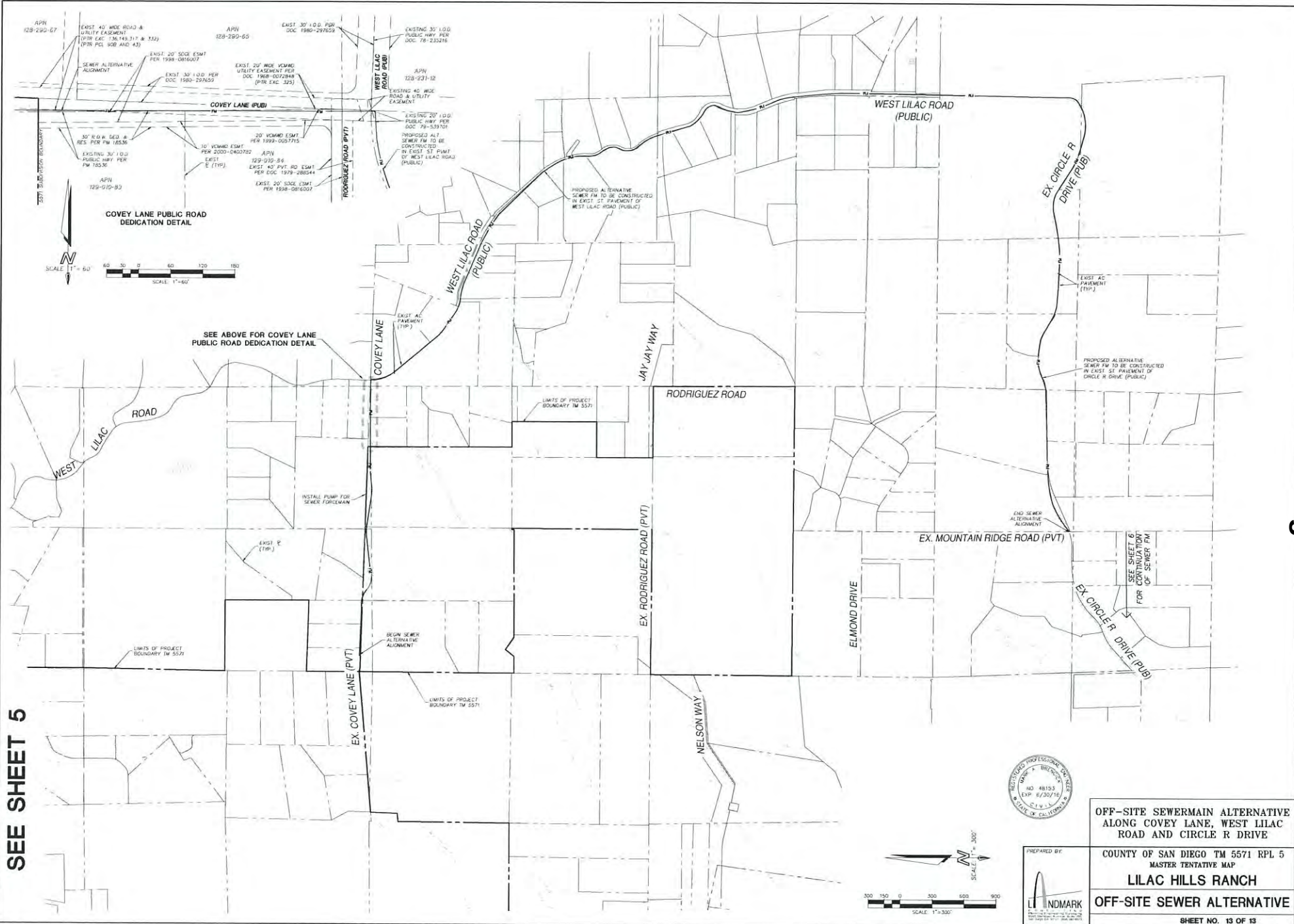
NOTE:
MODIFICATION IS REDUCED PARKWAY WIDTH
FROM 12' TO 6'

**MOUNTAIN RIDGE ROAD (PUB)
(MODIFIED RURAL RESIDENTIAL COLLECTOR)**



PREPARED BY: LINDMARK ENGINEERS & ARCHITECTS 10000 LINDMARK DRIVE, SUITE 100, SAN DIEGO, CA 92121 TEL: 619-594-1100 FAX: 619-594-1101	COUNTY OF SAN DIEGO TM 5571 RPL 5 MASTER TENTATIVE MAP LILAC HILLS RANCH ALTERNATIVE ALIGNMENT SHEET NO. 12 OF 13
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SEE SHEET 5

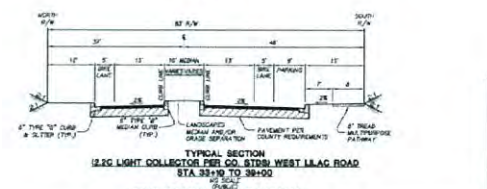
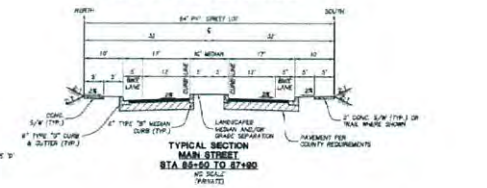
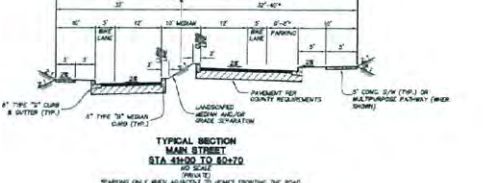
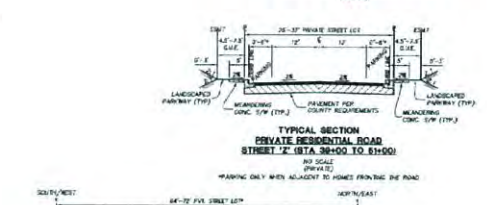
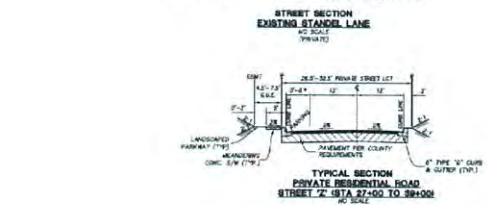
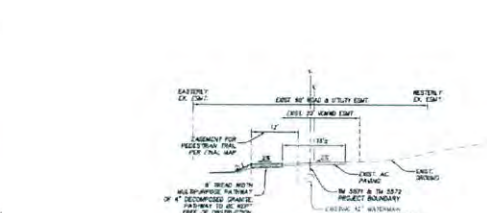
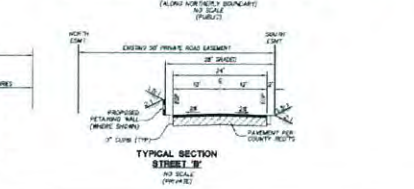
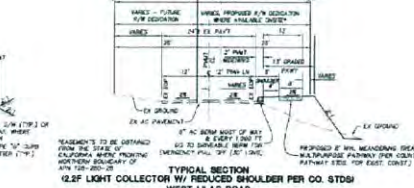
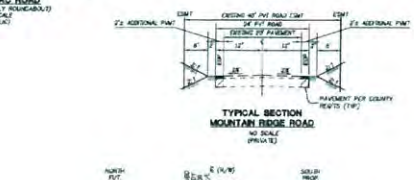
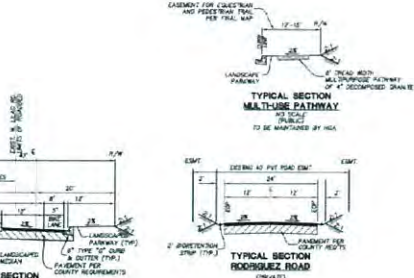
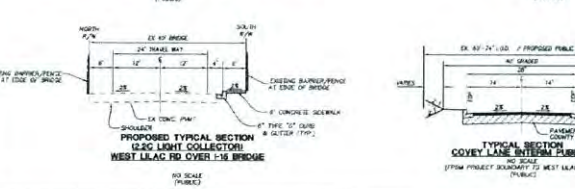
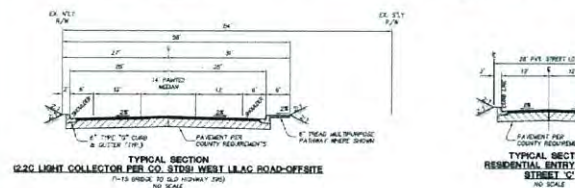
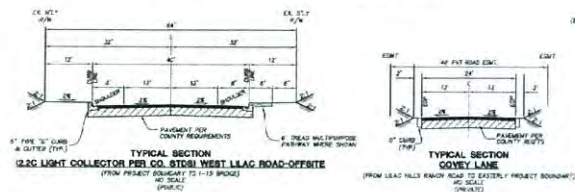
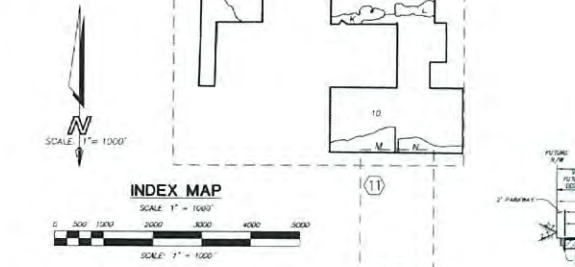
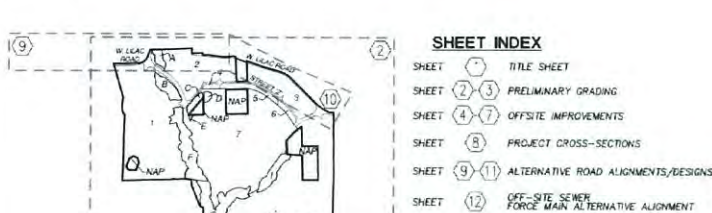


OFF-SITE SEWERMAIN ALTERNATIVE ALONG COVEY LANE, WEST LILAC ROAD AND CIRCLE R DRIVE	
COUNTY OF SAN DIEGO TM 5571 RPL 5 LILAC HILLS RANCH OFF-SITE SEWER ALTERNATIVE	
SHEET NO. 13 OF 13	

INDEX MAP LEGEND	SYMBOL
BOUNDARY	
BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	
PROPOSED RIGHT-OF-WAY	
SHEET NUMBER	

COUNTY OF SAN DIEGO TRACT 5571 RPL 5

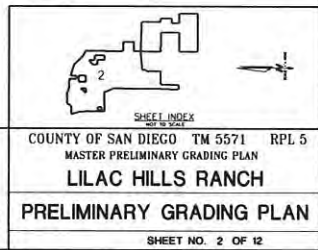
MASTER PRELIMINARY GRADING PLAN FOR LILAC HILLS RANCH



LEGEND	SYMBOL
BOUNDARY DATA FOR TABLE (MASTER IN SHEET 2)	
BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	
PROPOSED FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE	
PROPOSED RIGHT-OF-WAY	
EXISTING CONTAIN	
PROPOSED CONTOUR	
PROPOSED OUT TO FILL LINE	
PROPOSED FULL SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN ALLET, CLEANOUT, OR FOR BASIN OF INESTATION BASIN & SLOPE	
PROPOSED STORM DRAIN HEADWALL W/ R/R RAP DISSIPATER	
PROPOSED CONCRETE BROW DITCH	
EXISTING WATER LINE	

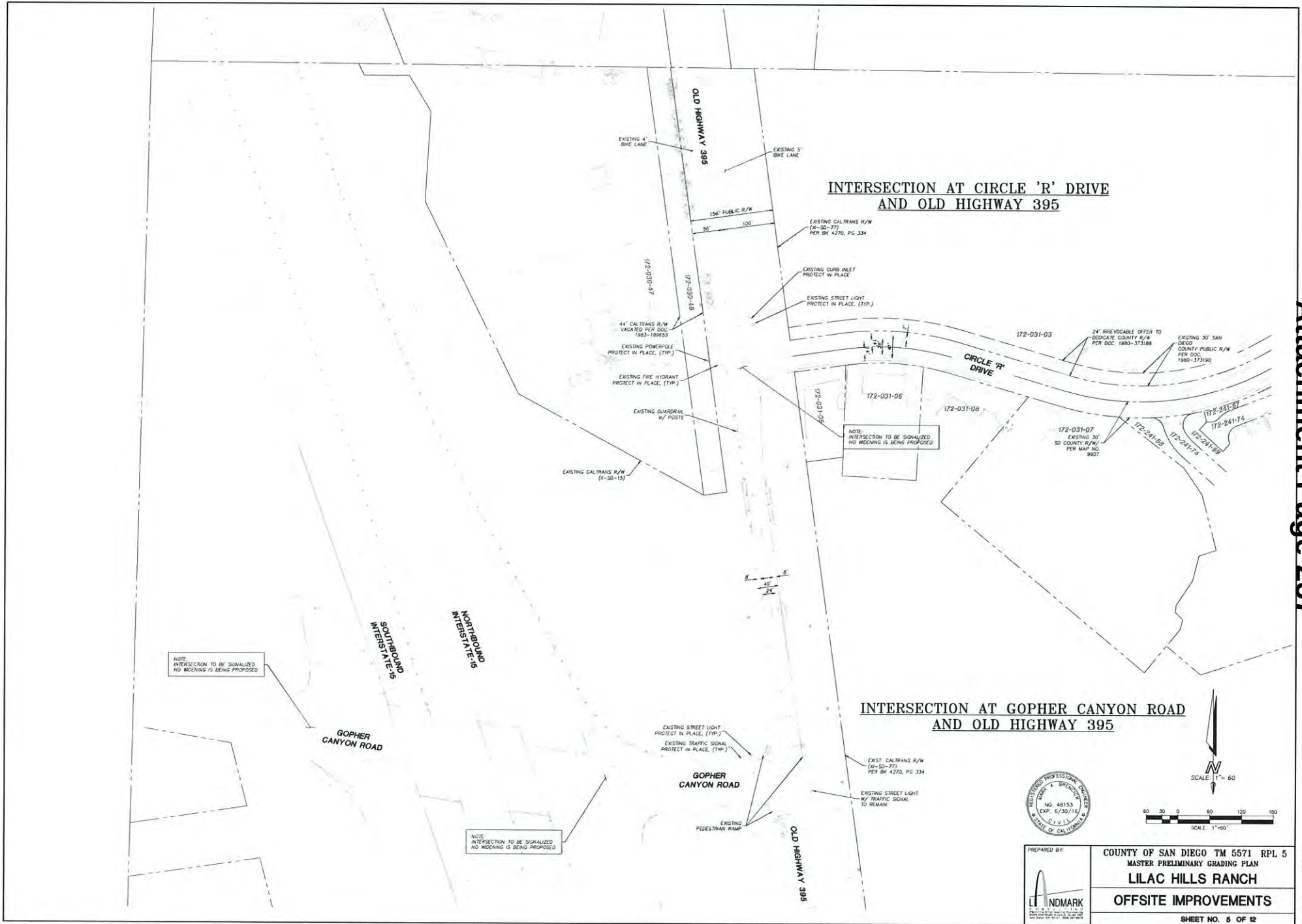
- PRELIMINARY GRADING PLAN NOTES:**
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISSEMINATION REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
 - ALL CURB RETURN RADI ARE 30' (20' AT 1/4" IN) FOR RESIDENTIAL PLANS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
 - ALL GRADING FOR PROPOSED AND EXISTING STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
 - ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
 - SOURCE OF TOPOGRAPHY: PHOTOAERIAL, DATED 10/2011.
 - CONTOUR INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED).
 - MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX).
 - FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN. CONSIDER THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
 - SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY ADVANCED GEOTECHNICAL SOLUTIONS, INC. DATED 04/06/2012.
 - ALL STREET DESIGN, LANDSCAPING AND USE HYPOTHESES SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
 - STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
 - STORM DRAIN SYSTEM WILL BE PRIVATE EXCEPT FOR STORM DRAINS WITHIN PUBLIC STREETS. ALL PUBLIC STORM DRAIN SHOWN ON THIS PLAN WITHIN PUBLIC STREETS WILL BE GRANTED TO THE COUNTY FLOOD CONTROL DISTRICT WITH A DRAINAGE EASEMENT THAT ENCOMPASSES THE DRAINAGE FACILITIES.
 - FOLLOWING THE REDEMPTION OF THE APPLICATING SUBDIVISION MAPS, THE FOLLOWING EXISTING STRUCTURES WILL BE ALLOWED TO REMAIN: ACCESSORY PARCELS (APN 129-200-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 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SEE SHEET 3



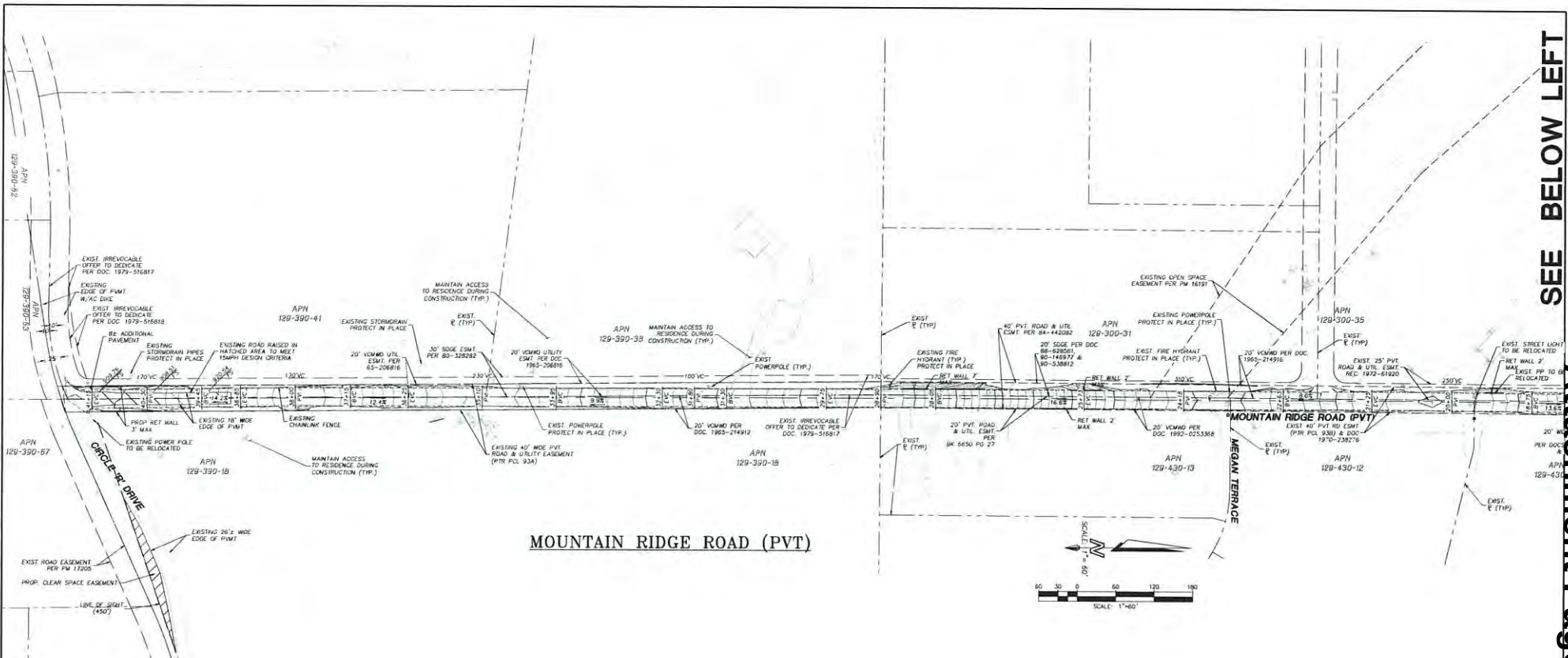




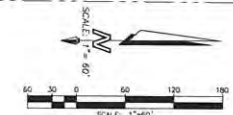


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Attachment Page 288

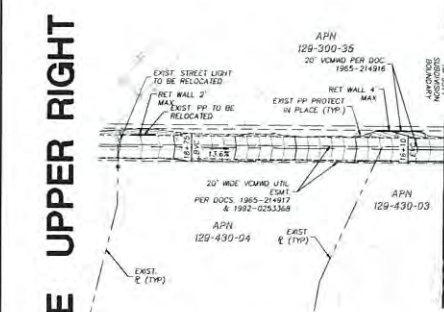


MOUNTAIN RIDGE ROAD (PVT)

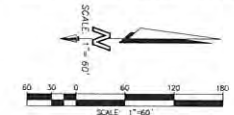


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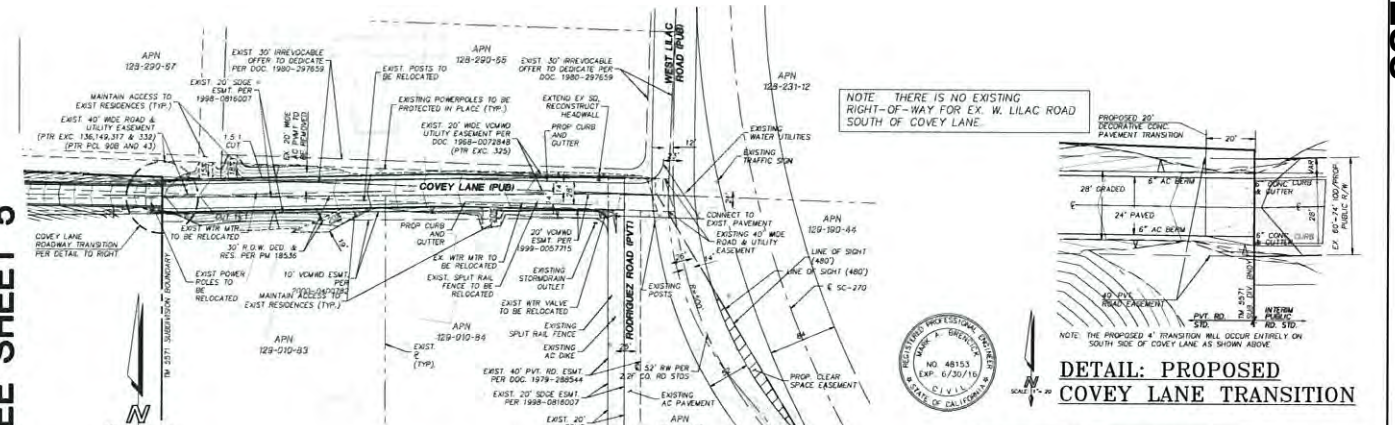
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MOUNTAIN RIDGE ROAD (PVT)



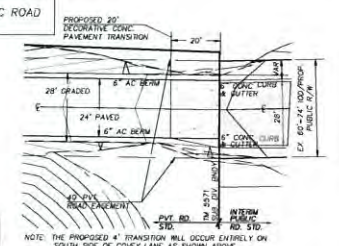
SEE SHEET 5



COVEY LANE (PUBLIC)



NOTE: THERE IS NO EXISTING RIGHT-OF-WAY FOR EX. W. LILAC ROAD SOUTH OF COVEY LANE.

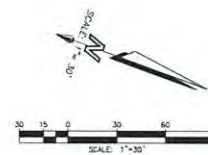
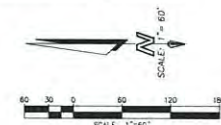


DETAIL: PROPOSED COVEY LANE TRANSITION



PREPARED BY: INDMARK ENGINEERING & ARCHITECTURE 10000 WILLOW CREEK DRIVE SUITE 100 SAN DIEGO, CA 92121 TEL: 619-594-1000 WWW.INDMARK.COM	COUNTY OF SAN DIEGO TM 5571 RPL 5 MASTER PRELIMINARY GRADING PLAN LILAC HILLS RANCH OFFSITE IMPROVEMENTS SHEET NO. 6 OF 12
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T:\MOUNTAINS 8-10-07



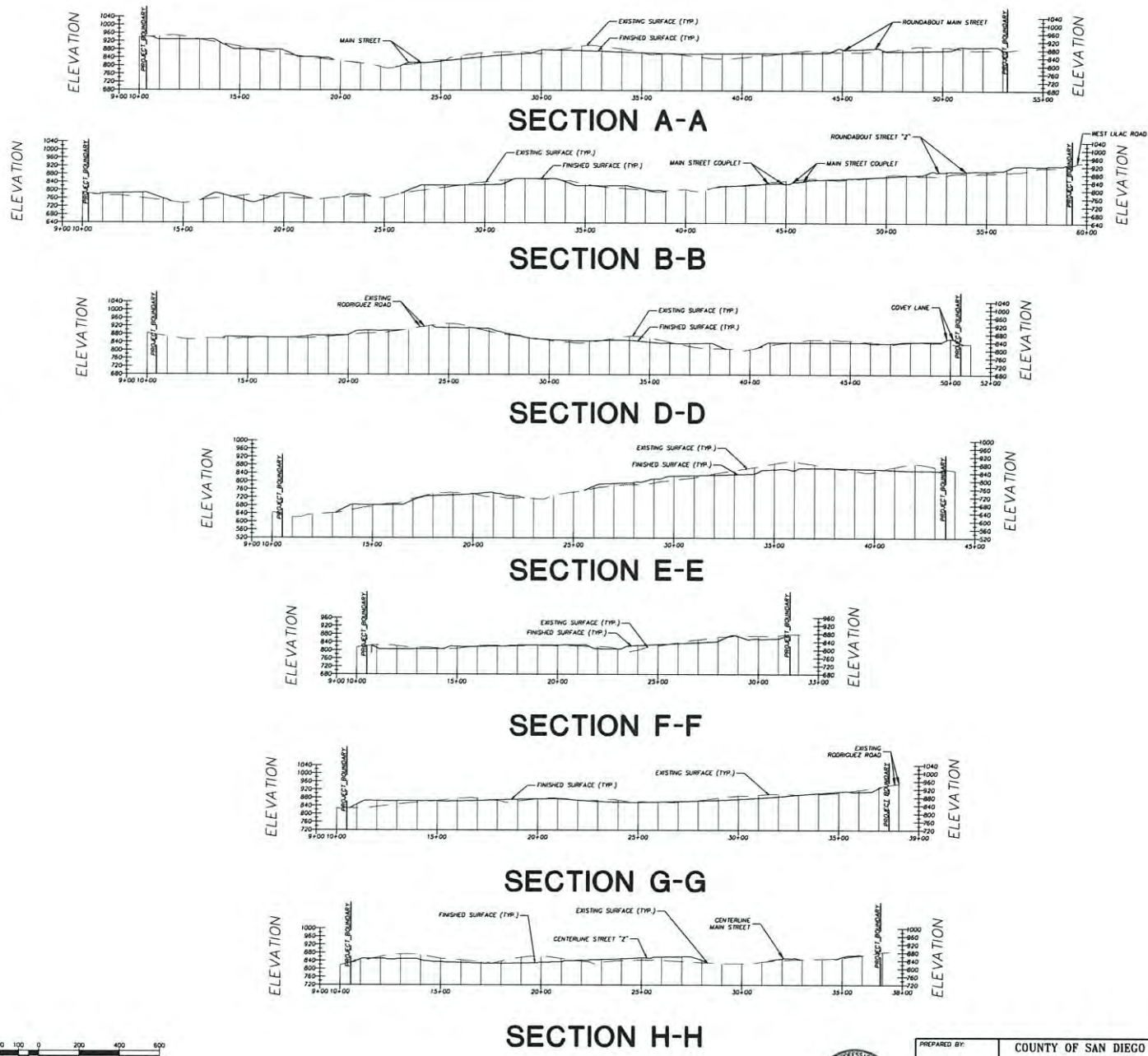
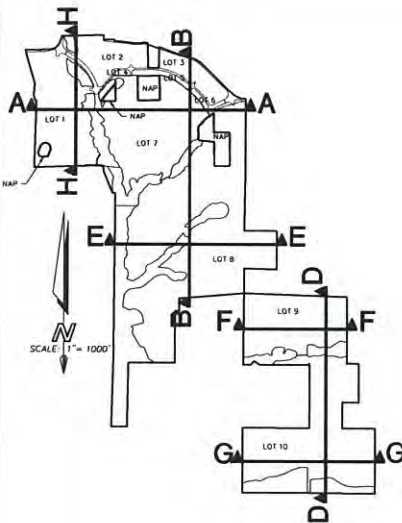
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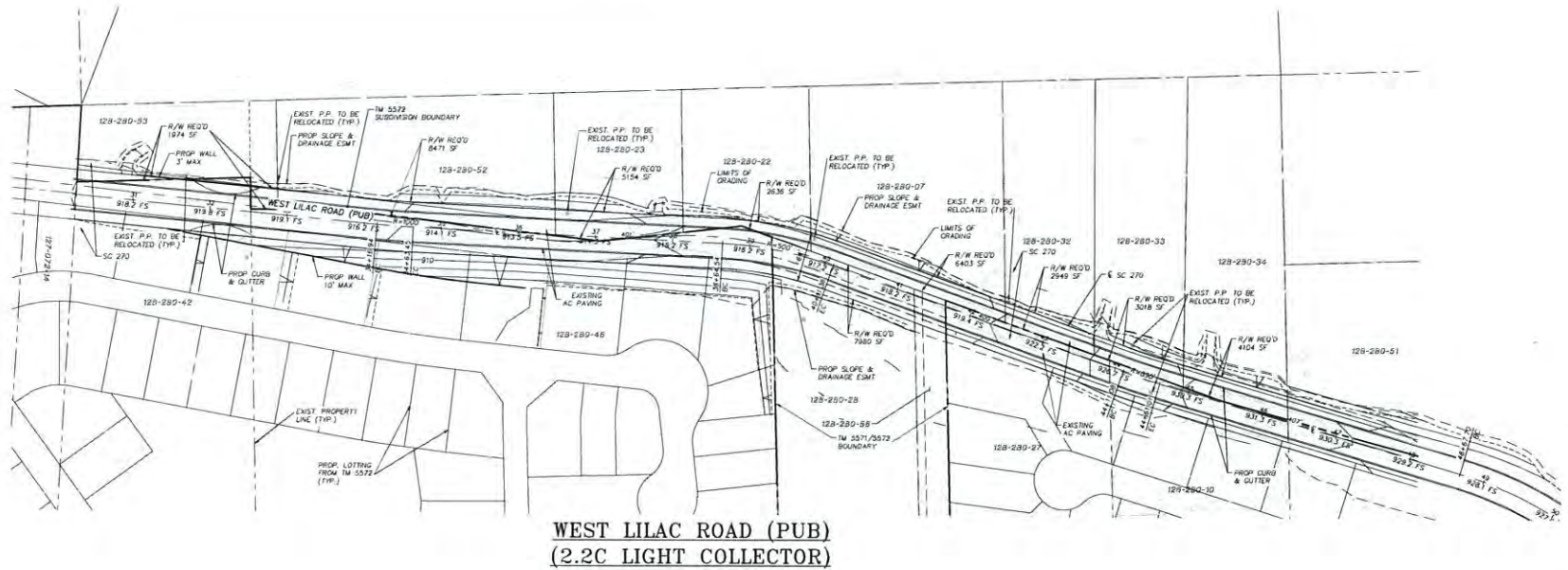
LINDMARK

C. 02 30 51 11 78
Planning Engineering Services
9545 Clement Avenue, Suite 70
San Diego, CA 92121 (619) 594-1178

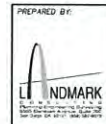
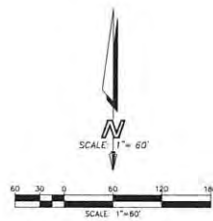
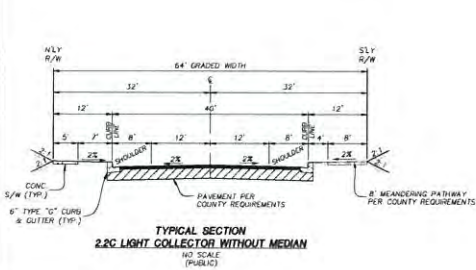
COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS
SHEET NO. 7 OF 12



	PREPARED BY:	COUNTY OF SAN DIEGO TM 5571 RPL 5
		MASTER PRELIMINARY GRADING PLAN
		LILAC HILLS RANCH
		PROJECT CROSS SECTIONS
SHEET NO. 8 OF 12		

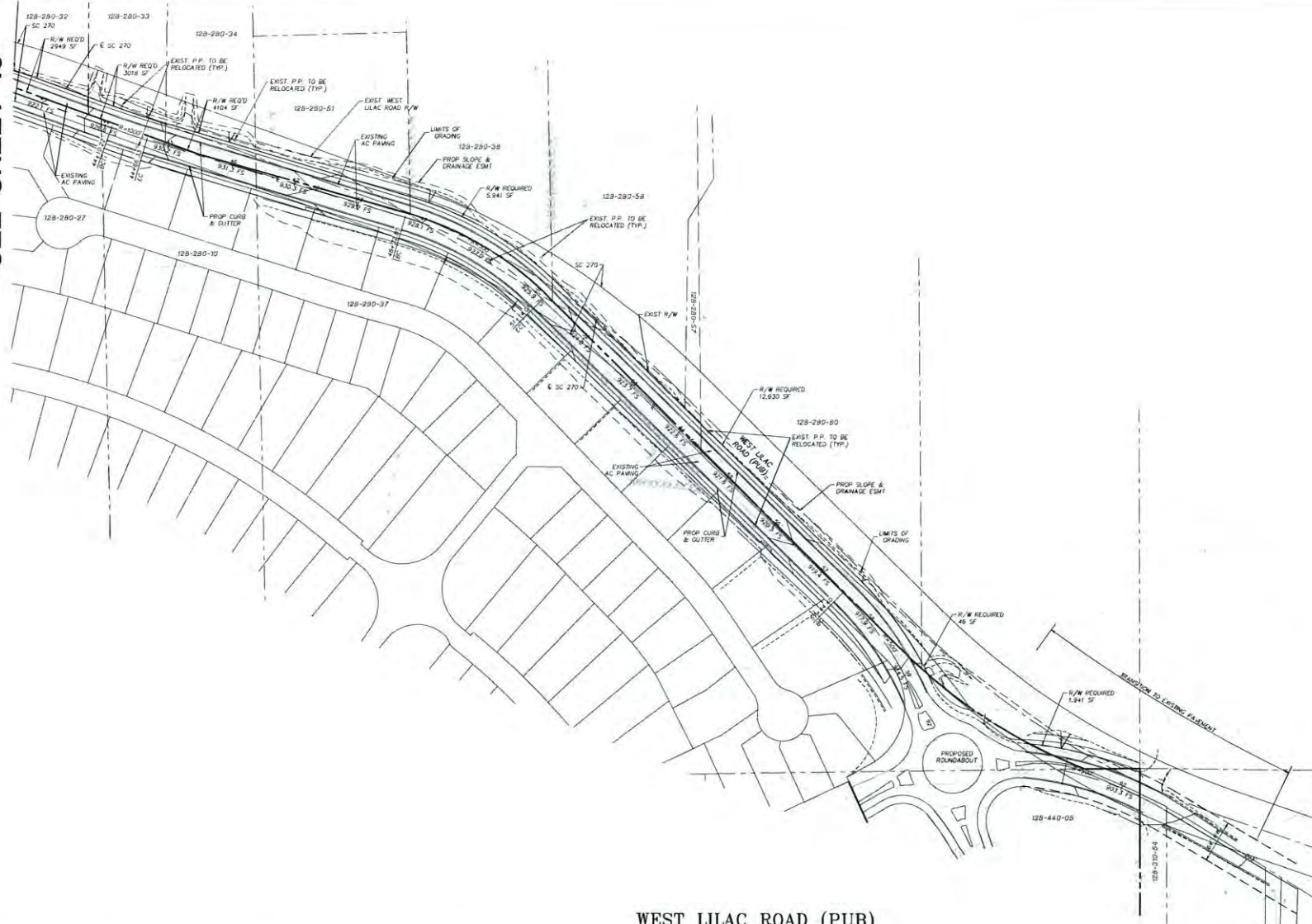


WEST LILAC ROAD (PUB)
(2.2C LIGHT COLLECTOR)

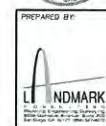
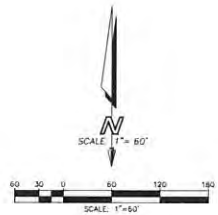
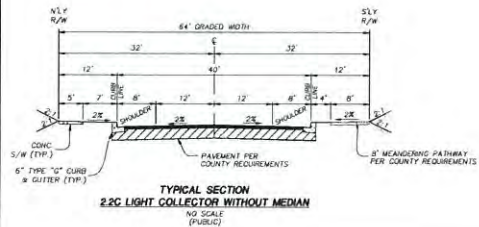


PREPARED BY:	COUNTY OF SAN DIEGO TM 5571 RPL 5
	MASTER PRELIMINARY GRADING PLAN
	LILAC HILLS RANCH
	ALTERNATIVE ALIGNMENT
	SHEET NO. 9 OF 12

SEE SHEET 10



WEST LILAC ROAD (PUB)
(2.2C LIGHT COLLECTOR)

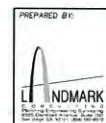
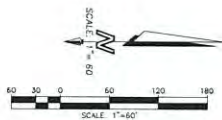
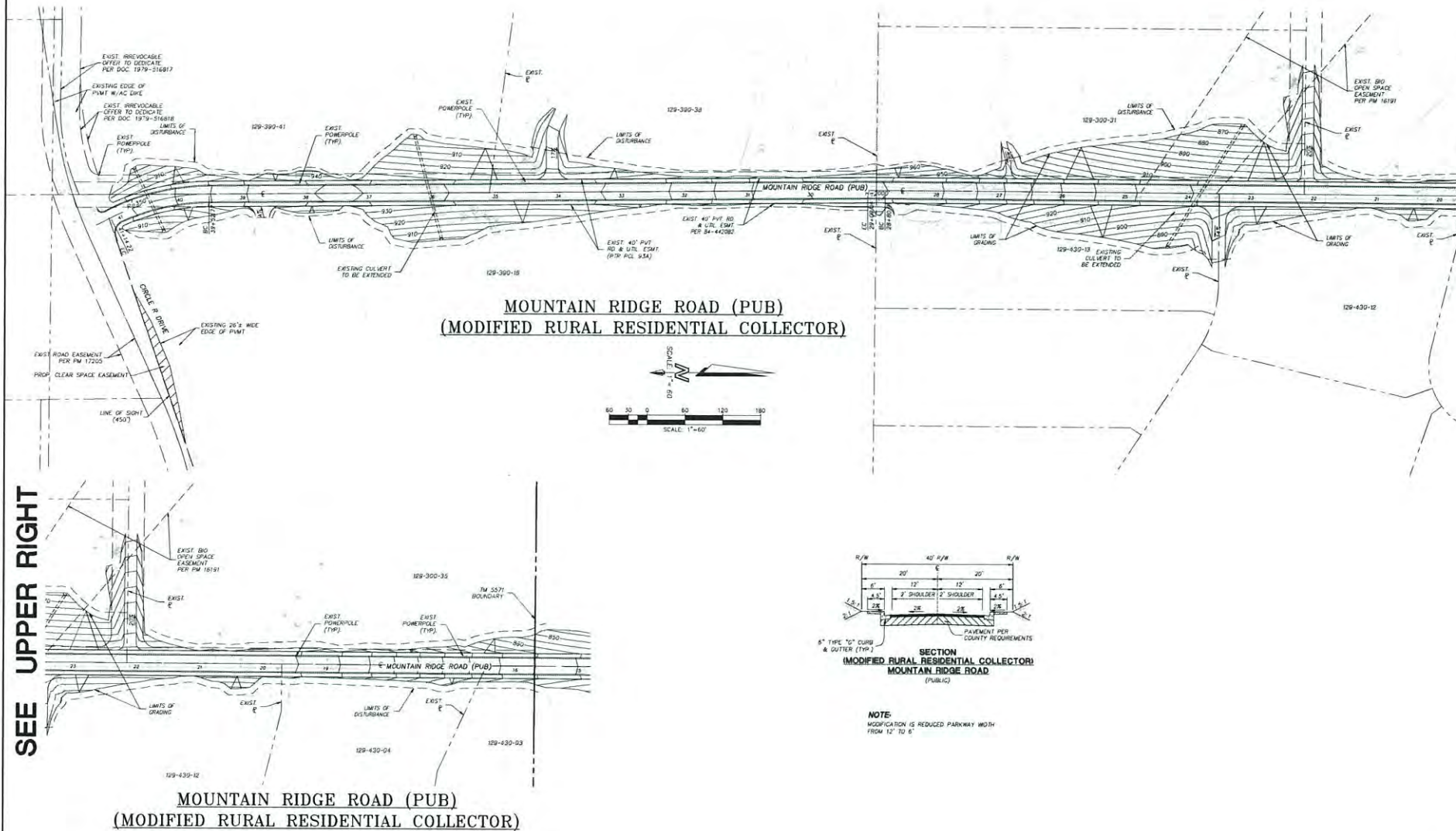


PREPARED BY
COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
ALTERNATIVE ALIGNMENT

SHEET NO. 10 OF 12

SEE BELOW LEFT

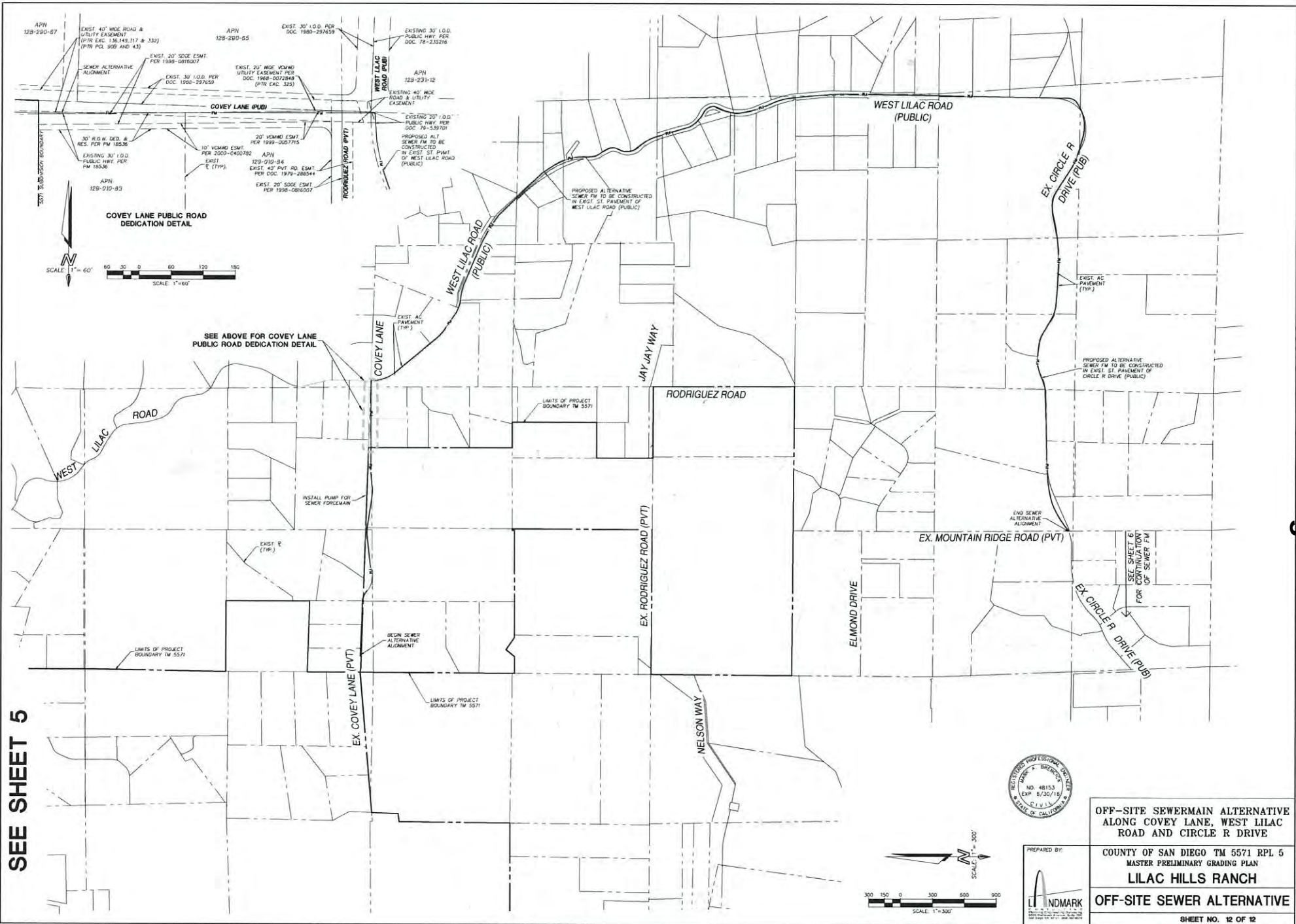
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PREPARED BY:
COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
ALTERNATIVE ALIGNMENT

SHEET NO. 11 OF 12

SEE SHEET 5



PLUMBING 8-10-07

COUNTY OF SAN DIEGO TRACT 5572 RPL 5

IMPLEMENTING TENTATIVE MAP FOR:

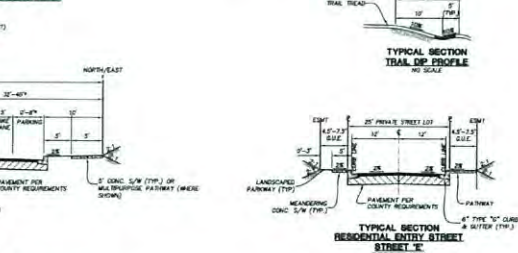
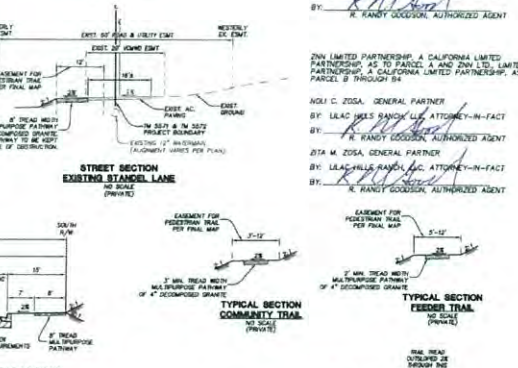
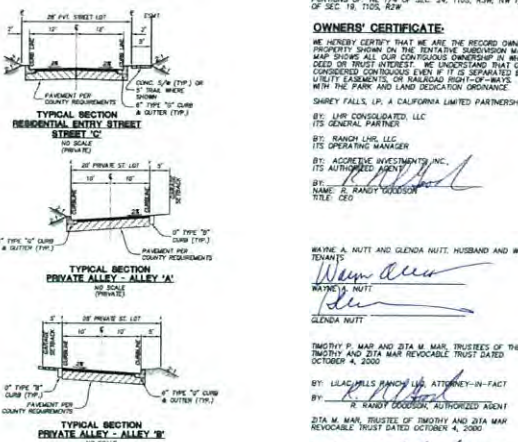
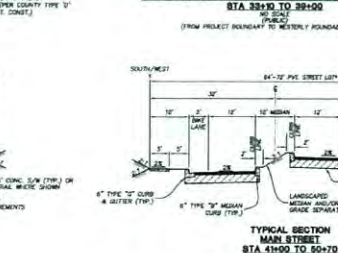
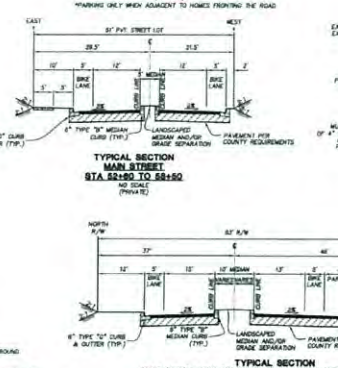
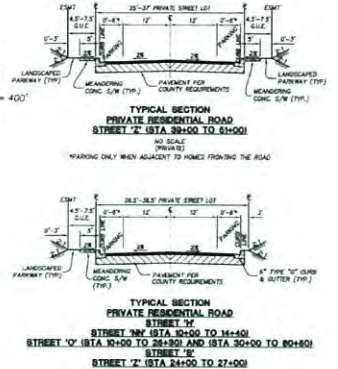
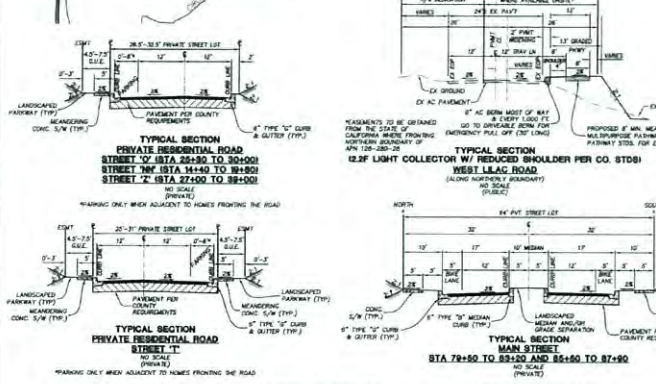
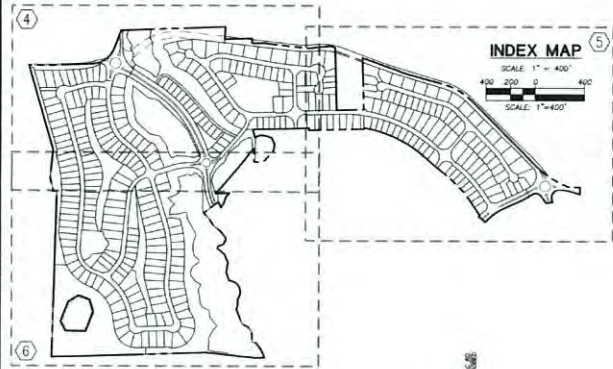
LILAC HILLS RANCH

INDEX MAP LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED RIGHT-OF-WAY	---
SHEET NUMBER	(2)

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2	LOT AREA SUMMARY
SHEET	3	EXISTING EASEMENTS
SHEET	4-6	TENTATIVE MAP



LEGAL DESCRIPTION

PORTIONS OF: NE 1/4 OF SEC. 24, T10S, R36E, NW 1/4 AND S 1/2

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORDED OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS INTERESTS IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY HIGHWAYS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

SHARREY FALLS, LP, A CALIFORNIA LIMITED PARTNERSHIP
BY: JHP CONSOLIDATED LLC
ITS AUTHORIZED AGENT
BY: RANCHO LHS, LLC
ITS OPERATING MANAGER
BY: ACQUITE INVESTMENTS, INC.
ITS AUTHORIZED AGENT
BY: NAME & RANDY DOODMAN
DATE: 6/30/16

WAYNE A. NUTT AND GLENDA NUTT, HUSBAND AND WIFE, AS JOINT TENANTS
BY: NAME & RANDY DOODMAN
DATE: 6/30/16

TIMOTHY P. MAD AND ZITA M. MAD, TRUSTEES OF THE TIMOTHY AND ZITA MAD REVOCABLE TRUST DATED OCTOBER 4, 2000
BY: LILAC HILLS RANCH, LP, ATTORNEY-IN-FACT
BY: NAME & RANDY DOODMAN, AUTHORIZED AGENT
DATE: 6/30/16

ZITA M. MAD, TRUSTEE OF TIMOTHY AND ZITA MAD REVOCABLE TRUST DATED OCTOBER 4, 2000
BY: LILAC HILLS RANCH, LP, ATTORNEY-IN-FACT
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GENERAL NOTES

- TENTATIVE MAP PREPARED BY: LANDMARK CONSULTING, 3055 GONZALES AVE., SUITE 200, SAN DIEGO, CA 92121, PHONE: (619) 587-8070, FAX: (619) 587-8700
- TOTAL GROSS AREA: 121.5 ACRES
- TOTAL NET AREA: 119.3 ACRES
- TOTAL NUMBER OF LOTS: 1,212
- TOTAL NUMBER OF LOTS: 1,212
- TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS: 153
- MINIMUM LOT SIZE: 4,000 S.F. (FOR THIS IMPLEMENTING TENTATIVE MAP ONLY) HOWEVER, PROPOSED ZONING ALLOWS FOR 2,000 S.F. LOTS FOR SUBSEQUENT IMPLEMENTING TMS.
- ALL EXISTING AND PROPOSED UTILITIES WITHIN SUBDIVISION BOUNDARY WILL BE UNDERGROUND.
- ALL EXISTING UTILITY AND ROAD EASEMENTS NOT REMAINING IN USE SHALL BE VACATED OR DEDICATED PRIOR TO OR CONCURRENT WITH RECORDATION OF THE FINAL MAP(S) SUBJECT TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- GRADING AND DRAINAGE IMPROVEMENTS WITHIN THIS TM ARE SHOWN ON A SEPARATE IMPLEMENTING TM PRELIMINARY GRADING PLAN.
- EXISTING TOPOGRAPHY WAS COMPILED USING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY.
- SOURCE OF TOPO: PHOTOGRAMMETRIC, DATED 6/20/11
- LAMBERT COORDINATES: 410-1720
- EXISTING STREETS WILL BE PRIVATE. SEE TYPICAL SECTIONS FOR THIS SHEET.
- THIS PROJECT IS A MULTI-LOT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66401 OF THE SUBDIVISION MAP ACT.
- PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF FINAL MAPS BY PHASE. (PHASE 1: LOTS 1-175; PHASE 2: LOTS 176-244; PHASE 3: LOTS 245-352)
- STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING, STORM DRAINAGE, AND ADJES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- STORM DRAIN SYSTEM WILL BE PRIVATE EXCEPT FOR STORM DRAIN WITHIN PUBLIC RIGHT-OF-WAY. STORM DRAIN WITHIN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). PARKS, COMMUNITY TRAILS AND FEEDER TRAILS ARE PRIVATE. PUBLIC TRAILS WILL BE ACCESSIBLE BY THE PUBLIC VIA A PROPOSED PUBLIC USE EASEMENT.
- LOTS WITH ACCESS TO MORE THAN ONE STREET SHALL HAVE ACCESS RIGHTS REINFORCED TO ALLOW ONLY A SINGLE ACCESS.
- FOLLOWING THE RECORDATION OF THE IMPLEMENTING SUBDIVISION MAP(S), THE FOLLOWING EXISTING STRUCTURES WILL BE ALLOWED TO REMAIN: ASSessor PARCELS (APN 127-072-38 AND 128-440-00). IN EACH CASE THE FINAL MAP WILL CREATE A LEGAL LOT MEETING THE APPROPRIATE ZONING REQUIREMENTS FOR MINIMUM LOT SIZE. DETACHMENTS PER THE NO ZONE BOOK.
- LOT 128 IS A REMAINDER PARCEL AS DEFINED IN SUBDIVISION MAP ACT SEC. 66424.
- ALL CURB RETURN RADI ARE 30' (20' AT R/W) UNLESS OTHERWISE SHOWN.
- MULTI-USE TRAILS (SHOWN ON COMMUNITY MASTER TRAILS PLAN) AND RANCHO LHS TRAILS ARE PUBLIC AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). PARKS, COMMUNITY TRAILS AND FEEDER TRAILS ARE PRIVATE. PUBLIC TRAILS WILL BE ACCESSIBLE BY THE PUBLIC VIA A PROPOSED PUBLIC USE EASEMENT.

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER MAY MAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING AND COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT

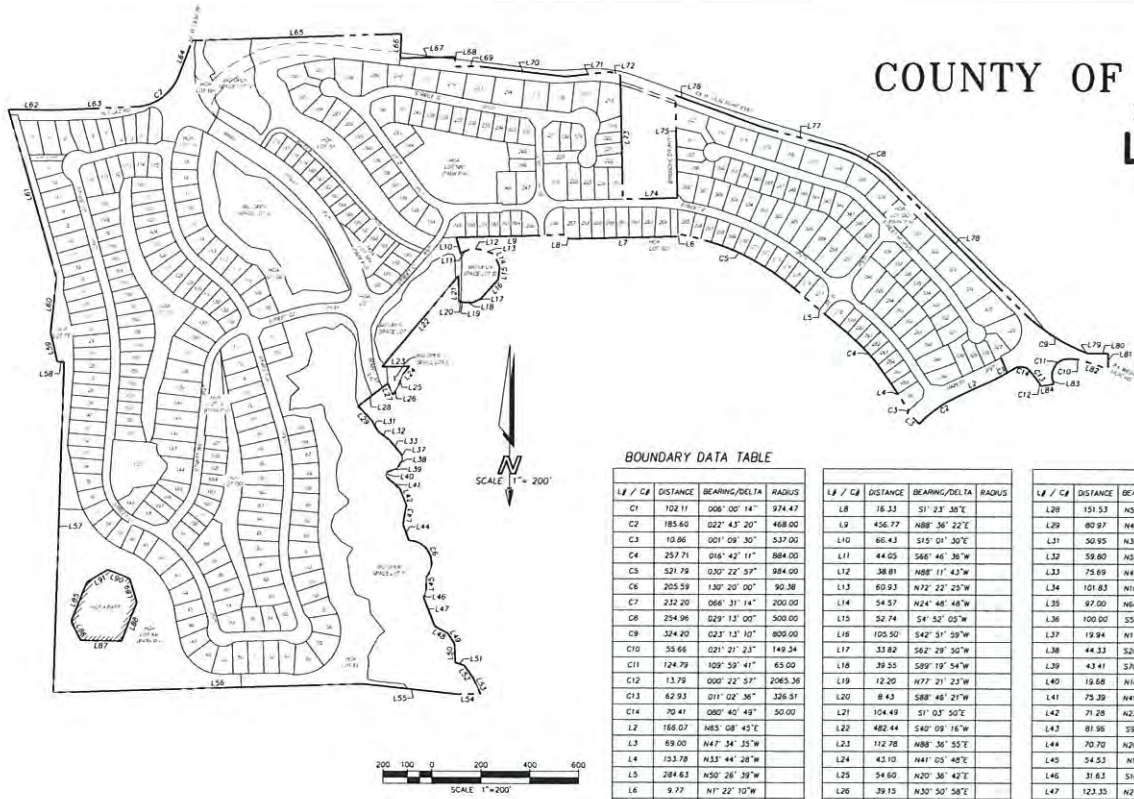
THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINGED OPERATION.

ASSessor'S PARCEL NO.'S

127-072-14, 127-072-20, 127-072-38, 127-072-40, 127-072-41, 127-072-42, 127-072-43, 127-072-44, 127-072-45, 127-072-46, 127-072-47, 127-072-48, 127-072-49, 127-072-50, 127-072-51, 127-072-52, 127-072-53, 127-072-54, 127-072-55, 127-072-56, 127-072-57, 127-072-58, 127-072-59, 127-072-60, 127-072-61, 127-072-62, 127-072-63, 127-072-64, 127-072-65, 127-072-66, 127-072-67, 127-072-68, 127-072-69, 127-072-70, 127-072-71, 127-072-72, 127-072-73, 127-072-74, 127-072-75, 127-072-76, 127-072-77, 127-072-78, 127-072-79, 127-072-80, 127-072-81, 127-072-82, 127-072-83, 127-072-84, 127-072-85, 127-072-86, 127-072-87, 127-072-88, 127-072-89, 127-072-90, 127-072-91, 127-072-92, 127-072-93, 127-072-94, 127-072-95, 127-072-96, 127-072-97, 127-072-98, 127-072-99, 127-073-00, 127-073-01, 127-073-02, 127-073-03, 127-073-04, 127-073-05, 127-073-06, 127-073-07, 127-073-08, 127-073-09, 127-073-10, 127-073-11, 127-073-12, 127-073-13, 127-073-14, 127-073-15, 127-073-16, 127-073-17, 127-073-18, 127-073-19, 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COUNTY OF SAN DIEGO TRACT 5572 RPL 5

IMPLEMENTING TENTATIVE MAP FOR: LILAC HILLS RANCH

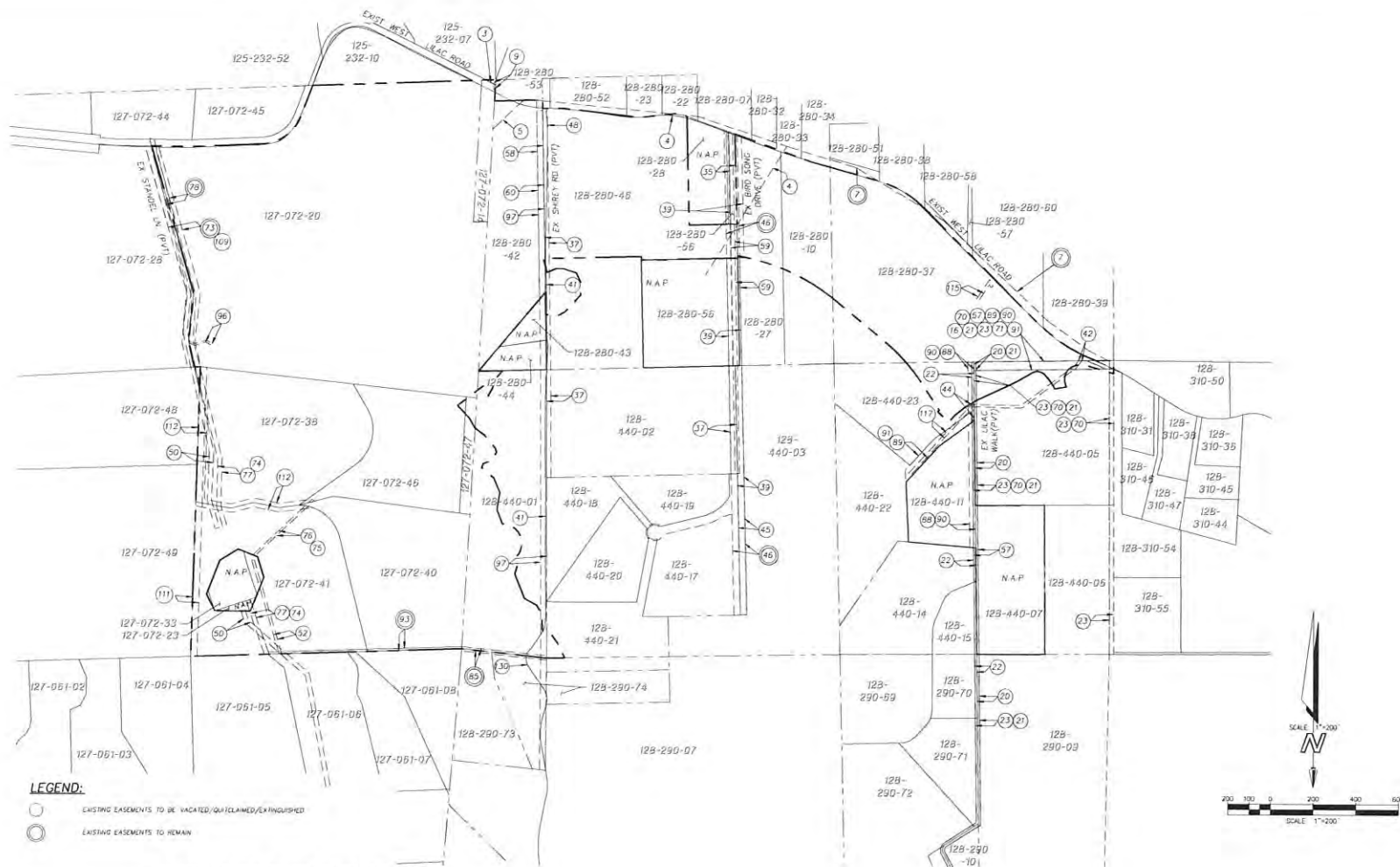


BOUNDARY DATA TABLE

LOT / C#	DISTANCE	BEARING/Delta	RADIUS
C1	102.11	D06° 00' 14"	974.47
C2	185.60	D22° 43' 20"	468.00
C3	10.66	D01° 09' 30"	537.00
C4	257.71	D16° 42' 11"	884.00
C5	321.78	D30° 22' 37"	984.00
C6	205.59	D30° 20' 00"	90.38
C7	232.20	D66° 31' 14"	200.00
C8	274.96	D29° 13' 00"	500.00
C9	324.20	D23° 13' 10"	809.00
C10	35.65	D21° 21' 23"	149.34
C11	124.79	D09° 59' 41"	65.00
C12	13.79	D00° 22' 23"	2065.36
C13	62.93	D11° 02' 36"	326.31
C14	70.41	D80° 40' 49"	50.00
L1	166.67	N83° 08' 43"E	
L2	69.00	N47° 34' 33"W	
L3	133.78	N33° 44' 28"W	
L4	284.63	N50° 26' 39"W	
L5	9.77	N1° 22' 10"W	
L6	450.00	S88° 37' 27"W	
L7	16.33	S1° 23' 38"E	
L8	436.77	N88° 36' 22"E	
L9	66.43	S15° 01' 30"E	
L10	44.05	S46° 46' 36"W	
L11	38.81	N88° 11' 43"W	
L12	60.93	N72° 22' 25"W	
L13	54.57	N24° 48' 48"W	
L14	52.74	S4° 52' 05"W	
L15	105.50	S42° 51' 59"W	
L16	33.62	S62° 29' 30"W	
L17	39.55	S89° 19' 54"W	
L18	12.20	N77° 21' 23"W	
L19	8.43	S88° 46' 21"W	
L20	104.49	S1° 03' 50"E	
L21	482.44	S40° 09' 16"W	
L22	112.78	N88° 36' 55"E	
L23	42.10	N41° 05' 48"E	
L24	34.60	N20° 36' 42"E	
L25	29.13	N30° 50' 58"E	
L26	57.62	S24° 45' 40"E	
L27	151.53	N52° 01' 42"E	
L28	80.97	N43° 01' 13"W	
L29	50.95	N30° 33' 43"W	
L30	59.80	N52° 21' 33"W	
L31	75.69	N40° 13' 35"W	
L32	101.83	N16° 43' 53"W	
L33	67.00	N68° 30' 40"W	
L34	100.00	S58° 21' 31"W	
L35	19.94	N14° 17' 22"W	
L36	44.33	S28° 57' 25"W	
L37	39.41	S70° 40' 27"W	
L38	19.68	N16° 32' 26"E	
L39	73.39	N49° 27' 38"W	
L40	71.28	N22° 36' 59"W	
L41	81.95	S9° 25' 36"W	
L42	70.70	N20° 58' 09"W	
L43	54.53	N1° 41' 27"E	
L44	31.63	S16° 11' 21"W	
L45	123.33	N21° 35' 21"W	
L46	64.04	N60° 43' 48"W	
L47	47.48	N31° 20' 52"W	
L48	77.16	N2° 30' 41"W	
L49	37.15	N73° 39' 18"W	
L50	67.02	N38° 41' 25"W	
L51	69.85	S25° 11' 14"E	
L52	84.14	S89° 08' 24"W	
L53	388.41	N83° 06' 28"W	
L54	1264.98	S88° 14' 12"W	
L55	1330.20	N1° 42' 12"E	
L56	28.30	S86° 48' 35"W	
L57	123.00	S12° 42' 31"E	
L58	223.27	S6° 00' 44"W	
L59	71.45	N16° 09' 11"W	
L60	167.09	S89° 21' 28"E	
L61	329.03	S87° 36' 27"W	
L62	152.82	S21° 07' 13"W	
L63	854.82	N88° 02' 30"E	
L64	99.23	S1° 13' 38"W	
L65	223.98	S88° 24' 26"W	
L66	40.59	N0° 55' 52"W	
L67	101.96	S89° 21' 26"W	
L68	352.83	N83° 18' 34"W	
L69	184.06	N83° 51' 26"E	
L70	41.22	S70° 18' 34"E	
L71	504.43	S1° 23' 34"E	
L72	223.07	S88° 37' 27"W	
L73	418.39	N1° 21' 24"W	
L74	379.54	S70° 18' 34"E	
L75	321.68	N74° 28' 14"W	
L76	744.72	S43° 15' 20"E	
L77	8.71	S68° 20' 30"E	
L78	82.69	N89° 08' 11"E	
L79	102.58	S73° 20' 26"E	
L80	25.84	N14° 22' 50"W	
L81	173.00	N02° 21' 29"E	
L82	101.96	S89° 21' 26"W	
L83	352.83	N83° 18' 34"W	
L84	41.22	S70° 18' 34"E	
L85	504.43	S1° 23' 34"E	
L86	223.07	S88° 37' 27"W	
L87	418.39	N1° 21' 24"W	
L88	379.54	S70° 18' 34"E	
L89	321.68	N74° 28' 14"W	
L90	744.72	S43° 15' 20"E	
L91	8.71	S68° 20' 30"E	
L92	82.69	N89° 08' 11"E	
L93	102.58	S73° 20' 26"E	
L94	25.84	N14° 22' 50"W	
L95	173.00	N02° 21' 29"E	
L96	101.96	S89° 21' 26"W	
L97	352.83	N83° 18' 34"W	
L98	41.22	S70° 18' 34"E	
L99	504.43	S1° 23' 34"E	
L100	223.07	S88° 37' 27"W	

LOT SUMMARY TABLE

RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	RESIDENTIAL LOTS	HOA LOTS	PARK LOTS	BIO OS LOTS
LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)	LOT AREA (sf) AREA (ac)
1 7,520 0.17	2 6,483 0.15	3 5,953 0.13	4 5,389 0.12	5 5,158 0.12	6 5,742 0.13	7 7,112 0.16	8 8,878 0.19	9 8,911 0.21	10 8,360 0.22	11 7,689 0.17	12 7,467 0.17	13 8,759 0.20	14 8,517 0.20
15 8,182 0.19	16 8,890 0.21	17 7,158 0.16	18 7,501 0.17	19 7,741 0.18	20 7,603 0.17	21 7,536 0.18	22 7,520 0.17	23 7,581 0.17	24 7,581 0.17	25 7,581 0.17	26 7,581 0.17	27 7,581 0.17	28 7,581 0.17
29 7,581 0.17	30 7,581 0.17	31 7,581 0.17	32 7,581 0.17	33 7,581 0.17	34 7,581 0.17	35 7,581 0.17	36 7,581 0.17	37 7,581 0.17	38 7,581 0.17	39 7,581 0.17	40 7,581 0.17	41 7,581 0.17	42 7,581 0.17
43 7,581 0.17	44 7,581 0.17	45 7,581 0.17	46 7,581 0.17	47 7,581 0.17	48 7,581 0.17	49 7,581 0.17	50 7,581 0.17	51 7,581 0.17	52 7,581 0.17	53 7,581 0.17	54 7,581 0.17	55 7,581 0.17	56 7,581 0.17
57 7,581 0.17	58 7,581 0.17	59 7,581 0.17	60 7,581 0.17	61 7,581 0.17	62 7,581 0.17	63 7,581 0.17	64 7,581 0.17	65 7,581 0.17	66 7,581 0.17	67 7,581 0.17	68 7,581 0.17	69 7,581 0.17	70 7,581 0.17
71 7,581 0.17	72 7,581 0.17	73 7,581 0.17	74 7,581 0.17	75 7,581 0.17	76 7,581 0.17	77 7,581 0.17	78 7,581 0.17	79 7,581 0.17	80 7,581 0.17	81 7,581 0.17	82 7,581 0.17	83 7,581 0.17	84 7,581 0.17
85 7,581 0.17	86 7,581 0.17	87 7,581 0.17	88 7,581 0.17	89 7,581 0.17	90 7,581 0.17	91 7,581 0.17	92 7,581 0.17	93 7,581 0.17	94 7,581 0.17	95 7,581 0.17	96 7,581 0.17	97 7,581 0.17	98 7,581 0.17
99 7,581 0.17	100 7,581 0.17	101 7,581 0.17	102 7,581 0.17	103 7,581 0.17	104 7,581 0.17	105 7,581 0.17	106 7,581 0.17	107 7,581 0.17	108 7,581 0.17	109 7,581 0.17	110 7,581 0.17	111 7,581 0.17	112 7,581 0.17
113 7,581 0.17	114 7,581 0.17	115 7,581 0.17	116 7,581 0.17	117 7,581 0.17	118 7,581 0.17	119 7,581 0.17	120 7,581 0.17	121 7,581 0.17	122 7,581 0.17	123 7,581 0.17	124 7,581 0.17	125 7,581 0.17	126 7,581 0.17
127 7,581 0.17	128 7,581 0.17	129 7,581 0.17	130 7,581 0.17	131 7,581 0.17	132 7,581 0.17	133 7,581 0.17	134 7,581 0.17	135 7,581 0.17	136 7,581 0.17	137 7,581 0.17	138 7,581 0.17	139 7,581 0.17	140 7,581 0.17
141 7,581 0.17	142 7,581 0.17	143 7,581 0.17	144 7,581 0.17	145 7,581 0.17	146 7,581 0.17	147 7,581 0.17	148 7,581 0.17	149 7,581 0.17	150 7,581 0.17	151 7,581 0.17	152 7,581 0.17	153 7,581 0.17	154 7,581 0.17
155 7,581 0.17	156 7,581 0.17	157 7,581 0.17	158 7,581 0.17	159 7,581 0.17	160 7,581 0.17	161 7,581 0.17	162 7,581 0.17	163 7,581 0.17	164 7,581 0.17	165 7,581 0.17	166 7,581 0.17	167 7,581 0.17	168 7,581 0.17
169 7,581 0.17	170 7,581 0.17	171 7,581 0.17	172 7,581 0.17	173 7,581 0.17	174 7,581 0.17	175 7,581 0.17	176 7,581 0.17	177 7,581 0.17	178 7,581 0.17	179 7,581 0.17	180 7,581 0.17	181 7,581 0.17	182 7,581 0.17
183 7,581 0.17	184 7,581 0.17	185 7,581 0.17	186 7,581 0.17	187 7,581 0.17	188 7,581 0.17	189 7,581 0.17	190 7,581 0.17	191 7,581 0.17	192 7,581 0.17	193 7,581 0.17	194 7,581 0.17	195 7,581 0.17	196 7,581 0.17
197 7,581 0.17	198 7,581 0.17	199 7,581 0.17	200 7,581 0.17	201 7,581 0.17	202 7,581 0.17	203 7,581 0.17	204 7,581 0.17	205 7,581 0.17	206 7,581 0.17	207 7,581 0.17	208 7,581 0.17	209 7,581 0.17	210 7,581 0.17
211 7,581 0.17	212 7,581 0.17	213 7,581 0.17	214 7,581 0.17	215 7,581 0.17	216 7,581 0.17	217 7,581 0.17	218 7,581 0.17	219 7,581 0.17	220 7,581 0.17	221 7,581 0.17	222 7,581 0.17	223 7,581 0.17	224 7,581 0.17
225 7,581 0.17	226 7,581 0.17	227 7,581 0.17	228 7,581 0.17	229 7,581 0.17	230 7,581 0.17	231 7,581 0.17	232 7,581 0.17	233 7,581 0.17	234 7,581 0.17	235 7,581 0.17	236 7,581 0.17	237 7,581 0.17	238 7,581 0.17
239 7,581 0.17	240 7,581 0.17	241 7,581 0.17	242 7,581 0.17	243 7,581 0.17	244 7,581 0.17	245 7,581 0.17	246 7,581 0.17	247 7,581 0.17	248 7,581 0.17	249 7,581 0.17	250 7,581 0.17	251 7,581 0.17	252 7,581 0.17
253 7,581 0.17	254 7,581 0.17	255 7,581 0.17	256 7,581 0.17	257 7,581 0.17	258 7,581 0.17	259 7,581 0.17	260 7,581 0.17	261 7,581 0.17	262 7,581 0.17	263 7,581 0.17	264 7,581 0.17	265 7,581 0.17	266 7,581 0.17
267 7,581 0.17	268 7,581 0.17	269 7,581 0.17	270 7,581 0.17	271 7,581 0.17	272 7,581 0.17	273 7,581 0.17	274 7,581 0.17	275 7,581 0.17	276 7,581 0.17	277 7,581 0.17	278 7,581 0.17	279 7,581 0.17	280 7,581 0.17
281 7,581 0.17	282 7,581 0.17	283 7,581 0.17	284 7,581 0.17	285 7,581 0.17	286 7,581 0.17	287 7,581 0.17	288 7,581 0.17	289 7,581 0.17	290 7,581 0.17	291 7,581 0.17	292 7,581 0.17	293 7,581 0.17	294 7,581 0.17
295 7,581 0.17	296 7,581 0.17	297 7,581 0.17	298 7,581 0.17	299 7,581 0.17	300 7,581 0.17	301 7,581 0.17	302 7,581 0.17	303 7,581 0.17	304 7,581 0.17	305 7,581 0.17	306 7,581 0.17	307 7,581 0.17	308 7,581 0.17
309 7,581 0.17	310 7,581 0.17	311 7,581 0.17	312 7,581 0.17	313 7,581 0.17	314 7,581 0.17	315 7,581 0.17	316 7,581 0.17	317 7,581 0.17	318 7,581 0.17	319 7,581 0.17	320 7,581 0.17	321 7,581 0.17	322 7,581 0.17
323 7,581 0.17	324 7,581 0.17	325 7,581 0.17	326 7,581 0.17	327 7,581 0.17	328 7,581 0.17	329 7,581 0.17	330 7,581 0.17	331 7,581 0.17	332 7,581 0.17	333 7,581 0.17	334 7,581 0.17	335 7,581 0.17	336 7,581 0.17
337 7,581 0.17	338 7,581 0.17	339 7,581 0.17	340 7,581 0.17	341 7,581 0.17	342 7,581 0.17	343 7,581 0.17	344 7,581 0.17	345 7,581 0.17	346 7,581 0.17	347 7,581 0.17	348 7,581 0.17	349 7,581 0.17	350 7,581 0.17
351 7,581 0.17	352 7,581 0.17	353 7,581 0.17	354 7,581 0.17	355 7,581 0.17	356 7,581 0.17	357 7,581 0.17	358 7,581 0.17	359 7,581 0.17	360 7,581 0.17	361 7,581 0.17	362 7,581 0.17	363 7,581 0.17	364 7,581 0.

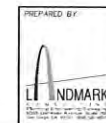


LEGEND:

- EXISTING EASEMENTS TO BE VACATED/QUICKCLAIMED/EXTINGUISHED
- EXISTING EASEMENTS TO REMAIN

IMPLEMENTING TM EX. EASEMENT NOTES:

- | | | | | | | | | | | | |
|----|---|----|---|----|--|----|--|----|---|-----|--|
| 3 | 5' SDCAGE UTILITY ESMT (NO WIDTH GIVEN) ESMT, BK 5538, PG 57A, O.R. REC. FEBRUARY 2, 1949 | 27 | 15' WIDE ROAD & UTILITY ESMT, BK 5538, PG 57A, O.R. REC. APRIL 12, 1957 | 41 | 12' SDCAGE UTILITY ESMT (N 38747, O.R. REC. MARCH 2, 1962 | 60 | 28' WIDE SDCAGE UTILITY ESMT (N 38747, O.R. REC. MARCH 19, 1965 | 85 | 15' WIDE ROAD & UTILITY ESMT (N 74-10588A, O.R. REC. APRIL 25, 1974 | 98 | 15' WIDE SDCAGE UTILITY ESMT (N 51301, O.R. REC. DECEMBER 13, 1977 |
| 4 | 5' SDCAGE UTILITY ESMT (NO WIDTH GIVEN) ESMT, BK 5538, PG 57A, O.R. REC. FEBRUARY 2, 1949 | 28 | 15' WIDE ROAD & UTILITY ESMT, BK 5538, PG 57A, O.R. REC. APRIL 16, 1957 | 42 | 35' WIDE ROAD & UTILITY ESMT (N 55702, O.R. REC. APRIL 2, 1962 | 61 | 20' WIDE ROAD & UTILITY ESMT (N 55702, O.R. REC. APRIL 8, 1970 | 86 | 28' WIDE ROAD & UTILITY ESMT (N 74-10588B, O.R. REC. OCTOBER 23, 1974 | 99 | 28' WIDE PAC TEL & TEL CO UTL ESMT, (N 74-10588C, O.R. REC. MARCH 14, 1979 |
| 5 | 5' SDCAGE UTILITY ESMT (NO WIDTH GIVEN) ESMT, BK 5538, PG 57A, O.R. REC. FEBRUARY 2, 1949 | 29 | 20' WIDE ROAD & UTILITY ESMT, BK 5538, PG 57A, O.R. REC. APRIL 16, 1957 | 43 | 60' WIDE ROAD & UTILITY ESMT (N 55703, O.R. REC. APRIL 2, 1962 | 62 | 43' WIDE ROAD & UTILITY ESMT (N 55704, O.R. REC. APRIL 8, 1970 | 87 | 42' WIDE ROAD & UTILITY ESMT (N 74-10588D, O.R. REC. OCTOBER 23, 1974 | 100 | 60' WIDE ROAD & UTILITY ESMT (N 82-40254, O.R. REC. DECEMBER 33, 1982 |
| 6 | 5' SDCAGE UTILITY ESMT (NO WIDTH GIVEN) ESMT, BK 5538, PG 57A, O.R. REC. FEBRUARY 2, 1949 | 30 | 30' WIDE ROAD & UTILITY ESMT (N 17568A, O.R. REC. AUGUST 30, 1960 | 44 | ROAD ESMT OVER EXIST SHIREY RD (N 164725, O.R. REC. SEPTEMBER 16, 1964 | 63 | 60' WIDE ROAD & UTILITY ESMT (N 22388B, O.R. REC. SEPTEMBER 30, 1971 | 88 | 28' WIDE ROAD & UTILITY ESMT (N 74-10588E, O.R. REC. OCTOBER 23, 1974 | 101 | 50' WIDE PUBLIC ROAD ESMT (OFFERED PER PM 13313, REC. MAY 31, 1984 |
| 7 | 5' SDCAGE UTILITY ESMT (NO WIDTH GIVEN) ESMT, BK 5538, PG 57A, O.R. REC. JULY 27, 1950 | 31 | 20' WIDE ROAD & UTILITY ESMT (N 23055A, O.R. REC. NOVEMBER 25, 1960 | 45 | 25' WIDE VOWAD UTL ESMT (N 20002, O.R. REC. NOVEMBER 2, 1963 | 64 | PERMANENT VOWAD UTL ESMT (N 20767B, O.R. REC. DECEMBER 3, 1971 | 89 | 42' WIDE ROAD & UTILITY ESMT (N 74-10588F, O.R. REC. OCTOBER 23, 1974 | 102 | 42' WIDE PRIVY ROAD ESMT (PROV. FOR PM 13313, REC. MAY 31, 1984 |
| 8 | 5' WIDE SDCAGE UTL ESMT (N 1433, PG 370, O.R. REC. NOVEMBER 24, 1954 | 32 | 60' WIDE ROAD & UTILITY ESMT (N 11591, O.R. REC. JULY 13, 1960 | 46 | 12' WIDE SDCAGE UTILITY ESMT (N 15930, O.R. REC. FEBRUARY 14, 1964 | 65 | 10' WIDE VOWAD UTL ESMT (N 20767C, O.R. REC. DECEMBER 3, 1971 | 90 | 15' WIDE WATER LINE ESMT (N 75-00268B, O.R. REC. APRIL 10, 1975 | 103 | 15' WIDE SDCAGE UTILITY ESMT (N 88-60551, O.R. REC. FEBRUARY 21, 1986 |
| 9 | 40' WIDE ROAD & UTILITY ESMT (N 5902, PG 143, O.R. REC. DECEMBER 13, 1955 | 33 | ROAD ESMT OVER EXIST SHIREY RD (N 14787, O.R. REC. MARCH 1, 1962 | 47 | 25' WIDE ROAD & UTILITY ESMT (N 15930, O.R. REC. SEPTEMBER 16, 1964 | 66 | 15' WIDE VOWAD UTL ESMT (N 57073, O.R. REC. MARCH 9, 1972 | 91 | 20' WIDE ROAD & UTILITY ESMT (N 75-00268C, O.R. REC. MARCH 9, 1972 | 104 | 12' WIDE SDCAGE UTILITY ESMT (N 88-60551, O.R. REC. DECEMBER 27, 1986 |
| 10 | 10' WIDE ROAD & UTILITY ESMT (N 5536, PG 57A, O.R. REC. APRIL 12, 1957 | 34 | 12' WIDE SDCAGE UTILITY ESMT (N 38723, O.R. REC. MARCH 2, 1962 | 48 | 28' WIDE ROAD & UTILITY ESMT (N 6697, O.R. REC. JANUARY 13, 1965 | 67 | 20' WIDE VOWAD UTL ESMT (N 28726, O.R. REC. FEBRUARY 12, 1965 | 92 | 20' WIDE ROAD & UTILITY ESMT (N 75074, O.R. REC. MARCH 9, 1972 | 105 | ROAD ESMT OVER EXIST SHIREY RD (N 14787, O.R. REC. JULY 5, 1965 |

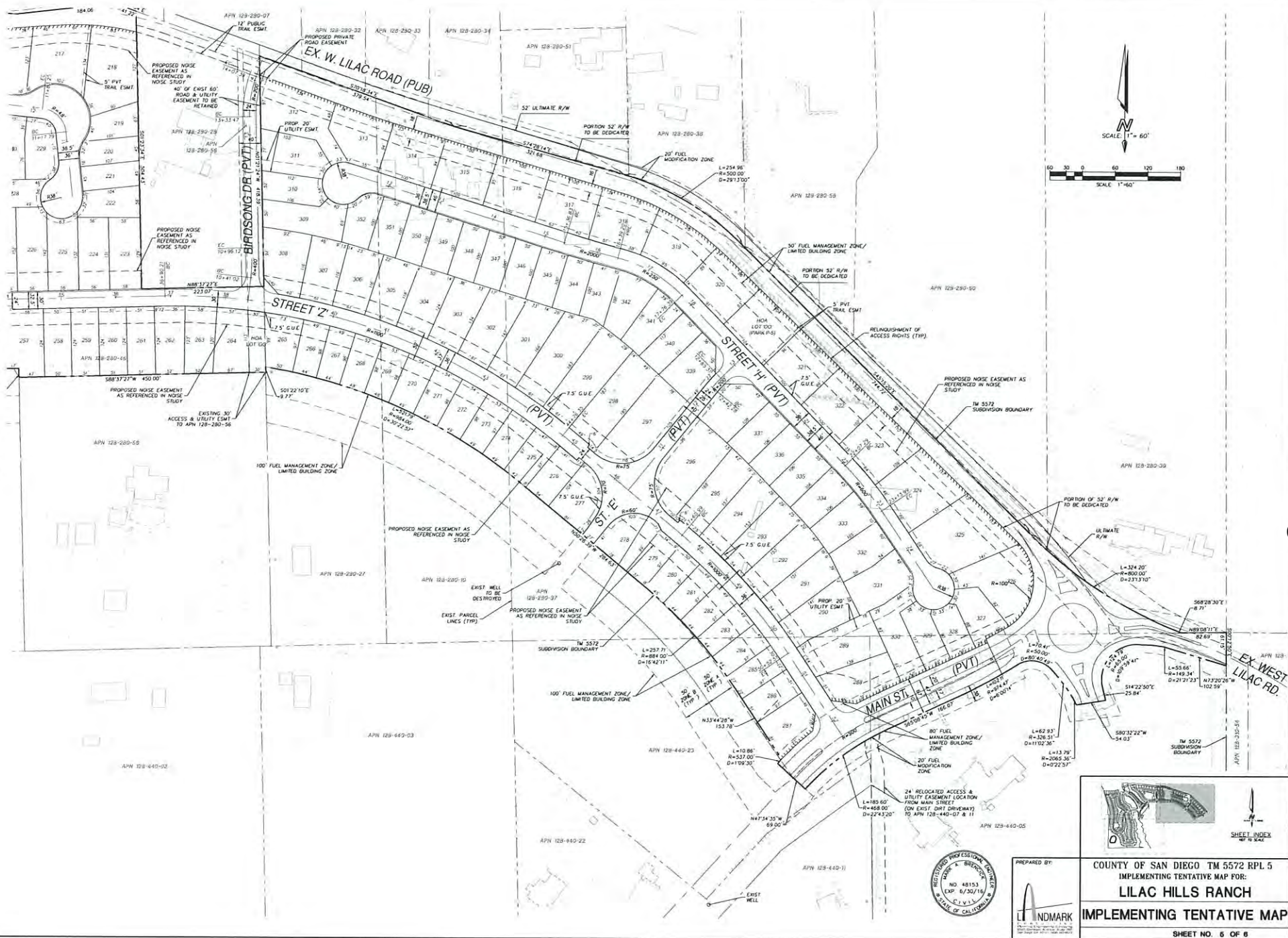


PREPARED BY:

COUNTY OF SAN DIEGO TM 5572 RPL 5
IMPLEMENTING TENTATIVE MAP FOR:
LILAC HILLS RANCH
EXISTING EASEMENTS
SHEET NO. 3 OF 8

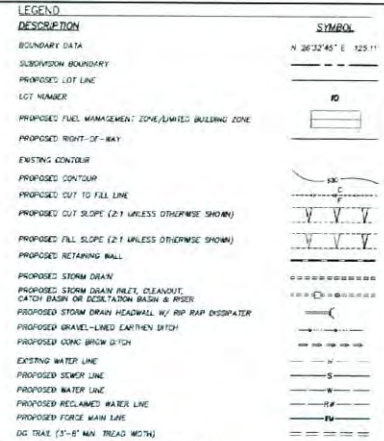


SEE SHEET 4





IMPLEMENTING PRELIMINARY GRADING PLAN FOR



THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE, ORDINARY/RECURRING REVIEW OF A DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT THE CITY OF SAN DIEGO IS PROVIDING THIS PLAN AS A CONVENIENCE TO THE PROPERTY OWNER AND DOES NOT WARRANT THAT IT WILL PERFORM ANY GRADING WORK AND/OR AGREEES TO OBTAIN A VALID GRADING PERMIT FROM THE CITY OF SAN DIEGO.

2. TO CURB RETURN RAINS ARE 30" (20" AT 8 MPH) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.

3. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS, AS REQUIRED BY THE CITY ENGINEER.

4. ALL EXISTING & PROPOSED STREETS SHALL BE UNDERDRAINED. EXISTENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE CITY ENGINEER, PLANNING UTILITIES AND THEIR APPROPRIATE DISTRICTS.

5. SOURCE OF TOPOGRAPHY: PHOTOGRAPHIC, DATED 10/20/11.

6. CONFIGURED INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED).

7. MANUFACTURED SLOPE WARPS SHALL BE VARIABLE (2:1 MAX).

8. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.

9. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY STANLEY GEOTECHNICAL, INC. ON 01/20/11.

10. ALL STREET DESIGN, LANDSCAPING AND FIVE HYDRAULIC SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.

11. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.

12. STORM DRAIN SYSTEM WILL BE PRIVATE (EITHER FOR STORM DRAINS WITHIN PUBLIC RIGHT-OF-WAY OR PRIVATE STORM DRAIN SHOWN ON THE SITE NOT WITHIN PUBLIC STREETS WILL BE GRANTED TO THE COUNTY FLOOD CONTROL DISTRICT WITH A DRAINAGE EASEMENT THAT ENCOMPASSES THE DRAINAGE AREA).

13. FOLLOWING THE RECOMPLETION OF THE IMPLEMENTING SUBDIVISION MAPS, THE FOLLOWING EXISTING UTILITIES WILL BE ALLOWED TO REMAIN: EXISTING FACILES FOR WATER, GAS, CABLE, AND TELEPHONE. THE CITY ENGINEER SHALL REVIEW THE UTILITIES, LEGAL, LAND-USE AND THE APPROPRIATE ZONING REQUIREMENTS FOR MINIMUM LOT SIZE AND SETBACKS TO DETERMINE THE APPROPRIATE UTILITIES.

14. THE SUBDIVISION DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE CITY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.

15. THIS IMPLEMENTING IN PRELIMINARY GRADING PLAN DEPICTS ONLY THOSE EXISTING UTILITIES THAT ARE KNOWN TO AFFECT THE PROJECT TO THE IMPLEMENTING RE-ENTRY MAP (TM 5522) FOR PROTECTION OF ALL EXISTING UTILITIES (THOSE THAT WILL REMAIN AND THOSE THAT WILL BE MOVED/REMOVED).

16. THIS DESIGN IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN ORDER TO STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.

17. SOME RETAINING WALLS BETWEEN RESIDENTIAL LOTS WILL BE REQUIRED IN ORDER TO PROVIDE NECESSARY FAD WIDTH. WALLS LESSER THAN 3' HIGH ARE NOT SHOWN ON PLANS.

18. MULTI-USE TRAILS (DOWN) ON COUNTIES MAINTAINED TRAILS PLANS, AND RANCH MULTI-USE TRAILS ARE PUBLIC AND WILL BE MAINTAINED BY THE HONOLULULU ASSOCIATION (HGA). THE CITY ENGINEER SHALL REVIEW THE TRAILS AND DETERMINE IF THEY WILL BE ACCESSIBLE BY THE PUBLIC VIA A PROPOSED PUBLIC USE EASEMENT.

Cut:	715,000 CY
Fill:	862,000 CY
Import:	145,000 CY

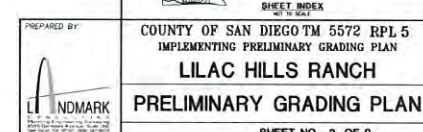
APPLICANT:
AGGRESSIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE
SAN DIEGO, CA 92130
TELEPHONE (619) 546-0700

ENGINEER OF WORK:
LANDMARK CONSULTING
9305 GENESSEE AVENUE, SUITE 2
SAN DIEGO, CA 92121
PHONE: (619) 587-8070
FAX: (619) 587-8750

COUNTY OF SAN DIEGO TM 5572 RPL 5
IMPLEMENTING PRELIMINARY GRADING PLAN FOR
LILAC HILLS RANCH

TITLE SHEET

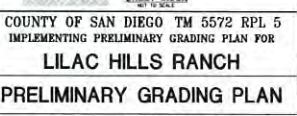
SHEET NO. 1 OF 9

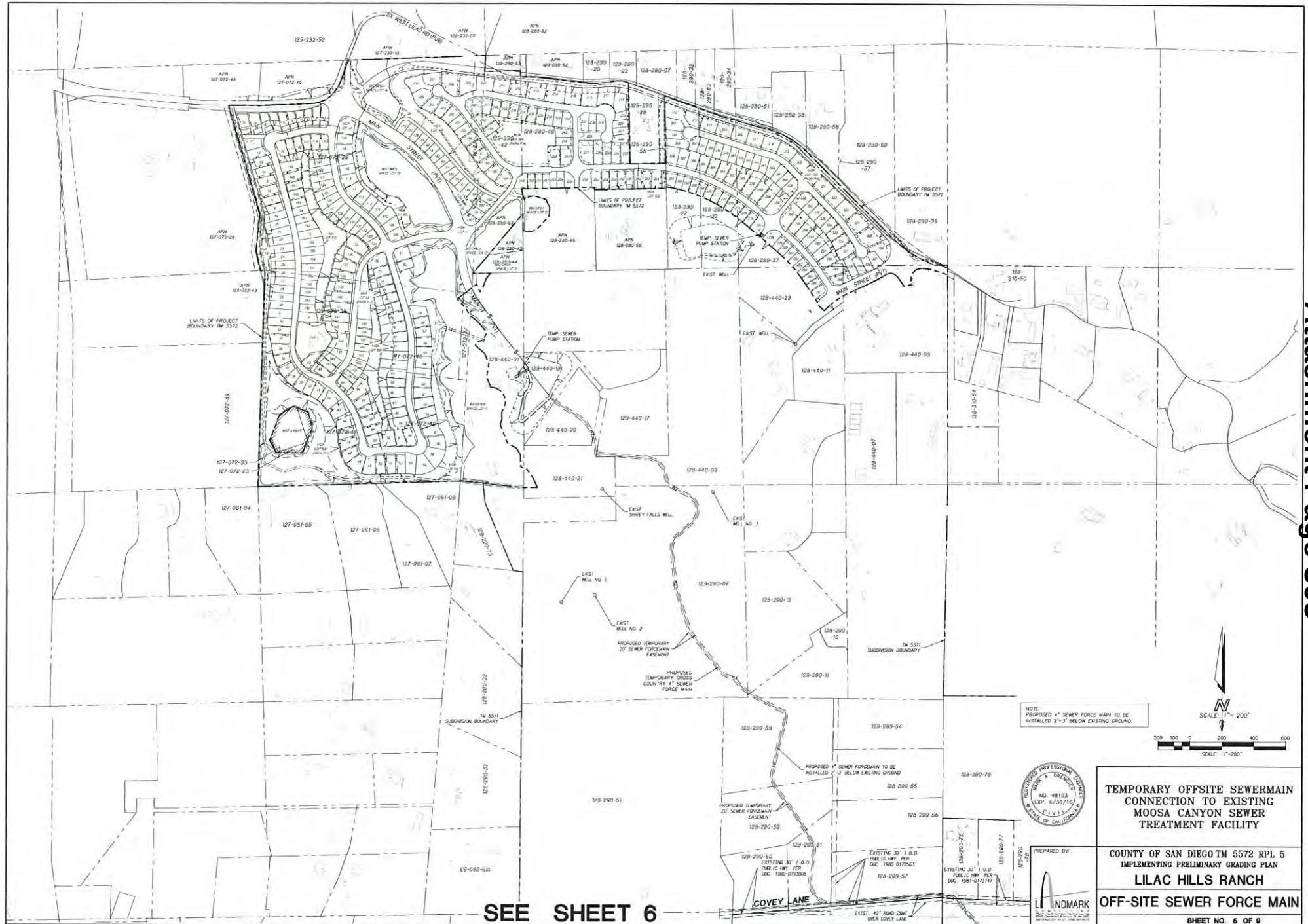




COUNTY OF SAN DIEGO 5572 RPL 5
IMPLEMENTING PRELIMINARY GRADING PLAN FOR
LILAC HILLS RANCH
PRELIMINARY GRADING PLAN

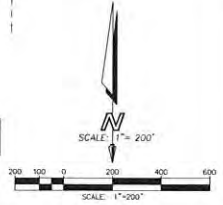
SHEET NO. 3 OF 9



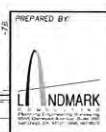


SEE SHEET 6

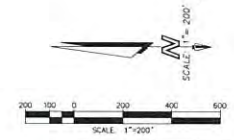
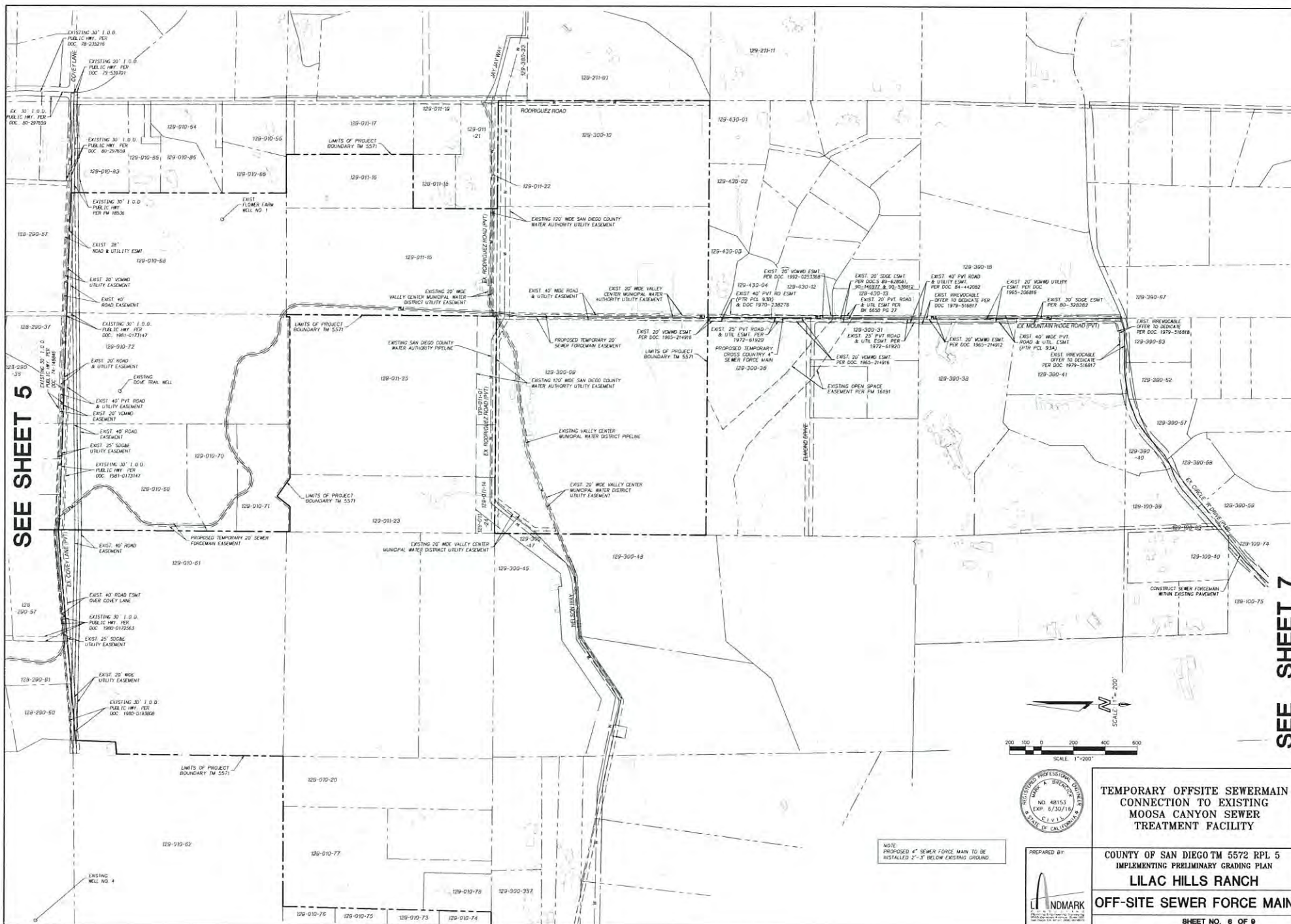
NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE
INSTALLED 2'-3" BELOW EXISTING GROUND.



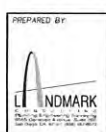
**TEMPORARY OFFSITE SEWERMAIN
CONNECTION TO EXISTING
MOOSA CANYON SEWER
TREATMENT FACILITY**



COUNTY OF SAN DIEGO TM 5572 RPL 5
IMPLEMENTING PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFF-SITE SEWER FORCE MAIN
SHEET NO. 6 OF 9



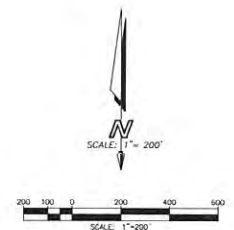
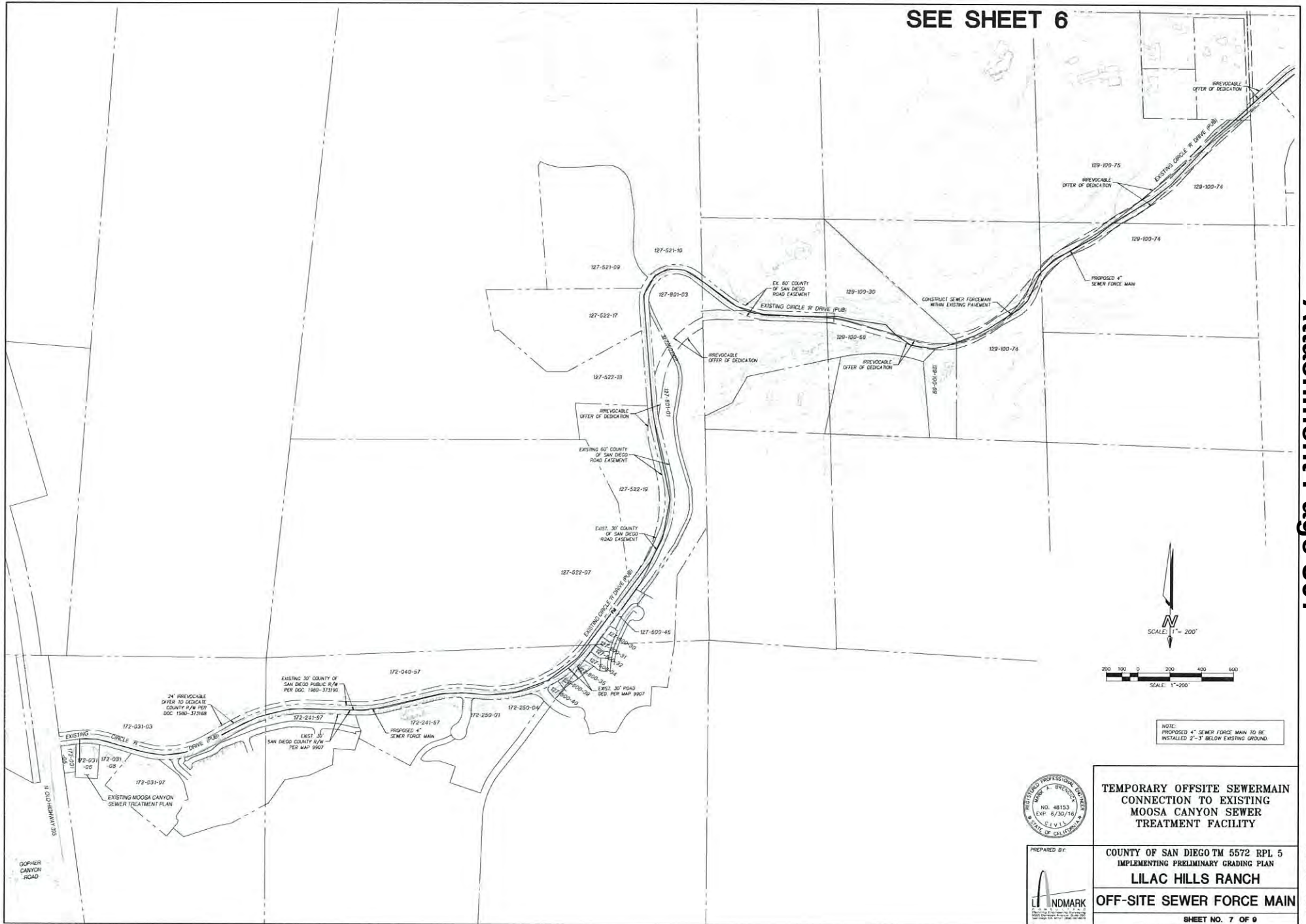
**TEMPORARY OFFSITE SEWERMAIN
CONNECTION TO EXISTING
MOOSA CANYON SEWER
TREATMENT FACILITY**



PREPARED BY:
**COUNTY OF SAN DIEGO TM 5572 RPL 5
IMPLEMENTING PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFF-SITE SEWER FORCE MAIN**

NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE
INSTALLED 2'-3" BELOW EXISTING GROUND

SEE SHEET 5



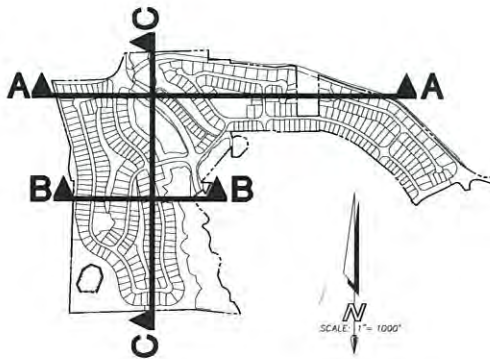
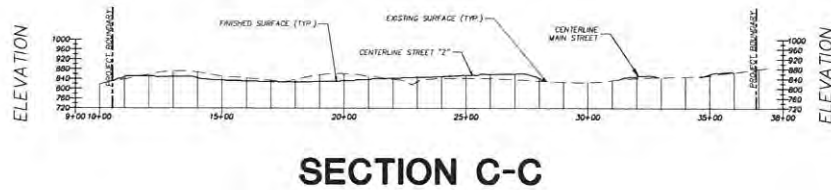
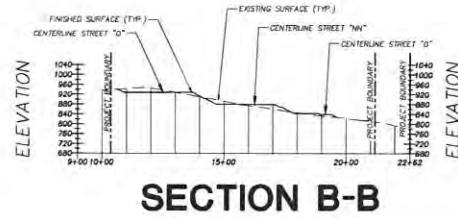
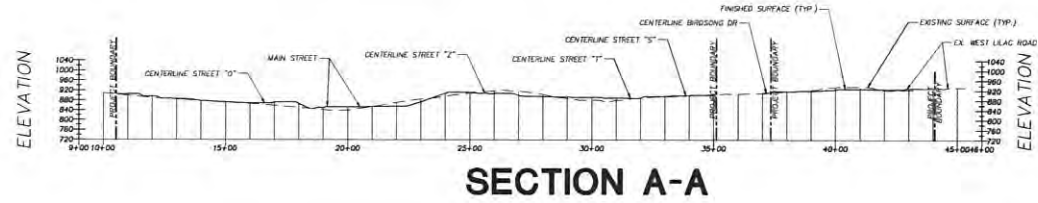
NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE
INSTALLED 2'-3" BELOW EXISTING GROUND.



TEMPORARY OFFSITE SEWERMAIN
CONNECTION TO EXISTING
MOOSA CANYON SEWER
TREATMENT FACILITY



COUNTY OF SAN DIEGO TM 5572 RPL 5
IMPLEMENTING PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFF-SITE SEWER FORCE MAIN
SHEET NO. 7 OF 9



 INDMARK Engineering & Construction 10000 San Diego Avenue, Suite 100 San Diego, CA 92126	PREPARED BY:	COUNTY OF SAN DIEGO TM 5572 RPL 5
		IMPLEMENTING PRELIMINARY GRADING PLAN
		LILAC HILLS RANCH
		PROJECT CROSS SECTIONS
SHEET NO. 8 OF 9		

SEE SHEET 5

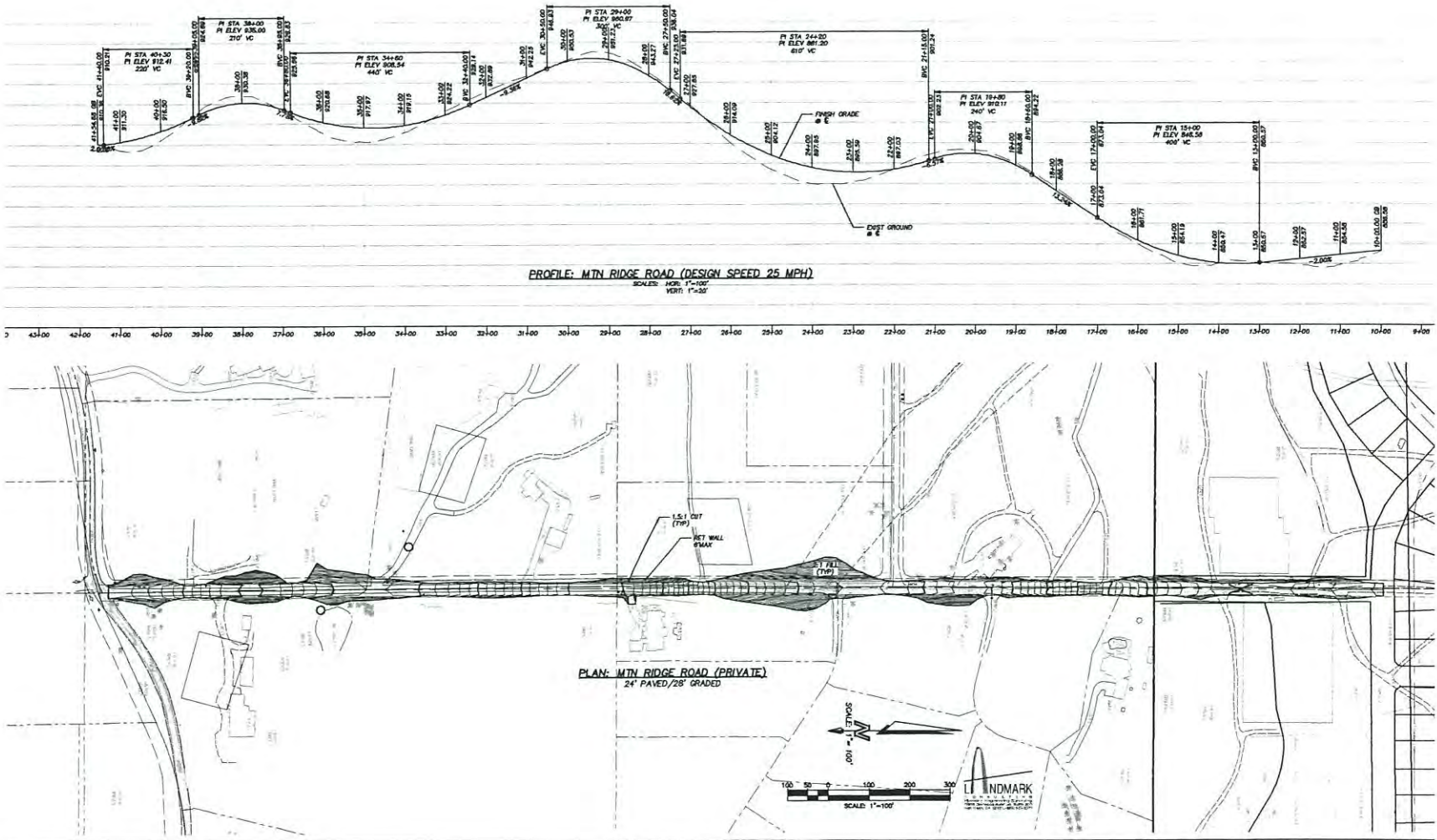
APN 129-290-87
EXIST 45' WIDE ROAD & UTILITY EASEMENT (PTR E.C. 135,149.37 & 332) (PTR PCL 908 AND 43)
SEWER ALTERNATIVE ALIGNMENT
EXIST 20' SOGE ESMT PER 1998-0816007
EXIST 30' I.O.D. PER DOC 1983-297652
EXIST 20' SOGE ESMT PER 1998-0816007
EXIST 20' WIDE VOWMD UTILITY EASEMENT PER DOC 1988-0072948 (PTR E.C. 325)
EXIST 40' WIDE ROAD & UTILITY EASEMENT
EXIST 20' I.O.D. PUBLIC HWY PER DOC 78-235216
APN 129-231-12
EXIST 40' WIDE ROAD & UTILITY EASEMENT
EXIST 20' I.O.D. PUBLIC HWY PER DOC 78-235216
PROPOSED ALT. SEWER FM TO BE CONSTRUCTED IN EXIST. ST. PMT. OF WEST LILAC ROAD (PUBLIC)
PROPOSED ALTERNATIVE SEWER FM TO BE CONSTRUCTED IN EXIST. ST. PMT. OF WEST LILAC ROAD (PUBLIC)
EXIST AL. PMT. (TYP.)
LIMITS OF PROJECT BOUNDARY TM 5571
INSTALL PUMP FOR SEWER FORCEMAIN
EXIST. 2' (TYP.)
LIMITS OF PROJECT BOUNDARY TM 5571
EX. COVEY LANE (PVT)
LIMITS OF PROJECT BOUNDARY TM 5571
BEGN. SEWER ALTERNATIVE ALIGNMENT
LIMITS OF PROJECT BOUNDARY TM 5571
WEST LILAC ROAD
COVEY LANE (PUB)
RODRIGUEZ ROAD (PVT)
JAY JAY WAY
RODRIGUEZ ROAD
ELMOND DRIVE
Nelson Way
WEST LILAC ROAD (PUBLIC)
WEST LILAC ROAD (PUBLIC)
EX. CIRCLE R DRIVE (PUB)
EX. CIRCLE R DRIVE (PUB)
EX. MOUNTAIN RIDGE ROAD (PVT)
EX. CIRCLE R DRIVE (PUB)
SEE SHEET 6 FOR CONTINUATION OF SEWER FM
SEE ABOVE FOR COVEY LANE PUBLIC ROAD DEDICATION DETAIL
SCALE 1"=60'
SCALE 1"=300'

REGISTERED PROFESSIONAL ENGINEER
JOHN A. BRECHER
NO. 48153
EXP. 6/30/16
STATE OF CALIFORNIA
P.E.

PREPARED BY
ND MARK
NATIONAL DESIGN MARK
SHEET NO. 9 OF 9

OFF-SITE SEWERMAIN ALTERNATIVE
ALONG COVEY LANE, WEST LILAC
ROAD AND CIRCLE R DRIVE
COUNTY OF SAN DIEGO TM 5572 RPL 5
IMPLEMENTING PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFF-SITE SEWER ALTERNATIVE

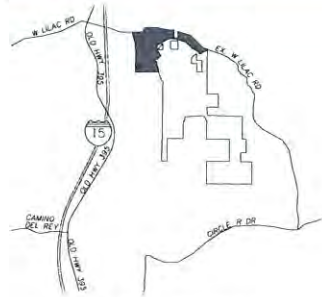
SHEET NO. 9 OF 9



COUNTY OF SAN DIEGO TRACT 5572-RPL5

IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR: LILAC HILLS RANCH

VICINITY MAP



LANDSCAPE SHEET INDEX

SHEETS	PLANS
1	LANDSCAPE TITLE SHEET
2	LANDSCAPE NOTES
3-5	LANDSCAPE CONCEPT PLAN
6-8	LANDSCAPE PARKS CONCEPT
9	LANDSCAPE DETAILS
10	WALL & FENCE PLAN

TRAIL CONCEPT LEGEND



LANDSCAPE CONCEPT LEGEND

NATURALIZED TRANSITION LANDSCAPE ZONE

- TREES**
75% 15 GALLON & 25% 24" BOX
ABUTILUS MENZIESII / MADRONE
CERCIS OCCIDENTALIS / WESTERN REDBUD
JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT
PTISIA CHINEENSIS / CHINESE PRINCE
QUERCUS AGRIOLIA / COAST LIVE OAK
- SHRUBS & GROUNDCOVERS**
60% 1 GALLON & 40% 5 GALLON
ARISTIDA MEXICANA / SONOMA DIPSOSAURA
BOCCONIA / CORDON ROUGE / CHAMPAGNE BROOM
CARTER PANSY / SANICULUS SETIGER
COTONASTER HORIZONTALIS / ROCK COTONEASTER
COTONASTER LACTIFLUS / RED CLUSTERED BERRY
PETERDUNEL ABUTILUS / TOYON
CELANOTHUS CORONATA / NON
RHAMNUS CALIFORNICA / CALIFORNIA WILD ROSE
SALVIA GRECA / AUTUMN SAGE

COMMUNITY ENTRY ROAD AND MEDIAN

- TREES**
100% 24" BOX
ABUTILUS MENZIESII / MADRONE
CERCIS OCCIDENTALIS / WESTERN REDBUD
JUGLANS CALIFORNICA / SOUTHERN CALIFORNIA BLACK WALNUT
OLEA EUROPEA / WILSONI / WILSON OLIVE
PLATANUS RACEMOSA / CALIFORNIA DREAMORE
QUERCUS AGRIOLIA / COAST LIVE OAK
QUERCUS DUGLASSII / BLUE OAK

- SHRUBS AND GROUNDCOVERS**
60% 1 GALLON & 40% 5 GALLON
CALLISTEMON VIMINALIS LITTLE JOHN / NON
CELANOTHUS WHITE FISH CANYON
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
GAZANIA SPLENDENS / GAZANIA
RHAMNUS RACEMOSA / INDIAN HAWTHORN
ROSMARINUS OFFICINALIS PROSTATIS / PROSTATE ROSEMARY
SALVIA SPY / SAGE
VINCA MAJOR / PERIWINKLE

INTERIOR SLOPE

- TREES**
80% 15 GALLON & 40% 24" BOX
ABUTILUS MENZIESII / MADRONE
CERCIS OCCIDENTALIS / WESTERN REDBUD
OLEA EUROPEA / WILSONI / WILSON OLIVE
QUERCUS AGRIOLIA / COAST LIVE OAK

- SHRUBS AND GROUNDCOVERS**
60% 1 GALLON & 40% 5 GALLON
CELANOTHUS WHITE FISH CANYON
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
PETERDUNEL ABUTILUS / TOYON
LANTANA MONTEVIDEENSIS / TRAILING LANTANA
RHAMNUS CALIFORNICA / COFFEE BERRY
RHAMNUS RACEMOSA / INDIAN HAWTHORN
ROSA CALIFORNICA / CALIFORNIA WILD ROSE
VINCA MAJOR / PERIWINKLE

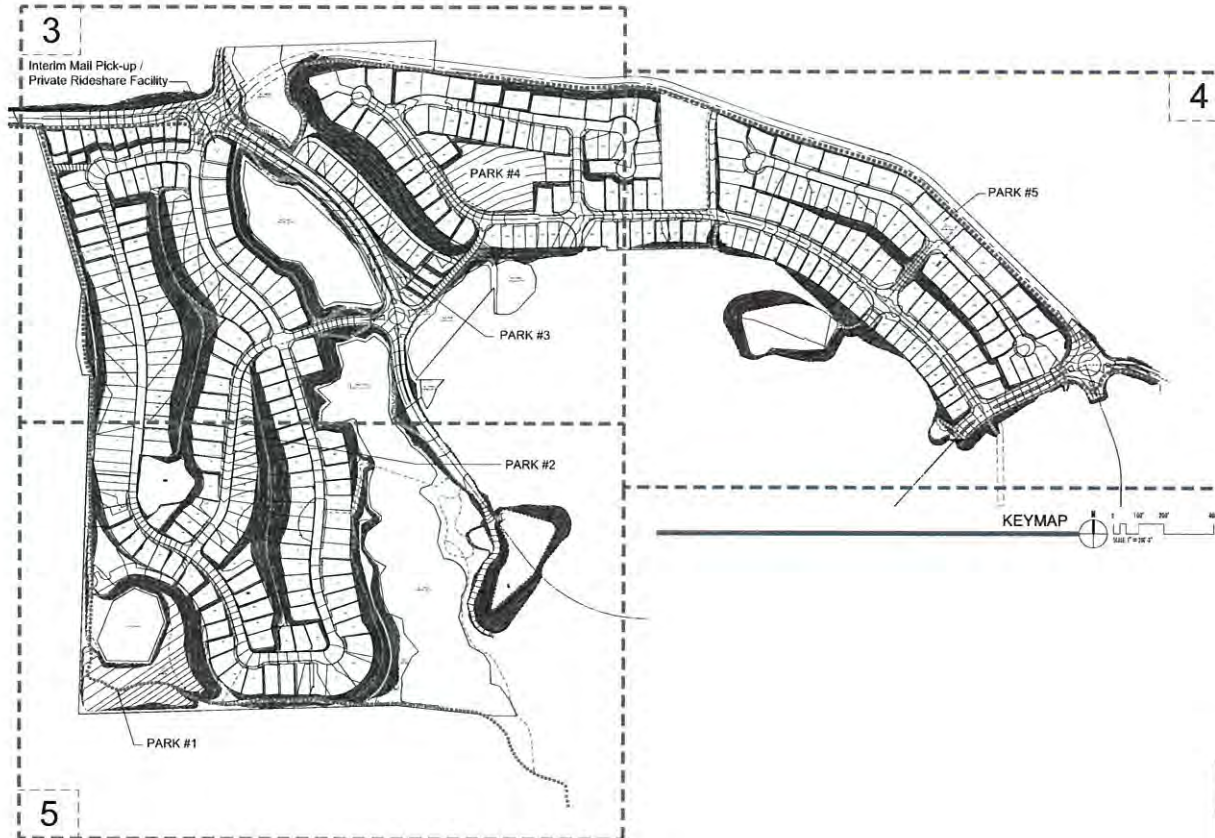
NEIGHBORHOOD

- TREES**
100% 24" BOX
ABUTILUS MENZIESII / MADRONE
CELANOTHUS WHITE FISH CANYON
ENCELIA CALIFORNICA / CALIFORNIA ENCELIA
PTISIA CHINEENSIS / CHINESE PRINCE
PLATANUS RACEMOSA / CALIFORNIA DREAMORE
QUERCUS AGRIOLIA / COAST LIVE OAK

- SHRUBS AND GROUNDCOVERS**
60% 1 GALLON & 40% 5 GALLON
CALLISTEMON VIMINALIS LITTLE JOHN / NON
CELANOTHUS SPY / CALIFORNIA LILAC
COPROSMIA RIKKI / MARIPOSA
GAZANIA SPLENDENS / GAZANIA
LANTANA SPY / LANTANA
RHAMNUS CALIFORNICA / COFFEE BERRY
RHAMNUS RACEMOSA / INDIAN HAWTHORN
VINCA MAJOR / PERIWINKLE

GROVE / VINEYARD

- GROVE TREES**
60% 15 GALLON & 40% 24" BOX
AVACADO
CITRUS / LEMON
CITRUS / LIME
CITRUS / ORANGE
CITRUS / GRAPEFRUIT
- VINEYARD**
100% BARE ROOT
COLUMBIANA
LAKEMONT
RELANCE



PLANTING NOTES

- ALL NEW LANDSCAPING CONFORMS TO THE FOLLOWING DOCUMENTS:
 - LILAC HILL RANCH SPECIFIC PLAN AMENDMENT (SPA)
 - LILAC HILL RANCH FIRE PROTECTION, PLANTING PALETTE
 - COUNTY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS
 - COUNTY OF SAN DIEGO FIRE PROTECTION PLAN FOR FUEL MODIFICATION
 - COUNTY OF SAN DIEGO WATER CONSERVATION ORDINANCE 19032
- ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES WILL BE PERMANENTLY RE-VEGETATED AND IRRIGATED PER THE PERMANENT REVEGETATION AND IRRIGATION REQUIREMENTS AS PER COUNTY OF SAN DIEGO LANDSCAPE REGULATION.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE COUNTY OF SAN DIEGO LANDSCAPE REGULATION AND ALL OTHER APPLICABLE REGIONAL AND STATE STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- STREET TREES: STREET TREES SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY AREA, BETWEEN THE CURB AND PROPERTY LINE, AT A UNIFORM RATE OF 40 FEET. ALL STREET TREES MUST BE A MINIMUM SIZE OF 24 INCH DBH AND PLANTED IN A MINIMUM OF 40 SQUARE FEET PERMILABLE AREA. THE STREET TREE SPECIES SELECTED SHALL BE BASED ON THE APPROVED SPECIFIC PLAN FOR LILAC HILL RANCH.
- MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
SEWER MAINS AND SEWER LATERALS	10 FEET
- IRRIGATION: AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- MAINTENANCE: THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. MAINTENANCE RESPONSIBILITIES ARE DIVIDED INTO THE FOLLOWING:

RESPONSIBLE ENTITY	AREAS RESPONSIBLE FOR
INDIVIDUAL PROPERTY OWNER	RESIDENTIAL PROPERTIES
HOMEOWNERS ASSOCIATION	HOA COMMON AREAS, BRUSH MANAGEMENT ZONES #8, PRIVATE STREETS, PARKS, ENTRY SIGNAGE AND LANDSCAPING
PUBLIC AGENCY MAINTENANCE	PUBLIC STREET
- VOLATILE AND INVASIVE SPECIES SHALL NOT BE PLANTED WITHIN THE BRUSH MANAGEMENT ZONE AND ADJACENT TO OPEN SPACE ELEMENTS/LOTS.
- NO STRUCTURES OR LANDSCAPING OF ANY KIND, INCLUDING ENHANCED PAVING, SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT REMOVAL AGREEMENT.

WATER DELIVERY SYSTEM AND IRRIGATION NOTES

THE IRRIGATION SYSTEM UTILIZED FOR THIS PROJECT WILL CONSIST OF AN AUTOMATIC CONTROLLER, PVC PIPE, SPRAY/ROTARY/ROTOR SYSTEMS WITH LOW GALLONAGE IRRIGATION HEADS. RECYCLED WATER PRODUCED ON-SITE WILL BE EFFICIENTLY USED TO WATER THE LANDSCAPE ALONG WITH SUPPLEMENTAL POTABLE WATER (AS NEEDED). WATER CONSERVING PRINCIPLES WILL BE APPLIED IN THE DESIGN AS FOLLOWS:

- AUTOMATIC IRRIGATION CONTROLLERS WITH THE CAPABILITY OF BEING SET FOR MULTIPLE RUN TIMES IN ONE DAY FOR EACH STATION, THEREBY REDUCING RUN-OFF BY SUPPLYING ONLY THE AMOUNT OF WATER THAT THE SOIL CAN ABSORB AT ONE TIME. IN ADDITION, THE IRRIGATION MANAGER WILL HAVE THE ABILITY TO ADJUST RUN TIMES BASED ON C.I.M.I.S. DATA.
 - THE USE OF A RAIN SHUT-OFF SWITCH TO OVERRIDE THE CURRENT CONTROLLER SCHEDULE IN THE EVENT THAT WEATHER TEMPORARILY REDUCES THE WATER REQUIREMENTS.
 - IRRIGATION HEAD LAYOUT WILL BE APPROXIMATELY "HEAD TO HEAD", MEANING THAT EACH SPRINKLER'S COVERAGE RADIUS REACHES TO THE NEXT IRRIGATION HEAD IN THE SYSTEM. THIS WILL PROVIDE A BETTER DISTRIBUTION UNIFORMITY (DU) TO COVER ALL LANDSCAPE AREAS WITH THE SAME AMOUNT OF WATER, THUS MINIMIZING OVERWATER IN SOME AREAS OR UNDERWATERING IN OTHERS.
 - MATCHED PRECIPITATION RATE NOZZLES WILL BE UTILIZED. BY MATCHING PRECIPITATION RATE, IT IS MEANT THAT THE DESIGNER CAN USE VARYING SPRAY PATTERNS (I.E. 90 DEG, 180 DEG, 360 DEG, ETC.) AND DIFFERENT SIZES OF NOZZLES (10 FOOT, 12 FOOT, ETC.) ON THE SAME REMOTE CONTROL VALVE WHILE STILL MAINTAINING EQUAL WATER DISTRIBUTION. THIS ALSO ADDS TO AN INCREASED DISTRIBUTION UNIFORMITY (DU).
 - ANTI-DRAIN VALVES WILL BE USED IN SPRINKLER BODIES WHERE LOW HEAD DRAINAGE MAY OCCUR. BY PREVENTING THIS, THINGS SUCH AS POOLING AND EROSION WILL BE MINIMIZED.
 - LOW PRECIPITATION RATE NOZZLES WILL BE USED IN THE DESIGN TO REDUCE WATER FLOW (IN COMPARISON TO CONVENTIONAL OR STANDARD GALLONAGE NOZZLES WHICH EMIT CONSIDERABLY MORE WATER IN THE SAME AMOUNT OF TIME), DECREASING THE PROBABILITY OF WATER WASTE BY RUN-OFF.
 - IRRIGATION STATIONS (AREA THAT ONE REMOTE CONTROL VALVE WILL SERVE) WILL BE SEPARATED TO CONSERVE WATER AS FOLLOWS:
 - SLOPE AREAS WILL BE SEPARATED FROM FLAT AREAS.
 - TOP AND BOTTOM OF SLOPES WILL BE ON SEPARATE SYSTEMS.
 - DIFFERING MICROCLIMATE AREAS WILL BE ON DIFFERENT STATIONS.
- ALL AREAS LISTED HAVE DIFFERENT WATERING REQUIREMENTS AND RUN TIMES WILL BE INDIVIDUALLY DETERMINED BASED ON CURRENT C.I.M.I.S. DATA, SOIL CHARACTERISTICS, AND SITE GRADING BY THE OWNER OR IRRIGATION MANAGER.

BRUSH MANAGEMENT NOTES AND DETAILS

WITHIN THE LILAC HILLS RANCH DEVELOPMENT, BRUSH MANAGEMENT ZONES A AND B WILL BE THOUGHTFULLY AND STRATEGICALLY IMPLEMENTED IN ORDER TO BLEND THE PROPOSED SITE ELEMENTS INTO THE NATURAL HILLSIDES, PROVIDE A LOGICAL AND DEFENDABLE PERIMETER FOR FIRE, EROSION, AND OTHER NATURALLY OCCURRING HAZARDS, AND REHABILITATE THE DISTURBER TRANSITION FROM THE NATURAL ENVIRONMENT TO THE BUILT. THE BRUSH MANAGEMENT ZONES WILL INCORPORATE PLANTING, IRRIGATION, AND MAINTENANCE PRACTICES REQUIRED WITHIN THE COUNTY OF SAN DIEGO TO PROVIDE AN EFFECTIVE FIRE BREAK BETWEEN ALL STRUCTURES AND CONTIGUOUS AREAS OF NATIVE OR NATURALIZED VEGETATION. AS OUTLINED IN THE FIRE PROTECTION PLAN BY FIREWIS 2000, THIS PROJECT WILL ADHERE TO ALL REQUIREMENTS AND PROVIDE A THOUGHTFUL TRANSITION TO EXISTING CONDITIONS.

ZONE A

- CLEAR ALL UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
- NO PLANTING OF UNDESIRABLE NON-NATIVE VEGETATION (APPENDIX 'B')
- PLANT APPROVED VEGETATION (APPENDIX 'A') IN SINGLE CLUSTERS
- NO PYROPHYTES CAN BE PLANTED. EXCEPTION: NON-FIRE-RESISTIVE TREES (CONIFERS, PEPPERS, EUCALYPTUS, & ACACIA) CAN BE PLANTED AND MAINTAINED (WITH PRIOR FIRE MARSHALL APPROVAL) IF LOCATED SO THAT THERE IS 50' MIN. MATURE CANOPY CLEARANCE FROM STRUCTURES.
- NO DENSE PLANT MASSES ADJACENT TO STRUCTURES OR UNDER TREES
- TREES ALLOWED IF THEY ARE PRUNED TO MAINTAIN 10' VERTICAL SEPARATION ABOVE UNDERLYING SHRUBS/GROUND COVER OR 3X THE HEIGHT OF THE UNDERSTORY OR 10' (WHICHEVER IS GREATER).
- TREE CLUSTERS OF 3 MAXIMUM WITH 10' MATURE CANOPY SEPARATION (LESS THAN 20% SLOPE) OR 20' (MORE THAN 20% SLOPE).
- MATURE CANOPY WILL BE 10' MINIMUM FROM BUILDING EAVES AND NOT OVERHANG ANY STRUCTURES
- MULCH, CHIPS, OTHER SMALL CUTTINGS MAY BE EVENLY SPREAD TO A MAXIMUM DEPTH OF 4" AND WILL BE 50' MIN FROM BUILDINGS.



ZONE B

CAN BE CLEARED IN CONFORMANCE WITH ZONE A REQUIREMENTS OR MODIFIED PER THE FOLLOWING:

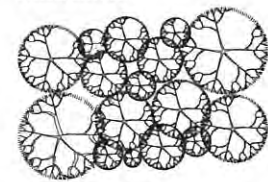
- FUEL VOLUME TO BE REMOVED OR THINNED BY 50%.
- TEMPORARY IRRIGATION USED ONLY TO ESTABLISH FIRE-RESISTIVE LANDSCAPING.
- ALL GRASSES AND WEEDS WILL BE MOVED OR WEED-WHIPPED (NO PULLING OR ROOT REMOVAL) TO A 4 IN. HT. BY JUNE 1ST OF EACH YEAR OR WHEN FUEL IS CURED (WHICHEVER IS FIRST).
- VEGETATIVE DEBRIS/TRIMMINGS WILL BE REMOVED FROM SITE OR CONVERTED TO MULCH (EVENLY SPACED WITH 4" MAX. DEPTH).
- VEGETATION WITHIN 30' OF NEW ROADS WILL BE MODIFIED/REDUCED TO 50% OF FULL COVERAGE AREA.
- NONE OF THE FOLLOWING WILL BE PERMITTED TO GROW IN THIS ZONE:
 - ARTEMISA CALIFORNICA, CALIFORNIA SAGEBRUSH
 - ERODIOLM FASCICULATUM, FLAT-TOPPED BUCKWHEAT
 - SALVA MELLIFERA, BLACK SAGE

MAINTENANCE

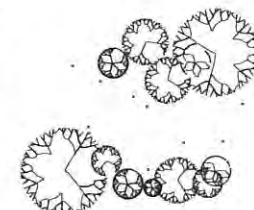
YEAR-ROUND MAINTENANCE WILL INCLUDE THE FOLLOWING:

- PRUNE AND THIN TREES AROUND STRUCTURES TO A PROPER CANOPY SEPARATION.
- BRANCHES OVERHANGING ROOFS WILL BE REMOVED.
- TRASH AND COMBUSTIBLE DEBRIS WILL BE CLEARED FROM GUTTERS, ROOFS, AND AROUND STRUCTURES.
- IRRIGATION SYSTEMS WILL BE MAINTAINED IN FULL WORKING CONDITION.

100% CANOPY COVERAGE, SOLID FOLIAGE MASS WITH NO SPACES BETWEEN PLANTS.

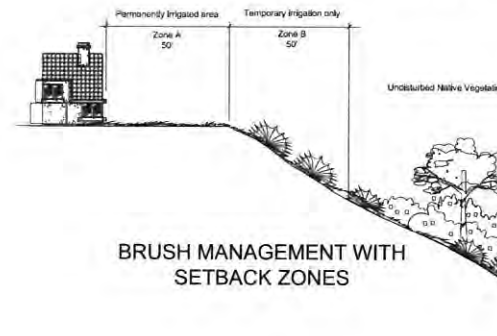


NATIVE OR ORNAMENTAL TREES (PER APPROVED LIST) IN ZONE A. INDIVIDUAL TREES OR SMALL MASSINGS OF 2-3 WITH PROPER SEPARATION DISTANCES.

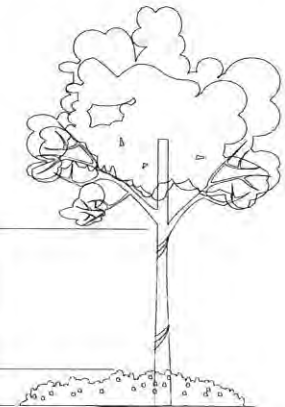


REDUCED BY 50% BY COMBINATION OF CLEARING AND THINNING CANOPY COVERAGE, INCLUDING REMOVAL OF UNDESIRABLE SPECIES.

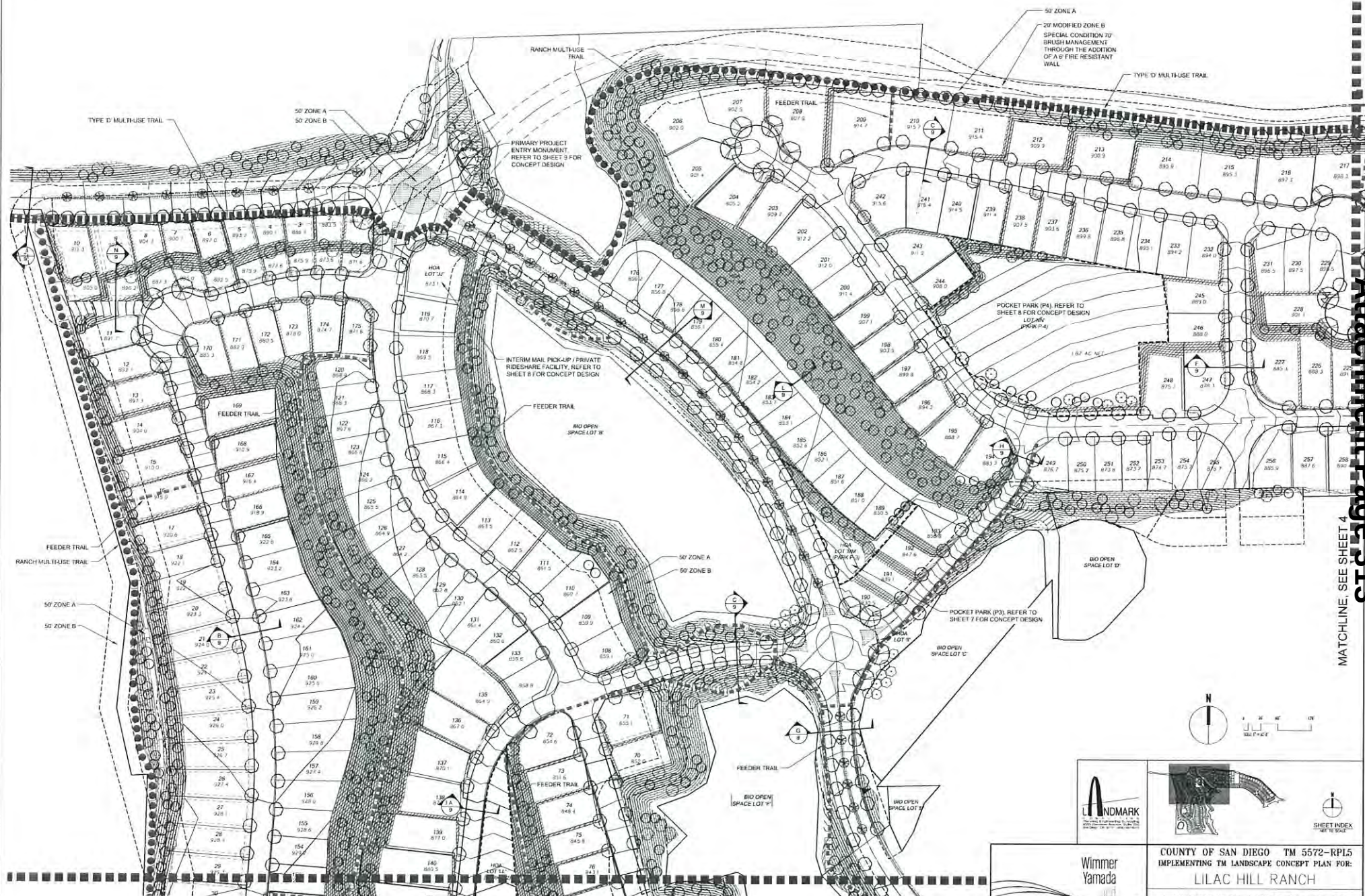
PRUNING AND THINNING



BRUSH MANAGEMENT WITH SETBACK ZONES



PRUNING AND THINNING



MATCHLINE, SEE SHEET 5

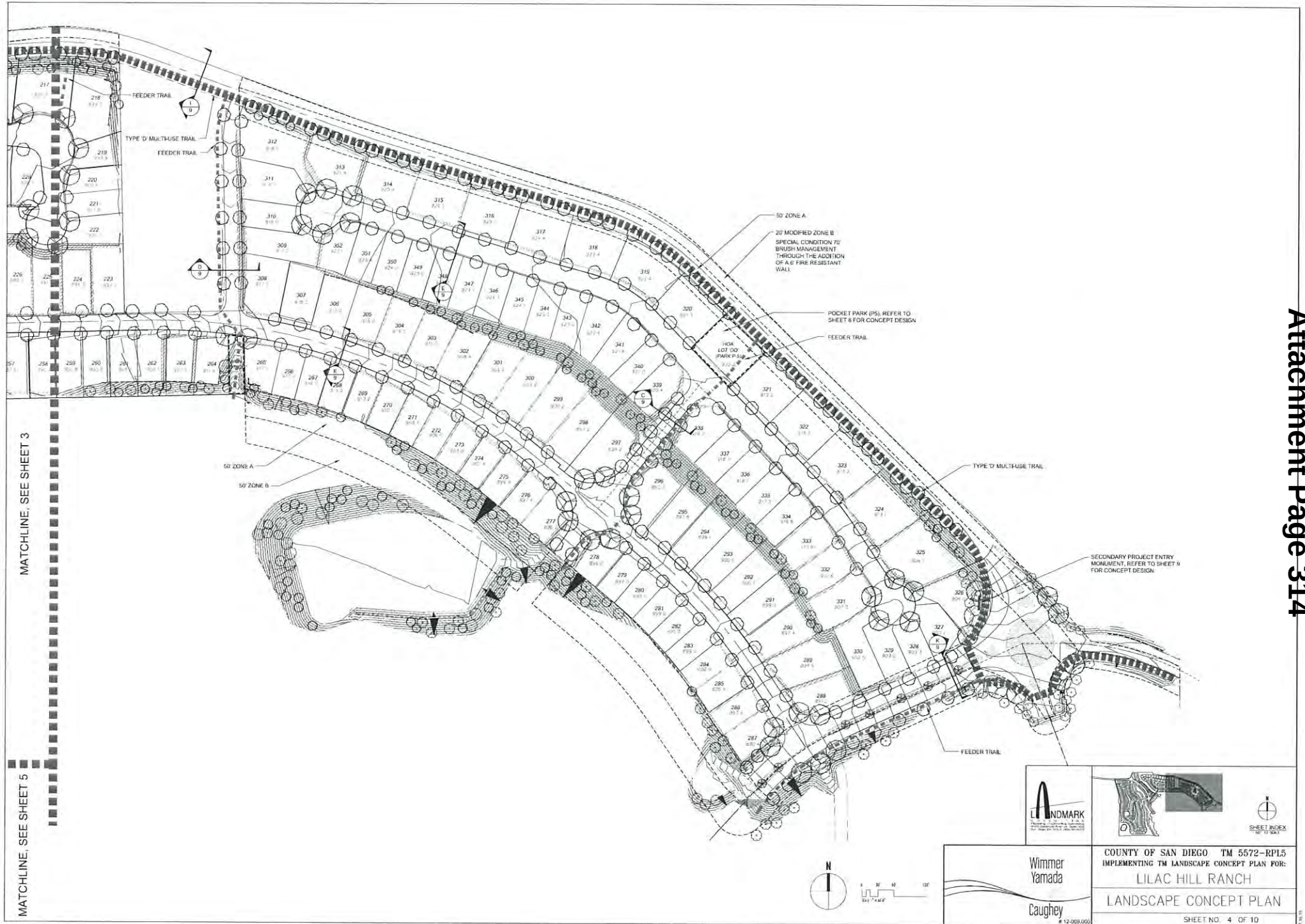
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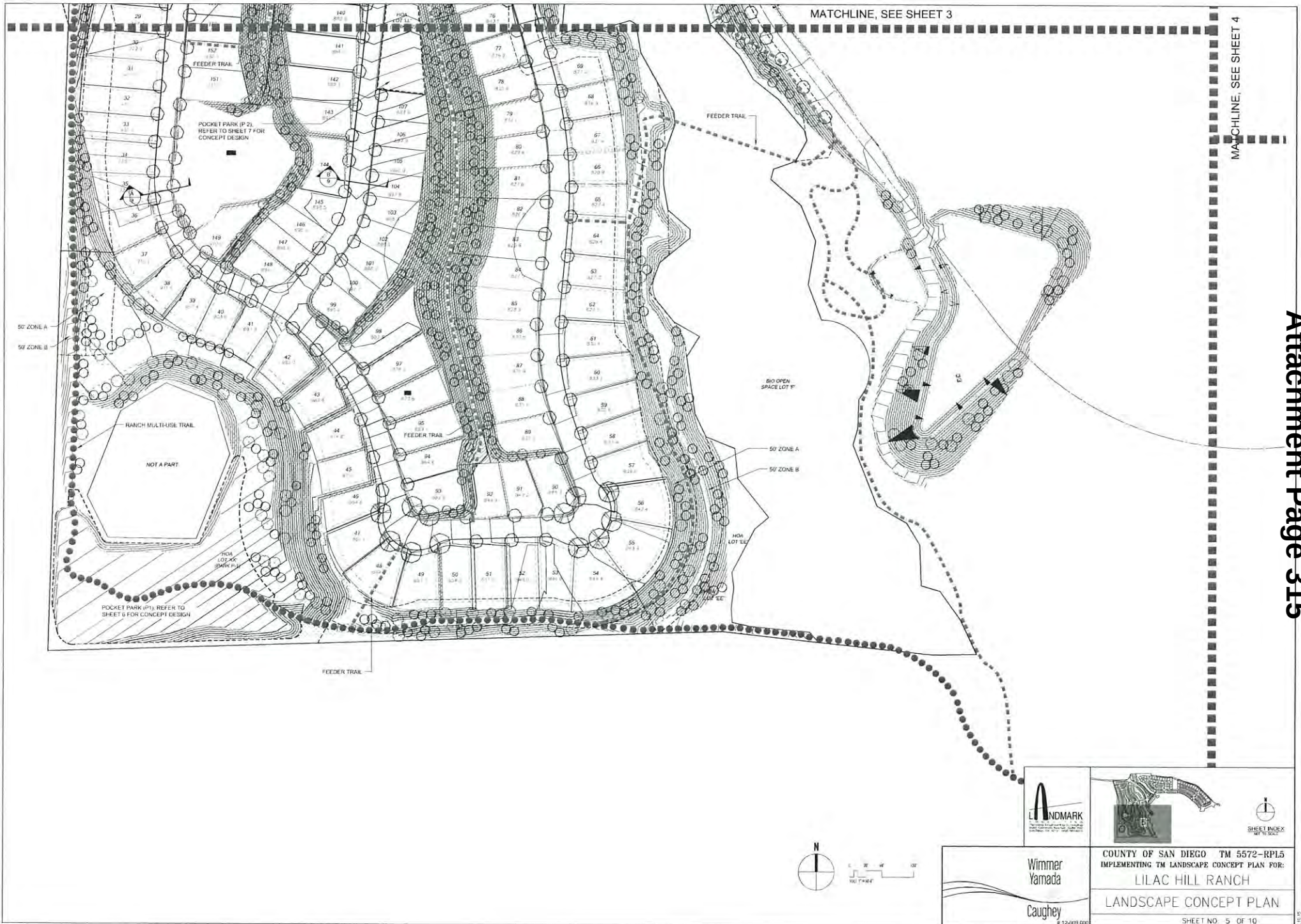
Wimmer
Yamada

Caughy

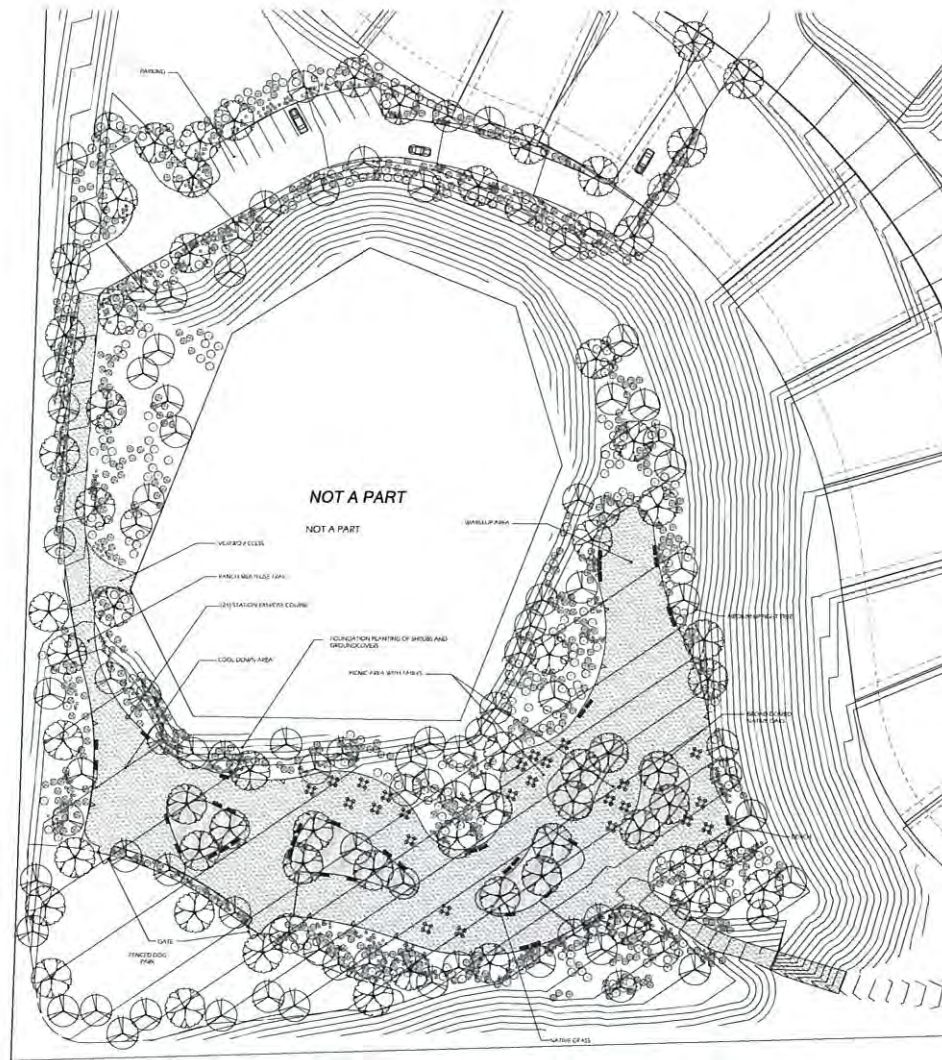
SHEET INDEX
NEXT TO SCALE

COUNTY OF SAN DIEGO TM 5572-RP15
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
LANDSCAPE CONCEPT PLAN
SHEET NO. 3 OF 10



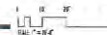


 Wimmer Yamada Caughey #12-009.000	 SHEET INDEX REF TO SCALE	COUNTY OF SAN DIEGO TM 5572-RP1.5 IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR: LILAC HILL RANCH LANDSCAPE CONCEPT PLAN SHEET NO. 5 OF 10



PARK P1 - Fitness Center Park

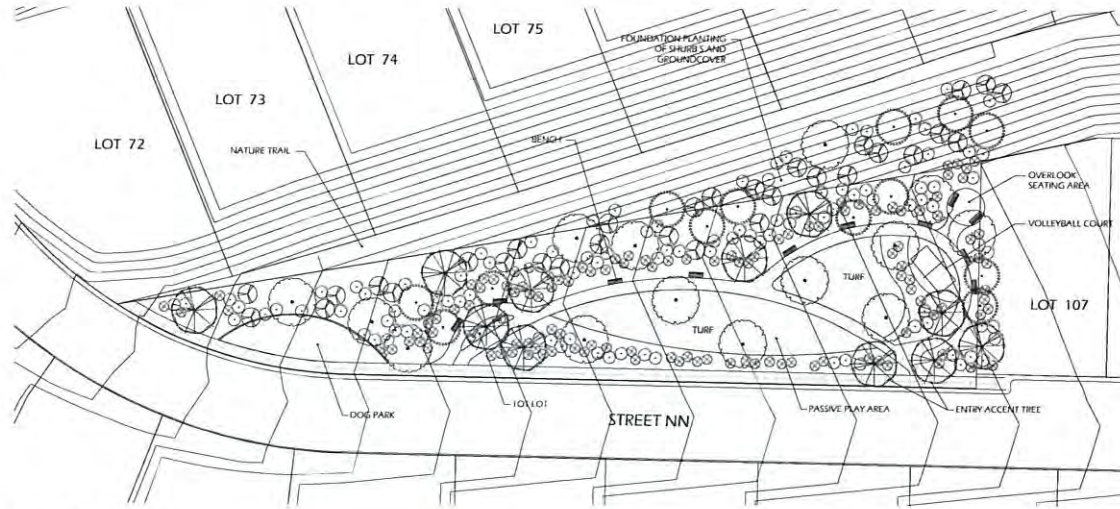
PARK CONCEPTS



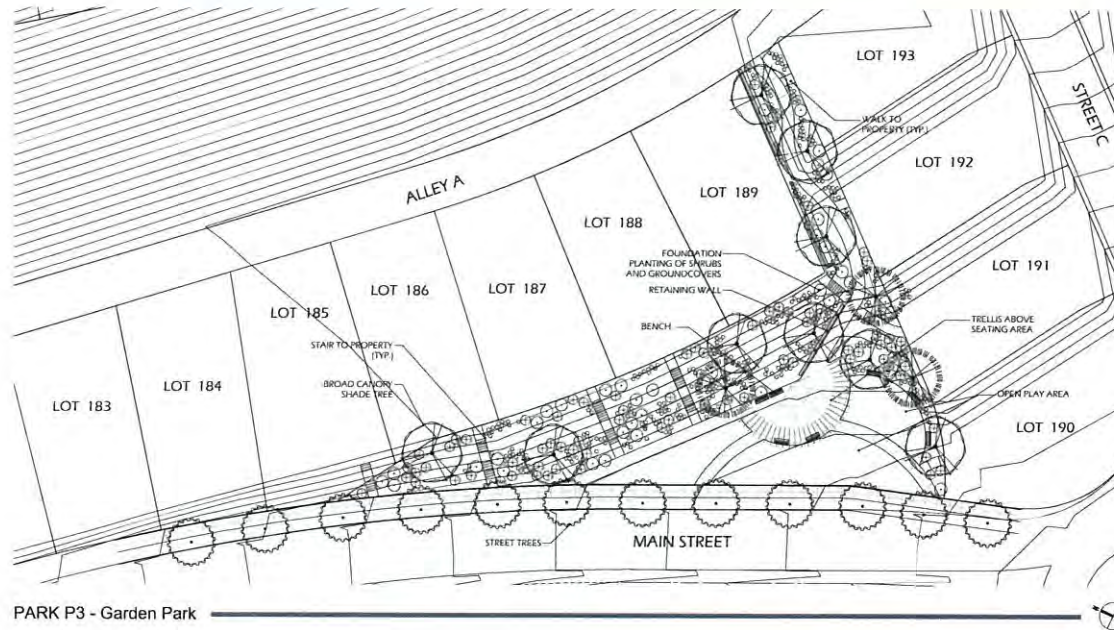
COUNTY OF SAN DIEGO TM 5572-RPL5
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
LANDSCAPE PARKS CONCEPT

SHEET NO. 6 OF 10

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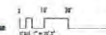


PARK P2 - Sports Park



PARK P3 - Garden Park

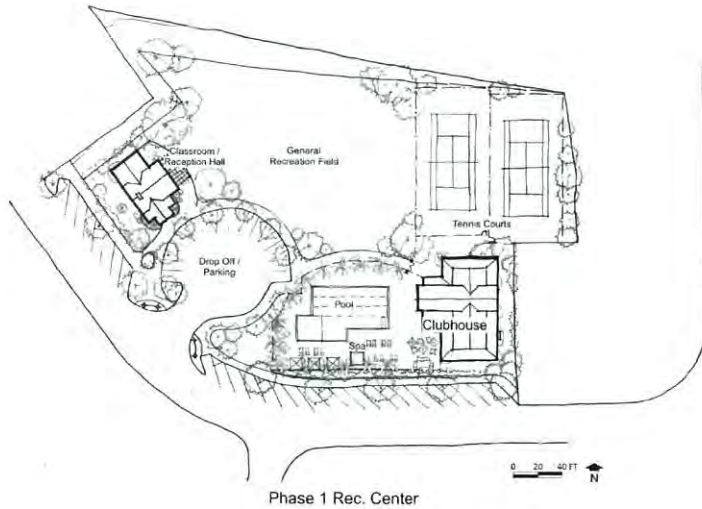
PARK CONCEPTS



COUNTY OF SAN DIEGO TM 5572-RPL5
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
LANDSCAPE PARKS CONCEPT

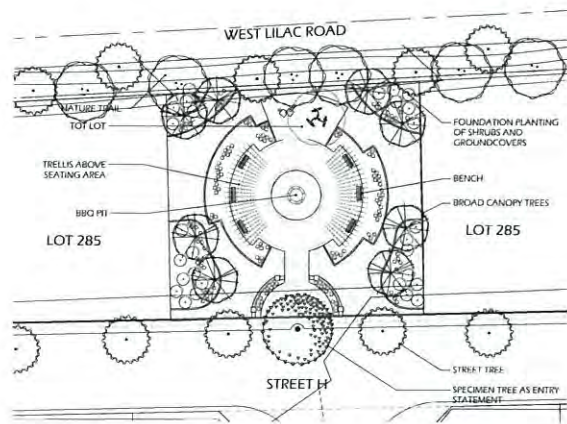
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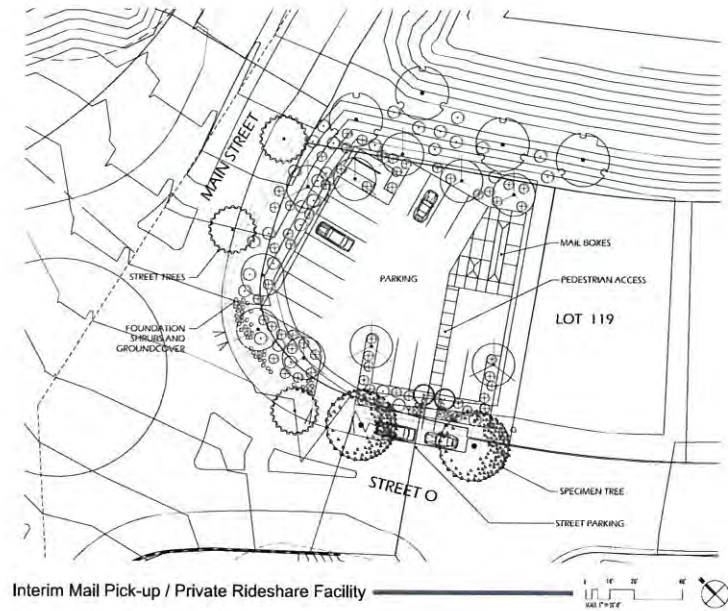


Phase 1 Rec. Center

Park P4 - Community Park

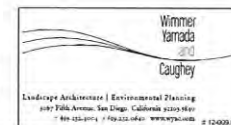


PARK P5 - NEIGHBORHOOD PARK



Interim Mail Pick-up / Private Rideshare Facility

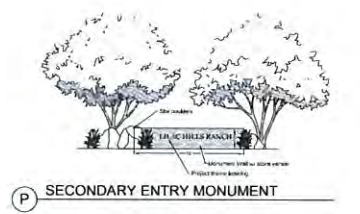
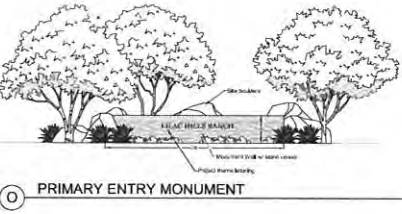
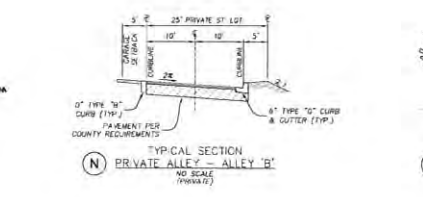
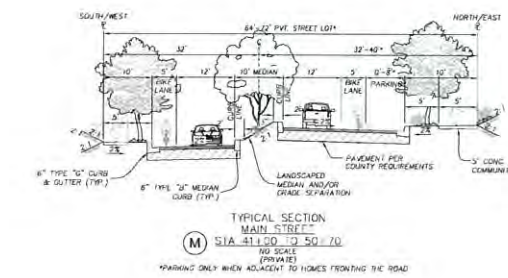
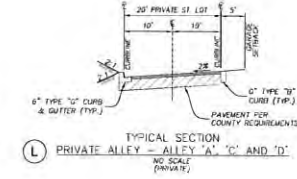
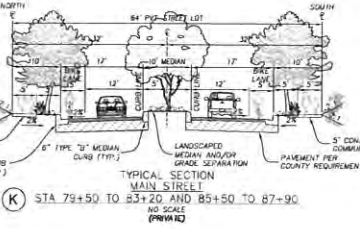
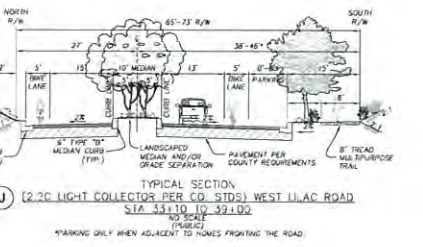
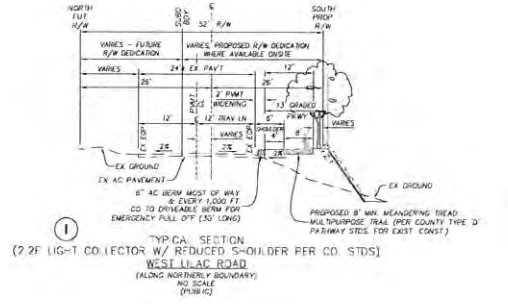
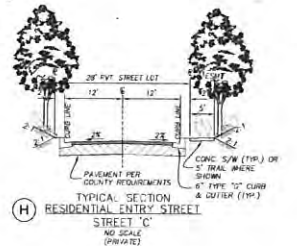
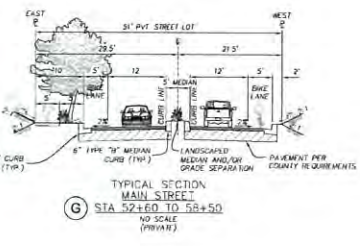
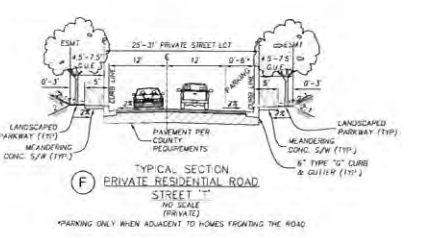
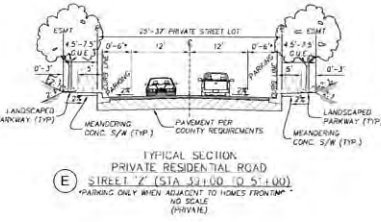
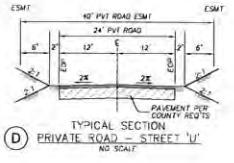
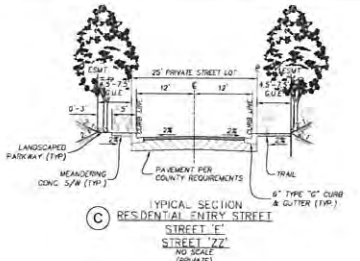
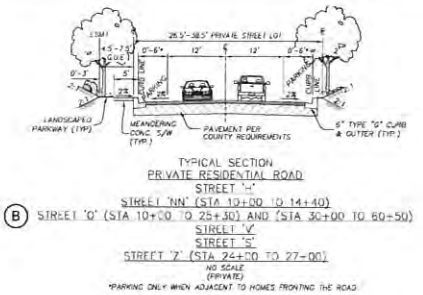
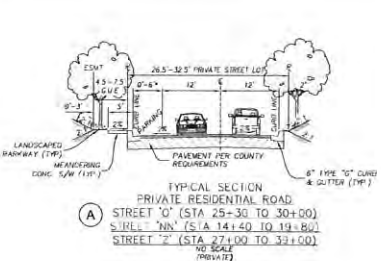
PARK CONCEPTS

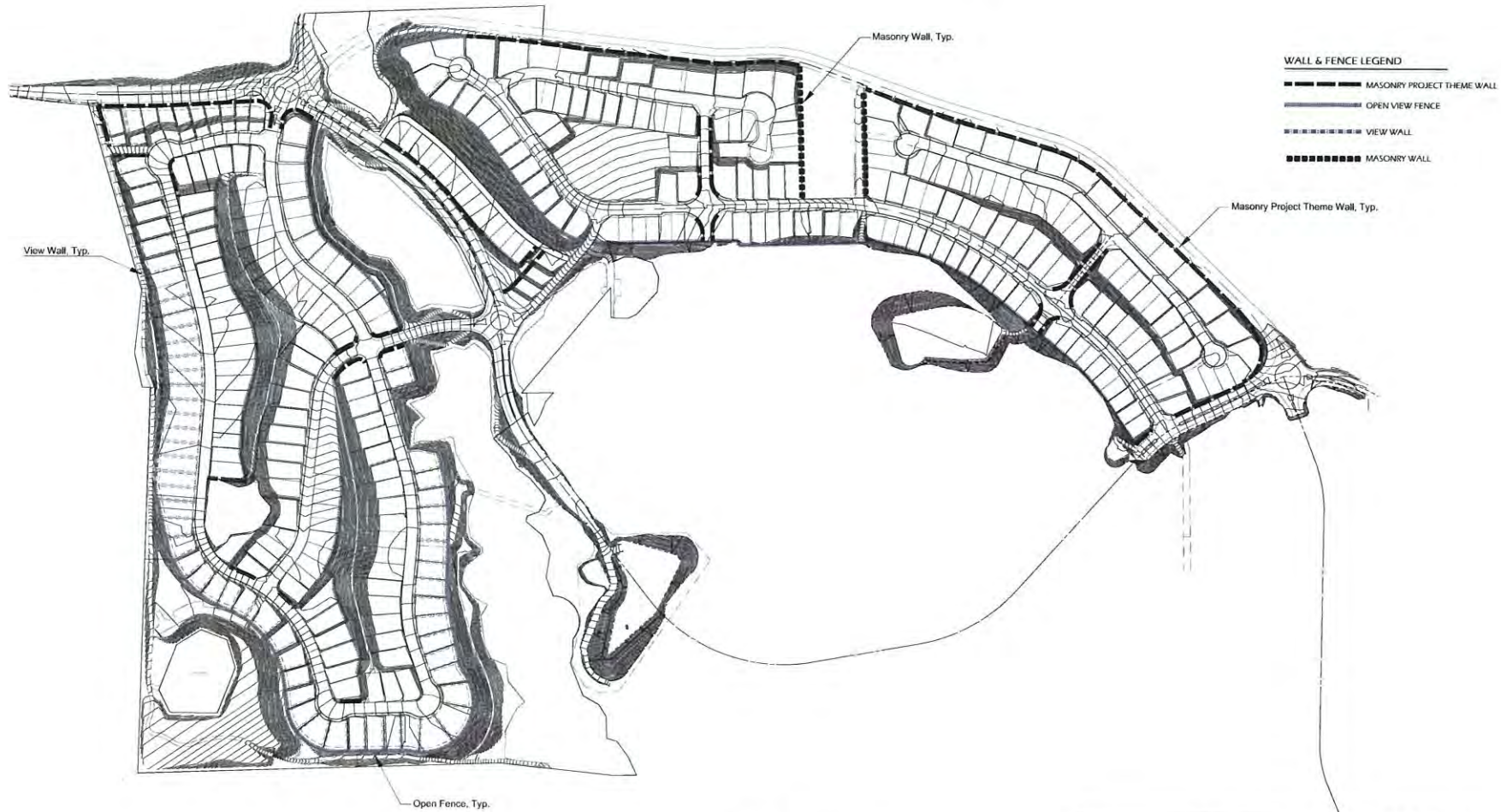
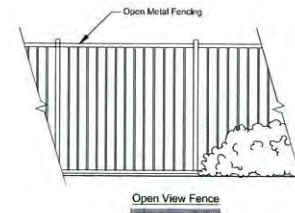
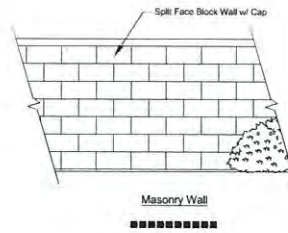
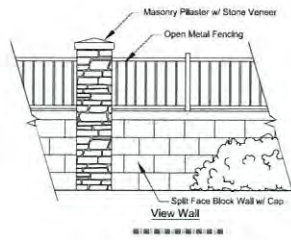
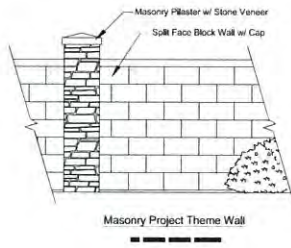


COUNTY OF SAN DIEGO TM 5572-RPL5
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
LANDSCAPE PARKS CONCEPT

SHEET NO. 8 OF 10

5/19/22





WALL & FENCE LEGEND

	MASONRY PROJECT THEME WALL
	OPEN VIEW FENCE
	VIEW WALL
	MASONRY WALL



Wimmer
Yamada
and
Caughy

Landscape Architecture / Environmental Planning
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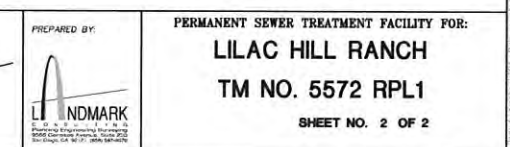
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COUNTY OF SAN DIEGO TM 5572 RPL5
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
WALL & FENCE PLAN

SHEET NO. 10 OF 10





EDGE OF PAVEMENT

— 24' ACCESS/UTILITY
ROAD

COUNTY OF SAN DIEGO TRACT 5572-RPL4

IMPLEMENTING TM PARK CONCEPT PLANS FOR:

LILAC HILLS RANCH

VICINITY MAP



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SHEETS	PLANS
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2-4	PARK CONCEPT PLANS

TRAIL CONCEPT LEGEND

- TYPE D MULTU-USE TRAIL
- RANCH MULTU-USE TRAIL
- FEEDER TRAIL



Wimmer
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and
Caughy

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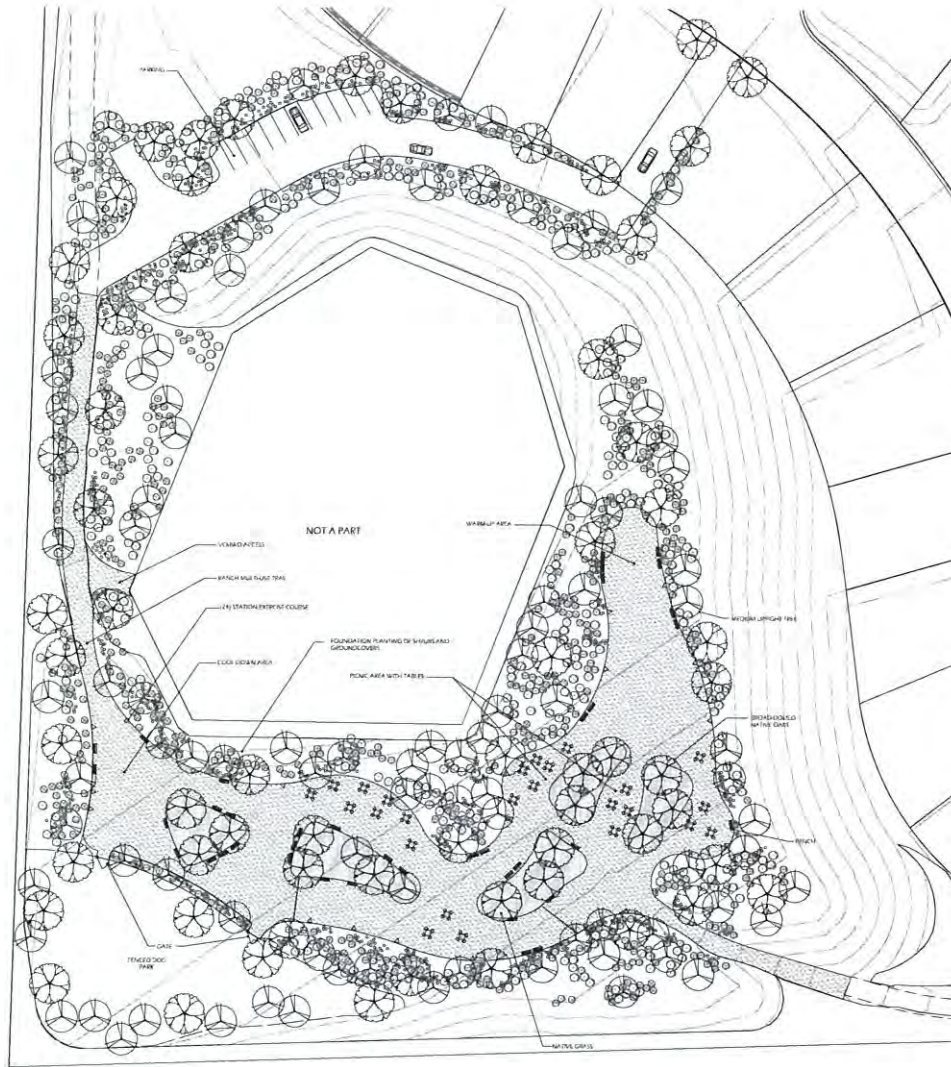
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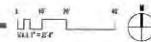
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COUNTY OF SAN DIEGO TM 5572-RPL4
IMPLEMENTING TM PARK CONCEPT PLAN
LILAC HILLS RANCH
PARK CONCEPT TITLE SHEET

SHEET NO. 1 OF 4



PARK P1 - Fitness Center Park

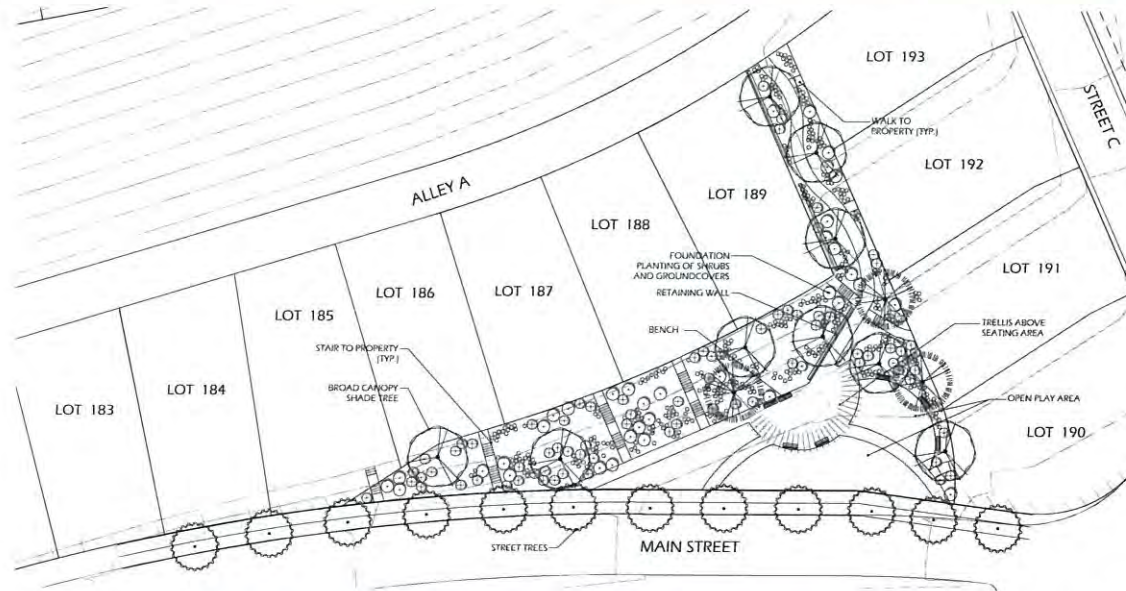


COUNTY OF SAN DIEGO TM 5572-RPL4
IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
PARK CONCEPT

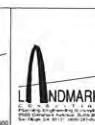
SHEET NO. 2 OF 4



PARK P2 - Sports Park

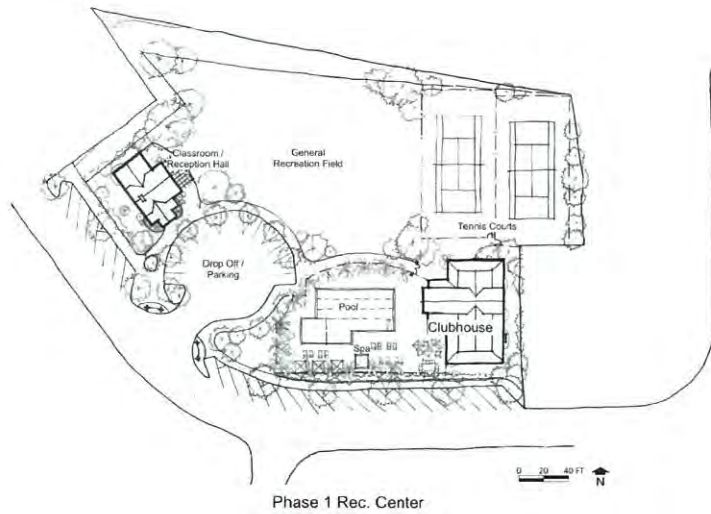


PARK P3 - Garden Park

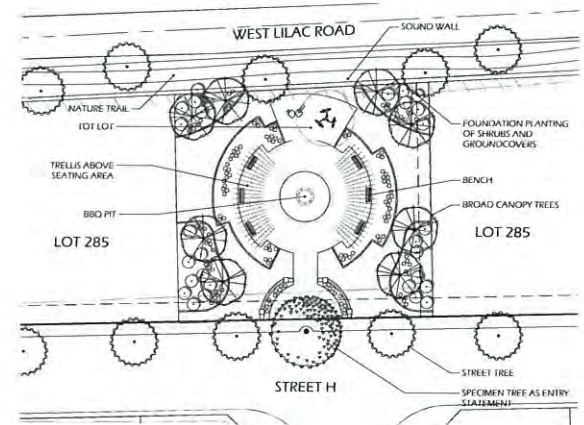
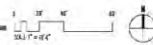


COUNTY OF SAN DIEGO TM 5572-RPL3
 IMPLEMENTING TM LANDSCAPE CONCEPT PLAN FOR:
LILAC HILL RANCH
PARK CONCEPT

SHEET NO. 3 OF 4



Park P4 - Community Park



PARK P5 - NEIGHBORHOOD PARK





County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

DARREN GRETHER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

July 23, 2015

Accretive Investments, Inc.
Attn: Jon Rilling
12275 El Camino Real, Suite 110
San Diego, CA 92130

LILAC HILLS RANCH – DESIGN EXCEPTION REQUESTS

Planning & Development Services (PDS) and the Department of Public Works (DPW) have reviewed the ten requested design exceptions submitted for the proposed Lilac Hills Ranch development. The purpose of this letter is to summarize staff's recommendations on the ten requests. Please note that all of staff's recommendations included in this letter are subject to final approval by the Board of Supervisors (Board).

The design exception requests are described below:

1. West Lilac Road (Old Highway 395 to Interstate 15 (I-15) Bridge): The standard curb to curb width is 40 to 54 feet on a 64 to 78 foot right-of-way that includes 8-foot shoulders and 12-foot wide parkways. The request is to reduce the shoulder widths to 6-feet on both sides, and reduce the parkways to 2-feet along the northerly travel way and 6-feet along the southerly travel way (off-site).
2. West Lilac Road (over the I-15 Bridge): The standard curb to curb width is 40 to 54 feet on a 64 to 78 foot right-of-way. The request is to require no widening of the existing 40-foot wide West Lilac Road Bridge over I-15 and require only restriping of the road and installation of curb, gutter and sidewalk on south side of the road (off-site).
3. West Lilac Road (project boundary to westerly roundabout w/ transition): The standard curb to curb width is 40 to 54 feet on a 64 to 78 foot right-of-way that includes 8-foot wide shoulders and 12-foot wide parkways. The request is to reduce the parkway to 2-feet along northerly travel way, add a 10-foot wide median and 5-foot wide bike lanes on both sides.
4. West Lilac Road (from westerly roundabout at Main street along northern project boundary): The request is to reduce the road classification from 2.2 C (consisting of a 40 to 54 foot curb to curb width on a 64 to 78 foot right-of-way) to 2.2F Light Collector (consisting of a 28 foot road surface width on 52 feet of right-of-way with 12-foot parkways and a minimum design speed of 40 mph) and to further reduce the design

Mr. Rilling
July 23, 2015
Page 2

speed of the downgraded road classification to 25 miles per hour (mph) and to reduce the road surfacing width to 24-feet with 28-feet of graded width.

5. West Lilac Road (along northern project boundary): The request is to reduce the road classification from 2.2 C (consisting of 40 to 54 feet curb to curb width on a 64 to 78 foot right-of-way) to 2.2F Light Collector (consisting of 28 foot road surface width on 52 feet of right-of-way that includes 12-foot parkways and a minimum design speed of 40 mph) and to further reduce 2.2F Light Collector design from the minimum tangent length between curves from 400 feet to 80 feet and to reduce the width to the existing 24-feet, addition of a 6-inch mountable asphalt concrete berm on the existing pavement, as well as addition of a 4-foot shoulder and a 12-foot parkway on the south side.
6. West Lilac Road (east of easterly roundabout): The request is to reduce the road classification from 2.2 C (consisting of 40 to 54 feet curb to curb width on a 64 to 78 feet right-of-way) to 2.2F Light Collector (consisting of 28 feet of road surface width on a 52 foot right-of-way that includes 12-foot parkways and a minimum design speed of 40 mph) and to further request to modify 2.2F Light Collector design to improve the roundabout approach with a 4-foot splitter island, 12-foot wide travel lanes, 5-foot wide bike lanes, and full 12-foot parkway along the south side of West Lilac Road and 12-foot travel lanes, no shoulder and reduced 2-foot parkway along the north side of West Lilac Road.
7. Mountain Ridge Road (Private Road): The request is to reduce the design speed from 30 mph to 15 mph (off-site).
8. Mountain Ridge Road at Circle R Drive: The request is to waive the requirement for a taper at the intersection of Mountain Ridge Road and Circle R Drive (off-site).
9. Street "C" (Private Road): Request is to reduce the design speed from 30 mph to 20 mph (on-site).
10. Street "E" (Private Road): The request is to reduce the design speed from 25 mph to 20 mph (on-site).

The responses are separated into three categories: 1) West Lilac Road, 2) Mountain Ridge Road, and 3) On-site Private Roads.

West Lilac Road (Exception Requests 1 through 6)

Exception requests 1, 2, 3, 4, and 6: Recommend Approval

County staff recommends approval of exception requests 1 and 2. Staff recognizes that the constraints associated with the segment of West Lilac Road from Old Highway 395 to and across the I-15 Bridge (DER 1 and 2). The project will be conditioned to make full

Mr. Rilling
July 23, 2015
Page 3

improvements at Old Highway 395/West Lilac Road intersection (including all appropriate turn lanes and right-of-way (ROW) as necessary) along with a restriping of the bridge lanes.

Staff recommends approval of exception requests 3, 4 and 6 based on the Roundabout Study/Third Party review conclusions/findings that indicate the preferred roundabout design is compatible with the existing and approved SC 270 alignment of West Lilac Road.

Figure 5, Roundabout 1, Alternative B from the Roundabout Study represents staff's recommended roundabout design option. The project conditions will reference Figure 5 and state that the project's Final Map shall show the roundabout designed in accordance with Figure 5, Alternative B.

Exception request 5: Recommend Denial

Staff recommends denial of exception request 5. Based on staff's review of the alignment study alternatives, staff recommends that all interim and ultimate improvements to West Lilac Road along the project frontage include two 12-foot wide travel-way lanes and two 8-foot wide shoulders to provide 40-feet of travel-way within a graded 64-foot right-of-way. The standard travel-way lanes, shoulders, and parkway widths will help ensure safe traffic operations as traffic along West Lilac Road increases with development of the project site and surrounding communities. Staff acknowledges that the 64-foot right-of-way width will require acquisition of offsite property to allow the full right-of-way width. The road alignment should be within the approved SC 270 alignment (4B alignment study alternative), which would minimize potential impacts to the existing parcels/properties along the north side of West Lilac Road along the project's frontage.

At a minimum, the project will be conditioned to provide a 78-foot irrevocable offer to dedicate (IOD) on-site for the planned realignment of the West Lilac Road curve east of the proposed westerly roundabout. The IOD should be within the SC 270 alignment (4B alignment study alternative).

Mountain Ridge Road (Exception Requests 7 and 8)

Exception requests 7 and 8: Recommend Denial

County staff recommends denial of exception requests 7 and 8. Exception 7 is recommended for denial because the proposed 15 mph design speed has not yet been demonstrated to be an acceptable alternative to the standard 30 mph design speed for a private road. Staff has reviewed an assessment based on a 25 mph design speed which staff has deemed to be an accepted deviation from the standard 30 mph design speed. The 25 mph design speed alternative would adequately address the needed improvements to the vertical curves along Mountain Ridge Road.

Exception request 8 is recommended for denial because the turning template exhibits provided by the applicant show that an adequate turning radius cannot be met. The road design should

Mr. Rilling
July 23, 2015
Page 4

be revised to widen the road at this intersection in order to provide an adequate turning radius for safe turning. The Public Road alternative for Mountain Ridge Road would include the realignment of the intersection and any required tapers.

On-site Private Roads (Exception Requests 9 and 10)

Exception requests 9 and 10: Recommend Approval

County staff is recommending approval of exception requests 9 and 10, which are for on-site private roads, contingent that the road design is shown to conform to Fire Code requirements and/or obtains approval from the Deer Springs Fire Protection District.

Next Steps

As stated previously, all of staff's recommendations included in this letter are subject to approval by the Board. In addition to approving the proposed Lilac Hills Ranch project, the Board's decision will also determine approval of the proposed downgrading of West Lilac Road and the associated design exceptions. If the proposed project is approved, the Board's decisions regarding the design exception requests will be considered during Final Mapping and/or in the processing of the Tentative Maps for the final four project phases.

If you have any questions on this matter, please contact the Planning Manager, Mark Slovick at (858) 495-5172 or Mark.Slovick@sdcounty.ca.gov.

Sincerely,


MARK WARDLAW, Director
Planning & Development Services

email cc:

Cara Lacey, (Acting) Chief, Planning & Development Services
Derek Gade, Deputy Director, DPW Transportation Division
Murali Pasumarthi, LUEG Manager, DPW Transportation Division
Jarrett Ramaiya, (Acting) Chief, Planning & Development Services
Nick Ortiz, Project Manager, Planning & Development Services
David Sibbet, Planning Manager, Planning & Development Services
Ed Sinsay, Project Manager, Planning & Development Services
Diana Perez, Civil Engineer, Planning & Development Services
Valley Center Community Planning Group
Bonsall Community Planning Group
Deer Springs Fire Protection District



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, School

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Accretive Investments, Inc. 858-546-0700 Owner's Name _____ Phone _____ 12275 El Camino Real, Suite 110 Owner's Mailing Address _____ Street _____ San Diego CA 92130 City _____ State _____ Zip _____	ORG. _____ ACCT. _____ ACT. _____ TASK _____ DATE _____ ELEMENTARY _____ HIGH SCHOOL _____ UNIFIED _____
---	---

Sc

SECTION 1. PROJECT DESCRIPTION

DISTRICT CASHIER'S USE ONLY
TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT ☒ Rezones changing Use Regulations or Development Regulations ☐ General Plan Amendment ☐ Specific Plan ☐ Specific Plan Amendment B. DEVELOPMENT PROJECT ☒ Rezones changing Special Area or Neighborhood Regulations ☐ Major Subdivision (TM) ☐ Minor Subdivision (TPM) ☐ Boundary Adjustment ☒ Major Use Permit (MUP), purpose: <u>Water Reclamation Facility</u> ☐ Time Extension...Case No. _____ ☐ Expired Map...Case No. _____ ☐ Other _____ C. ☒ Residential Total number of dwelling units <u>278</u> ☒ Commercial Gross floor area <u>10000 sf</u> ☐ Industrial Gross floor area _____ ☐ Other Gross floor area _____ D. ☒ Total Project acreage <u>225</u> Total number lots <u>1/a</u> Applicant's Signature: <u>[Signature]</u> Date: <u>2/11/2013</u> Address: <u>12275 El Camino Real, Suite 110</u> Phone: <u>858-546-0700</u> (On completion of above, present to the district that provides school protection to complete Section 2 below.)	Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width:100%; height: 100px;"> <tr><td align="center" colspan="2">See Exhibit A</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Thomas Bros. Page _____ Grid _____ 32444 Birdsong Drive, Escondido Project address _____ Street _____ Bonsall & Valley Center 92026 Community Planning Area/Subregion _____ Zip _____	See Exhibit A									
See Exhibit A											

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: <u>VALLEY CENTER PAUMA UNIFIED SCHOOL DISTRICT</u>	If not in a unified district, which elementary or high school district must also fill out a form?
---	---

Indicate the location and distance of proposed schools of attendance. Elementary: ** VC Elem. and/or VC Elem. Upper miles 11.8

Junior/Middle: VC Middle miles 14.8 High school: VC High School miles 14.9

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☐ Project is located entirely within the district and is eligible for service.

☒ The project is not located entirely within the district and a potential boundary issue may exist with the school district. It is our understanding that this project is also in the Bonsall School District.

Authorized Signature: [Signature] Print name: Dr. Lou Obermeyer

Superintendent _____ Phone: 760-749-0464

Print title _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



DPLU-399Sc (12/09)

****Valley Center Elementary Upper School is closed at the present time.**
 Depending on the number of students from this development, we may need to re-open the Elementary Upper School. The closest school site to this area is Lilac School and it would be impacted.

EXHIBIT A

VALLEY CENTER-PAUMA UNIFIED SCHOOL DISTRICT

No	APN
1	128-290-74
2	128-290-69
3	128-290-70
4	128-290-71
5	128-290-72
6	128-290-07
7	128-290-51
8	128-290-09
9	128-290-10
10	128-290-11
11	128-290-58
12	128-290-54
13	128-290-59
14	128-290-60
15	128-290-61
16	128-290-55
17	128-290-56
18	128-290-57
19	128-290-75
20	129-010-62
21	129-010-76
22	129-010-75
23	129-010-73
24	129-010-74
25	129-010-69
26	129-010-70
27	129-010-71
28	129-010-72
29	129-010-68
30	129-010-15
31	129-010-16
32	129-010-17
33	129-300-09
34	129-300-10



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, School

BUSD

Sc

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Owner's Name: Accretive Investments, Inc. Phone: 858-345-3644

Owner's Mailing Address: 12275 El Camino Real #110 Street: _____

City: San Diego State: CA Zip: 92130

ORG: _____ ACCT: _____

ACT: _____ ELEMENTARY: _____

TASK: _____ HIGH SCHOOL: _____

DATE: _____ UNIFIED: _____

DISTRICT CASHIER'S USE ONLY

TO BE COMPLETED BY APPLICANT

SECTION 1: PROJECT DESCRIPTION

- A. ☒ **LEGISLATIVE ACT**
☒ Rezones changing Use Regulations or Development Regulations
☒ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment
- B. ☒ **DEVELOPMENT PROJECT**
☒ Rezones changing Special Area or Neighborhood Regulations
☐ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☒ Major Use Permit (MUP), purpose: Wastewater Treatment
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____
- C. ☒ Residential Total number of dwelling units < 1,000
☐ Commercial Gross floor area < 70,000
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- D. ☒ Total Project acreage 210 Total number lots < 1,000

Assessor's Parcel Number(s)
 (Add extra if necessary)

Numerous, see attached exhibit

Thomas Bros. Page See Attached

Project address: _____ Street: _____
Bonsall Valley Center / Escondido 92026
 Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: _____ Date: _____

Address: _____ Phone: _____

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Bonsall Union School District

If not in a unified district, which elementary or high school district must also fill out a form?
Fallbrook Union School District

Indicate the location and distance of proposed schools of attendance. Elementary: Bonsall Elementary School _____ miles 2

Junior/Middle: Sullivan Middle School _____ miles 4 High school: _____ miles

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check) Please see note below

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☐ Project is located entirely within the district and is eligible for service.

☒ The project is not located entirely within the district and a potential boundary issue may exist with the Pauma Valley Center School D. school district.

*The District will need to coordinate with the Developer to understand the project phasing and determine the impact to the District's Facilities"

Authorized signature: Tom Krzmarzick Print name: Tom Krzmarzick

Assistant Superintendent: _____ Print title: _____

Phone: 760.631.5200 x1000

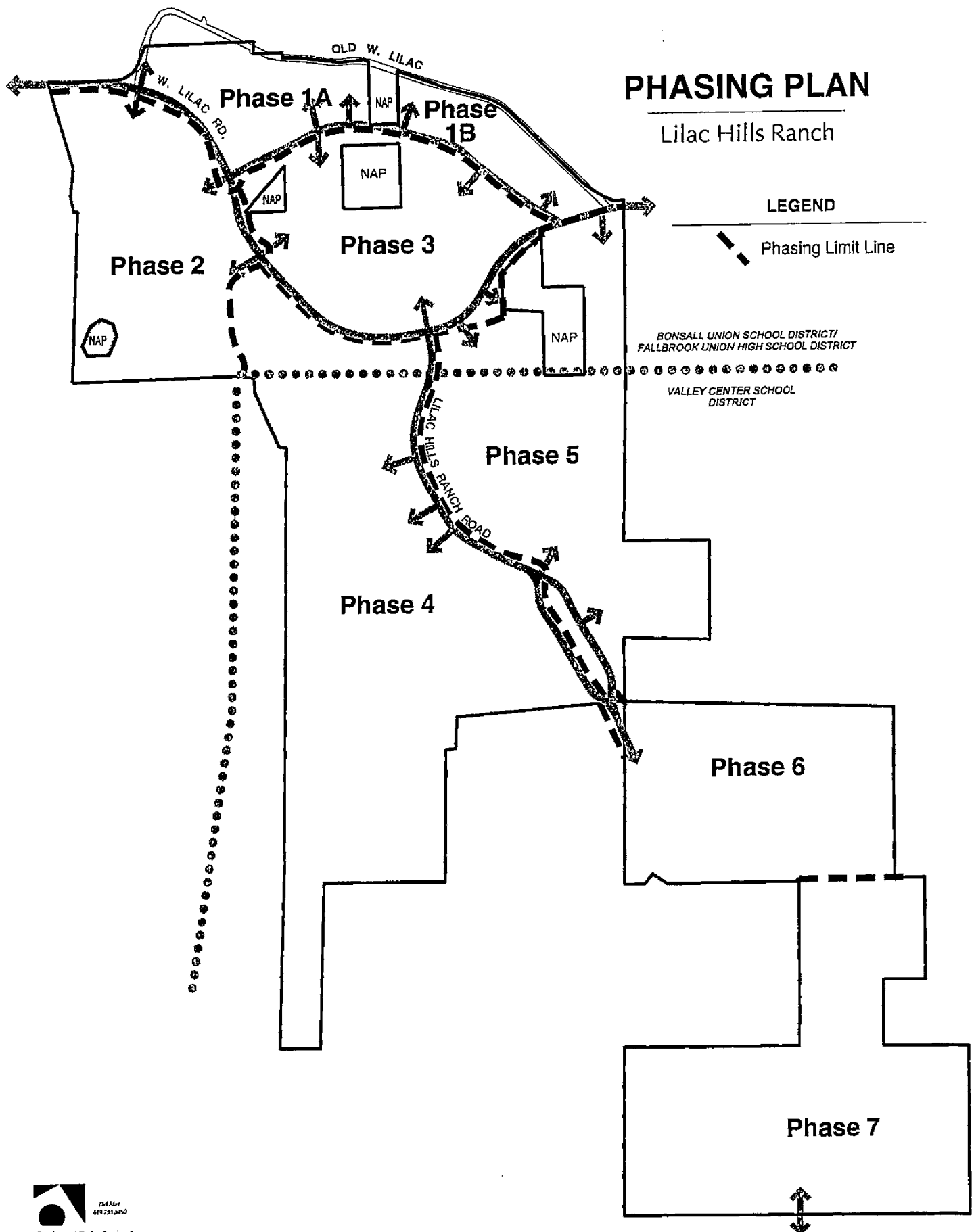
On completion of Section 2 by the district, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



DPLU-399Sc (12/09)

127-072-20
127-072-14
127-072-38
127-072-46
127-072-47
127-072-41
127-072-40 *
128-440-01 *
128-280-03
128-280-46
128-440-21 *
128-440-20
128-440-17
128-440-18
128-440-19
128-440-03 *
128-440-22
128-440-14 *
128-440-15 *
128-440-06 *
128-440-05
128-440-23
128-440-02
128-280-27
128-280-10
128-280-37

* PARTIALLY IN VALLEY CENTER SD





31505 Old River Road • Bonsall, CA 92003
760.631.5200 • Fax 760.941.4409
www.bonsallusd.com

Governing Board
Timothy Coen, M.D.
Richard Olson
Lou Riddle
Richard Smith, Ed.D.
Sylvia Tucker, Ed.D.
Superintendent
Justin Cunningham, Ed.D.
Assistant Superintendent
Tom Krzmarzick

October 30, 2014

Mr. Mark Slovick
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Subject: Proposed Lilac Hills Ranch Development

The Bonsall Unified School District ("BUSD" or "District") was formed with the passage of Proposition BB on November 6, 2012, resulting in a unified district that serves grades K-12. The BUSD believes in preparing for the future needs of its students in this competitive and changing environment. With this in mind, we understand that the Lilac Hills Ranch Community includes a 12-acre school site intended to accommodate a K-8 school. BUSD welcomes the opportunity to work with the developers of Lilac Hills Ranch to operate a school that will further support BUSD's ability to achieve our Purpose of "Academic excellence and support for all students to be highly competitive in their chosen career path and/or college" at this location. We welcome this opportunity with the assumption the developers will provide a constructed "turn-key" school at their cost to serve the students generated by the new housing development.

BUSD has reviewed the Lilac Hills Ranch Specific Plan and believes that the school site is well located at a central site within the community with adequate roads and other infrastructure planned to accommodate the new school; both are important considerations in the selection of a future school site. It is also worth noting that the majority of the students generated by the project (684 students) are in BUSD's District. The final acceptance of the site and facilities will be accomplished in compliance with the District's procedures and will be based upon facility needs at that time.

In conclusion, we welcome the opportunity to discuss and plan for our operation of a school at the 12-acre site located within Lilac Hills Ranch. Interim school facility solutions at current district school sites will be necessary to accommodate new students generated by the Lilac Hills project. For example, additional portable classrooms will be required at current school sites to house the new students. Lilac Hills has agreed to work with the district to assist in providing for additional classrooms. Specific facility needs due to the student enrollment generated by the Lilac Hills project will be detailed in a later Mitigation Agreement between Lilac Hills Ranch and the district.

Sincerely,

Justin Cunningham Ed.D., Superintendent

CC: Lou Riddle, School Board President

RECEIVED

MAR 08 2013



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Water

BY: alps

Please type or use pen		W						
Accretive Investments, Inc. Owner's Name	858-546-0700 Phone							
12275 El Camino Real, Suite 110 Owner's Mailing Address								
San Diego City	CA 92130 State Zip							
		DISTRICT CASHIER'S USE ONLY						
SECTION 1. PROJECT DESCRIPTION								
TO BE COMPLETED BY APPLICANT								
A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment ☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: ☐ Boundary Adjustment ☒ Rezone (Reclassification) from <u>A70</u> to <u>RU & C34</u> zone. ☒ Major Use Permit (MUP), purpose: <u>Water Reclamation Facility</u> ☐ Time Extension...Case No. _____ ☐ Expired Map...Case No. _____ ☒ Other <u>General Plan Amendment</u>		Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>59 Parcels -</td> <td></td> </tr> <tr> <td>See attached list</td> <td></td> </tr> <tr> <td>dated 1-7-2013</td> <td><u>Exhibit A</u></td> </tr> </table>	59 Parcels -		See attached list		dated 1-7-2013	<u>Exhibit A</u>
59 Parcels -								
See attached list								
dated 1-7-2013	<u>Exhibit A</u>							
B. ☒ Residential Total number of dwelling units <u>1,746</u> ☒ Commercial Gross floor area <u>90000 sf</u> ☐ Industrial Gross floor area _____ ☒ Other Gross floor area <u>Civic, Res/Comm Mixed Use</u>		Thomas Bros. Page <u>1049</u> Grid <u>B7</u> <u>East of Old Hwy 395 & South of W. Lilac Road</u> Project address Street <u>Bonsall & Valley Center</u> 92026 Community Planning Area/Subregion Zip						
C. ☒ Total Project acreage <u>608</u> Total number of lots <u>1,746</u>								
D. Is the project proposing the use of groundwater? ☒ Yes ☐ No Is the project proposing the use of reclaimed water? ☒ Yes ☐ No								
Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.								
Applicant's Signature: <u>[Signature]</u>		Date: <u>1-24-2013</u>						
Address: <u>12275 El Camino Real, Suite 110, San Diego, CA 92130</u>		Phone: <u>858-546-0700</u>						
(On completion of above, present to the district that provides water protection to complete Section 2 below.)								
SECTION 2: FACILITY AVAILABILITY								
TO BE COMPLETED BY DISTRICT								
District Name: <u>Valley Center Municipal Water District</u> Service area: <u>county area of Valley Center</u>								
A. ☒ Project is in the district. ☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation. ☐ Project is not in the district and is not within its Sphere of Influence boundary. ☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.								
B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached <u>1</u> . (Number of sheets) <u>Exhibit B</u> ☐ Project will not be served for the following reason(s): _____								
C. ☒ District conditions are attached. Number of sheets attached: <u>1</u> <u>Exhibit B</u> ☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____ ☐ District will submit conditions at a later date.								
D. ☒ How far will the pipeline(s) have to be extended to serve the project? <u>as required: to be determined</u>								
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.								
Authorized signature: <u>[Signature]</u>		Print name: <u>Wally Grabbe</u>						
Print title: <u>District Engineer</u>		Date: <u>3/6/2013</u>						
		Phone: <u>(760) 735-4500</u>						
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123								



DPLU-399W (12/09)

Exhibit A**Lilac Hills Ranch Assessor Parcel Numbers**

<u>No.</u>	<u>APN</u>	<u>No.</u>	<u>APN</u>
1	127-072-20	31	128-290-72
2	127-072-14	32	128-290-07
3	127-072-38	33	128-290-51
4	127-072-46	34	128-290-09
5	127-072-47	35	128-290-10
6	127-072-41	36	128-290-11
7	127-072-40	37	128-290-58
8	128-440-01	38	128-290-54
9	128-280-42	39	128-290-59
10	128-280-46	40	128-290-60
11	128-440-21	41	128-290-61
12	128-440-20	42	128-290-55
13	128-440-17	43	128-290-56
14	128-440-18	44	128-290-57
15	128-440-19	45	128-290-75
16	128-440-03	46	129-010-62
17	128-440-22	47	129-010-76
18	128-440-14	48	129-010-75
19	128-440-15	49	129-010-73
20	128-440-06	50	129-010-74
21	128-440-05	51	129-010-69
22	128-440-23	52	129-010-70
23	128-440-02	53	129-010-71
24	128-280-27	54	129-010-72
25	128-280-10	55	129-010-68
26	128-280-37	56	129-011-15
27	128-290-74	57	129-011-16
28	128-290-69	58	129-300-09
29	128-290-70	59	129-300-10
30	128-290-71		

Exhibit B

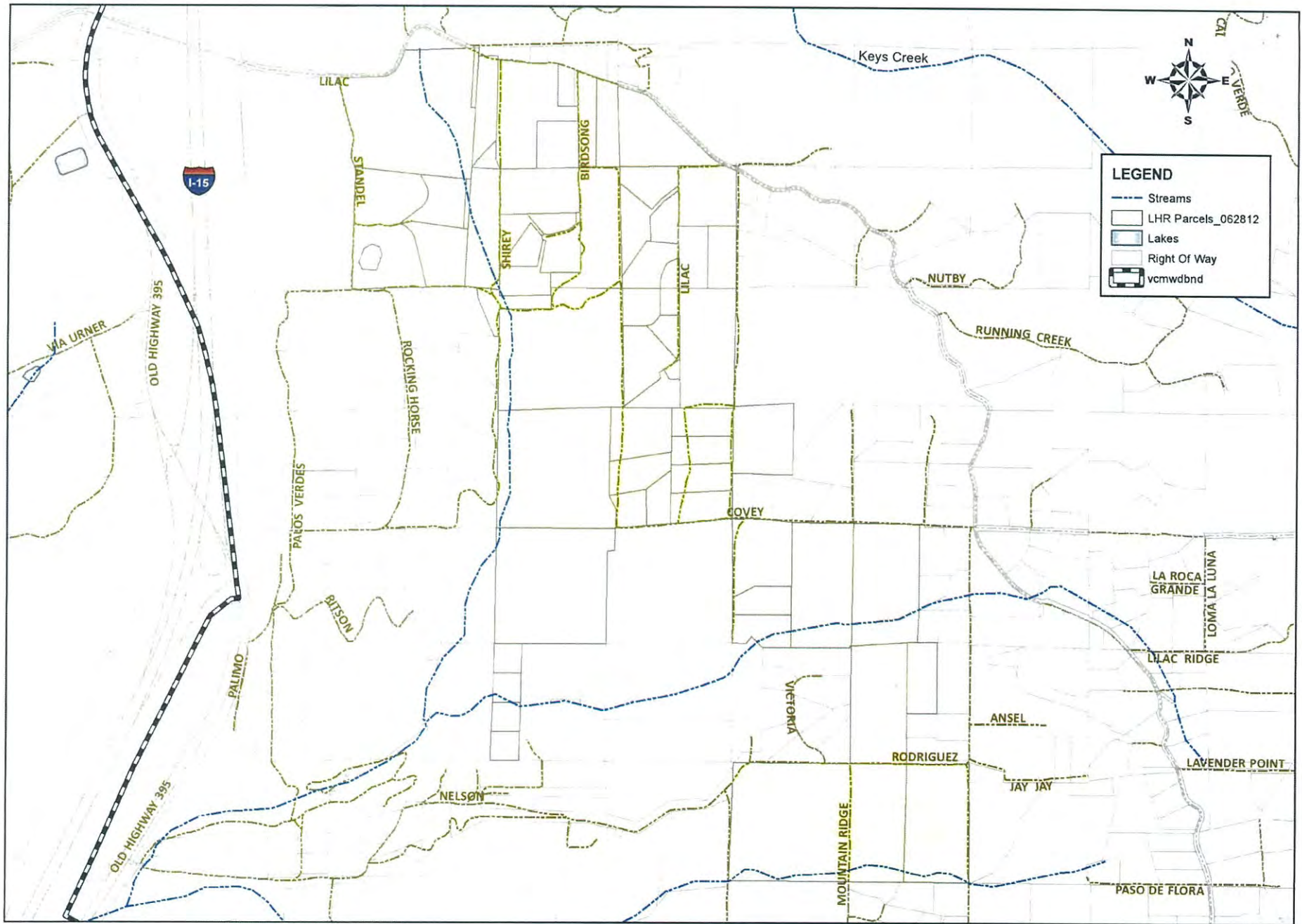
Project Facility Availability
Accretive Investments, Inc.
Proposed Lilac Hills Ranch Development

SECTION 2 – ITEM B

1. While, the capital facility plans of the District did not anticipate, nor incorporate, a project of this magnitude in this area, the Developer, under general District direction, oversight and review, shall be responsible for planning, designing and constructing new water, wastewater, and recycled water infrastructure required for the project and dedicating these facilities to the District for ownership, operation and maintenance. All facilities shall be designed and constructed in accordance with District requirements at no cost to the District. Timing of the facilities will depend upon the Developer's schedule and the regulatory approval processes.

SECTION 2 – ITEM C

2. The Developer shall prepare a Preliminary Design Report describing all water, wastewater and recycled water facilities required for the project and obtain VCMWD's Conceptual Approval of the proposed Facility Plan.
3. The Developer shall enter into a District Facilities Agreement for the design, installation and dedication of the proposed Facilities.
4. All onsite ingress/egress and/or utility easements required for the District facilities shall be dedicated to the Valley Center Municipal Water District on the recorded Final Map. Any additional off-site easements that are required for the project shall be granted to VCMWD by separate instrument prior to approval of the project's improvement plans.
5. The Developer shall relocate existing Valley Center Municipal Water District facilities as required for the project, at no cost to the District.
6. All treated effluent produced by the project shall be recycled for beneficial reuse to reduce the amount of imported water required for the project.
7. Upon further review of the planning and preliminary design documents, additional terms and conditions may be required.



Valley Center Municipal Water District

Lilac Hills Ranch PFA
Feb. 7, 2013

2/14/2013
Y:\GISProjects\Accretion\Ac crete Project . mxd
Source: SanGIS, SANDAG, VCMWD



VALLEY CENTER MUNICIPAL WATER DISTRICT

A Public Agency Organized July 12, 1954

Board of Directors
Gary A. Broomell
President
Robert A. Polito
Vice President
Merle J. Aleshire
Director
Charles W. Stone, Jr.
Director
Randy D. Haskell
Director

June 5, 2015

Mr. Mark Slovick
Land Use Environmental Planner
Planning and Development Services, County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Subject: Comments on the May 29, 2015 Draft Emergency Water Conservation Consistency Analysis by Natalie Frascchetti and Dexter Wilson, of Dexter Wilson Engineering, Regarding the Proposed Lilac Hills Project

Dear Mr. Slovick;

You have asked us to review and comment on the above referenced document herein after referred to as "Draft Analysis," (copy attached). The document is detailed and lengthy, so rather than address each and every point, we will address the overall issue of how Governor Brown's Executive Order B-29-15 impacts Valley Center Municipal Water District and potentially the proposed Lilac Hills Ranch Development (LHR).

I. Summary Comments

Comprehensive and Generally Accurate - The Draft Analysis is a very comprehensive and generally accurate assessment of the Governor's Executive Order with current and potential extended impacts on VCMWD and LHR. Also accurately explained are the various mandatory use provisions reflecting actions by the SWRCB, SDCWA and VCMWD.

Consistent with the Water Supply Assessment Verification Report (WSAV) - Though the District did not specifically test the calculations concerning LHR Future Use in Acre Feet, GPCD, the Project Population, the LHR project specific GPCD and its potential impact on VCMWD's overall average GPCD, the calculations and conclusions seem reasonable and consistent with the LHR WSAV dated October 2012 and certified by VCMWD.

LHR to Meet Building Standards Requirements - VCMWD assumes that LHR will incorporate the many water efficiency features in the design of its structures, outfitting of residential and commercial units with appliances, landscape and landscape irrigation systems as currently required by law, or will soon be implemented by the State Building Standards Commission under the directive of Governor Brown and the County of San

Diego through its land use and building permitting process. See attached "Finding of Emergency of the California Building Standards Commission (CBSC)."

All Wastewater Will be Reclaimed for Beneficial Use - Finally, all wastewater generated by LHR will be treated to advanced tertiary levels and then put to beneficial use on the project for slope and common area landscape irrigation.

Water Supply Conditions in the Future - Unknown at this time however, is how long will the current drought last, how long will the current SWRCB, SDCWA and VCMWD mandatory use provisions be in place, and what will happen if the current drought continues for another or several more years. Due to these unknowns, it is very difficult to predict what the water supply scenario will be at the point in time the LHR begins to actually develop and require water and wastewater service from VCMWD. Certain, however, is the fact that LHR and other developments will have to comply with whatever mandatory water use provisions are in place at any given time in the future; up to and including interim new meter moratoriums if indeed warranted by future water supply conditions.

II. Governor's Executive Order B-29-15 ("Executive Order") and the State Water Resources Control Board Regulations

The Executive Order (B-29-15) issued on April 1, 2015 called for a 25% (1.3 MAF) mandatory reduction in water consumption statewide. The Governor also directed the State Water Resources Control Board to develop and implement statewide regulations which would achieve those levels of reduction, taking into consideration varying levels of gallons per day, per capita across the state.

Also included in the Executive Order were directives to the Department of Water Resources to update the Statewide Model Landscape Ordinance, as well as assist in the implementation of programs to facilitate removal of 50 million square feet of turf grass. There were also additional directives to the SWRCB to implement regulations to determine how new developments would be landscaped and irrigated with drip or micro-spray technology. This directive was subsequently passed on to the California Building Standards Commission. Finally, the SWRCB was directed to assist retail water agencies in developing and implementing water rates, charges, fees and fine structures to encourage conservation.

The SWRCB Regulatory Framework was issued on April 7, 2015, the Draft Regulations were issued on April 18, 2015, the Final Draft Regulations were issued April 28, 2015 and the Final Regulations were adopted by the SWRCB on May 5, 2015.

III. Impact of Executive Order on Valley Center Municipal Water District

The current impact of the Final Regulations on VCMWD is as follows:

SWRCB Regulations Implementation - On a monthly basis, between June 1, 2015 and February 25, 2016 (270 days) the District will be required to reduce its Total Potable Water Production (TPWP) by 36% compared to the domestic/commercial TPWP for the same months in Calendar 2013. This percentage of reduction is based on the District's domestic/commercial Gallons Per Capita per Day (GPCD) as measured between July and September of 2014. This number was then used to place the District in the highest conservation category, 36%. Since that time, the District has lowered domestic/commercial use to 170 GPCD; however, under the current regulations that will not change the TPWP reduction requirement for the current regulatory term. A lower GPCD could be beneficial if the regulations are extended into a second 270-day period and possibly amended to recognize changes in GPCD during the initial regulatory period.

Commercial Agriculture was exempted in the final regulations adopted by the SWRCB from the specific percentage of domestic/commercial potable water production imposed on domestic/commercial use customers, but is subject to locally imposed water conservation requirements determined appropriate by the retail water supplier.

District Water Supply Shortage Response Level – Based upon the supply that is currently available from the SDCWA, the melded supply reduction from the SDCWA is 10.4% (the weighted average of 1.4% for domestic and 15% for TSAWR), which is contained within the Level 2 - Water Supply Shortage Alert category. The District will remain at that response level until the melded supply reduction is eliminated or is increased beyond 20%.

The specific impact on the District's customer classes is as follows:

Domestic/Commercial Customers – At this time Domestic/Commercial customers will be required to comply with all of the mandatory use provisions previously adopted by the VCMWD Board of Directors, and updated in response to actions by the SWRCB and the SDCWA. These can be found in Article 230 of the District's Administrative Code (see attached copy), in the VCMWD Board Memorandum dated May 18, 2015 (copy attached), and are accurately described in the subject Draft Analysis. It is anticipated that customer compliance with the mandated use restrictions will allow the District to meet its TPWP reduction requirement.

Non-compliance with mandatory water use provisions by individual customers will result in a series of progressive enforcement actions, including and up to a \$1,000 fine and flow restrictions. If this approach is not successful in allowing the District to meet its total potable water production reduction, the District will consider implementing customer specific monthly water use allocations enforced with over-use commodity based penalties, as well as the non-compliance penalties referenced above.

SDCWA - Transitional Special Agricultural Water Rate (TSAWR) Customers – Based upon the terms of this TSAWR Program, the water use reduction to this customer classification is based upon the supply reduction imposed on the SDCWA by

MWD, which is currently 15% compared to FY 2013-2014 usage. If MWD changes this reduction level, reductions to TSAWR customers will change accordingly. Compliance with the reduction levels is achieved through the application of overuse penalties established by MWD, and passed through the SDCWA and VCMWD to the participating customers.

Commercial Agricultural – Full Price (CAFP) - Though paying full price and not subject to the TSAWR 15% reduction, customers self-identifying in this classification will be subject to a 10% reduction compared to usage in FY 2013-2014, enforced with overuse penalties less onerous than those imposed on TSAWR participants which have received the pricing benefit of the TSAWR differential.

IV. Current Impact of Executive Order on the Lands Intended for the Lilac Hills Development – Present Time

Assuming the water use on the subject properties is roughly the same as that identified in the Water Supply Assessment Verification Report dated October 2012, of the 513 AF used on the properties, 483 AF were purchased through the TSAWR Program and 30 were purchased as domestic, full price supply; then the impact of the current regulations would be as follows:

Domestic-Full Price Water:

- **Domestic/Commercial Uses** – Water used for domestic/commercial purposes would be subject to the current mandatory use restrictions, or future more stringent specific use allocation requirements, up to a 36% reduction.
- **Commercial Agriculture-Full Price (CAFP)** – Water use for this classification will be reduced by 10% compared for usage in FY 2013-2014, and overuse will be subject to financial penalties.

TSAWR – As explained above, water use in this classification will be required to reduce usage by 15% compared to usage in FY 2013-2014. Based upon TSAWR usage amounts discussed in the WSAV of 483 AF, a 15% mandatory reduction would result in 410 AF being available for use on those properties for agricultural purposes.

V. Future Impact on Lilac Hills Development if Current Regulations are in place at the Time of Development

If the current conditions, regulations and requirements were to be in place at the time the LHR Development moves forward, the following factors would be in play:

SWRCB- California Building Standards/Updated Model Landscaping Ordinance - At the directive of the Governor's Executive Order, the California Building Standards Commission Emergency Building Regulations was directed to develop and adopt new building standards to reduce water waste. Further, the Department of Water Resources

was directed to update the California Model Landscape Ordinance as guidance to cities and counties concerning possible modifications to local and regional landscape requirements. It is assumed that LHR will be required through the land-use design and building permit process to comply with the revised state building standards and whatever new or modified requirements will come from the updated Model Landscape Ordinance.

Level 2, Water Alert and SDCWA Mandatory Use Provisions - Level 2 Water Supply Shortage Alert, provisions would still be in place, as follows:

- **Mandatory Use Provisions (SWRCB, SDCWA and VCMWD)** would be in place for all potable water used for turf grass and outside ornamental landscape.
- **Reclaimed Water** used for turf irrigation or ornamental landscape would be exempt from the provisions applying to potable water use, but would be controlled by the water use and run-off control provisions which would be contained in the reclaimed water operating permit issued for the development.
- **Potable Water** used for commercial agricultural purposes would be used under the provisions governing TSAWR and CAFP usage.
- **Water Meters** would continue to be issued. As there is not now, and assuming that there is not then, an actual water supply shortage emergency as defined by Water Code Section 350, the VCMWD Board has no legal basis to impose a meter moratorium. As such, the District will continue to sell water meters to LHR and other developments with the proviso that these meters would be given a minimum monthly allocation of 10 HCF, or 7,500 gallons; which for a family of three is 83 GPCD and for a family of 4 would be 62 GPCD. This would provide ample water for inside use but little for use on outside ornamental landscape.

This allocation could also be subject to a percentage reduction depending on water supply conditions.

VI. Concluding Remarks

With all of these short-term uncertainties at play, we must take a look back at the underpinnings of the WSAV report as those are the tangible and successful efforts of MWD and the SDCWA to plan and develop alternative water supplies to meet the long-term water needs of southern California and San Diego County. Despite the impact of short-term droughts and water supply shortages, in the long-term the District is confident that through the combined efforts of the state, MWD, the SDCWA and VCMWD, sufficient supplies will be available for its service area, including the LHR development.

Please feel free to contact my office if you should have additional questions or need additional information. My direct line is 760-735-4515 and my e-mail is garant@valleycenterwater.org.

Sincerely;

A handwritten signature in black ink, appearing to be 'GA' with a long horizontal stroke extending to the left.

Gary Arant
General Manager

cc: Jon Rilling, Accretive Development, LHR

Attachments

June 3, 2013

TO: Honorable President & Board of Directors

FROM: Gary T. Arant, General Manager

SUBJECT: REQUEST FOR PRELIMINARY CONCEPT APPROVAL FOR THE LILAC HILLS RANCH COMMUNITY PROJECT FOR PROVIDING WATER, WASTEWATER AND RECYCLED WATER SERVICE

PURPOSE:

Consider granting preliminary concept approval of the proposed Lilac Hills Ranch Community Project (Master Tentative Map No. 5571-RPL1) to provide water, wastewater and recycled water services.

SUMMARY:

The proposed Lilac Hills Ranch Community is a 608 acre, multi-phased, mixed use development consisting of 1,746 new units and 16 existing home sites which will remain as part of the community, as indicated in the attached Table 1 – Lilac Hills Ranch Community (the “Project”). A Master Tentative Map (TM No. 5571 RPL-1) covering the entire project has been prepared and submitted to the County for approval. Subsequent Implementing Tentative Maps and Final Maps will be prepared for each project phase for approval by the County.

In addition to the new development, the Developer will maintain the existing water service and provide wastewater service to six (6) “perimeter” parcels which are not a part of the Project but are within or adjacent the Project Boundary. Assessor’s parcel numbers for these “perimeter” parcels groupings are provided in Table 2. The combined area of the Project and the “perimeter” parcels is referred to as the LHR (Lilac Hills Ranch) Service Area. The parcels currently receive water service from the District, but would be provided wastewater capacity by the Developer.

The intent of this preliminary concept approval is to examine the major issues related to providing service to the Project and to provide direction for completion of the facility planning documents for each development phase, as designated in each subsequent Implementing Tentative Map. A more detailed evaluation and review of specific facilities proposed for the development will be provided once the facility planning documents, tentative maps and environmental review documents have been completed.

Two documents, one entitled “*Wastewater Management Alternatives for the Lilac Hills Ranch Community*” dated May 28, 2013 and the other “*Water Service for the Lilac Hills Ranch Community in the Valley Center Municipal Water District*” dated May 28, 2013, were prepared and submitted by Dexter Wilson Engineering, Inc. for District review. These documents describe the Project and the proposed water, wastewater and

recycled water service requirements, design criteria and proposed facilities needed to service the development.

Conditions of Preliminary Conceptual Approval – General conditions for preliminary concept approval are attached and provide requirements for proceeding with the individual project development phases. The following is a general description of the service requirements and facilities proposed for the project.

Water Supply - A Water Supply Assessment and Verification Report was prepared by the Developer and approved by the District in October 2012. The report indicated that in combination with the historical water supply to the parcels making up the project, the available ground water supplies and the recycled water generated from the project, little, if any, additional imported water supplies would be needed for the Project.

The Project is primarily served from the Country Club Zone, see attached Figure 4-1. With only one major reservoir in the zone, redundant reservoir capacity needs to be constructed. To provide the redundancy, several facility improvement alternatives located within the existing Country Club Reservoir and Old Country Club Reservoir sites are being evaluated, for selection and approval by District. Should an acceptable alternative for redundant capacity not be available within the existing reservoir sites, the Developer shall fund additional studies and environment documents as necessary to evaluate additional offsite alternatives.

Water Distribution - The water distribution system, shown in the attached Figure 5-1, would be constructed in multiple phases to provide individual service to each proposed parcel. A portion of the project is served from the West Zone. As such, one or more pressure reducing stations will be required to provide a redundant source to that portion of the Project.

Wastewater Collection - A multiple phase gravity sewer collection system, shown in the attached Figure 3-3, is proposed for the Project and will provide individual service to each proposed parcel. The gravity system will require construction of multiple lift stations to transport the wastewater through the development to the Lower Moosa Canyon WRF for treatment. Multiple alternative routes for the offsite forcemain are shown in the attached Figure 3-4.

Wastewater Treatment Capacity – The Project including the “perimeter” parcels requires 1771 EDUs of wastewater treatment capacity. The developer proposes to construct additional capacity at the District's Lower Moosa Canyon Water Reclamation Facility (Moosa) for the initial phases of development, along with a recycled water transmission main to move the recycled water to beneficial reuse areas within the development and along the transmission main. Wastewater capacity for later development phases would be constructed at a site within the development with the solids pumped to the Moosa Facility for treatment and the treated effluent used for beneficial reuse within the development.

Seasonal and Operational Storage – Seasonal storage, sufficient for 84 days of the treated effluent generated by the Project, including the “perimeter” parcels (approximately 92 AF), is proposed within the development. Operational storage for the

Reuse System would be provided within the development at the water reclamation facility site and either at the Moosa Facility or along the transmission main between the Moosa Facility and the development.

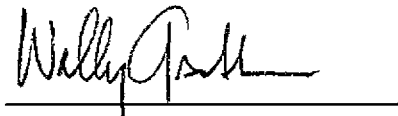
Beneficial Reuse Areas— Beneficial Reuse areas, sufficient for the treated effluent generated by the Project and “perimeter” parcels, will be provided by the developer. The majority of the recycled water would be used within the development with a small portion provided to recycled water customers along the transmission main. Routing of the transmission main will be selected to coincide with the forcemain location and maximize the number of recycled water customers. On-site groundwater wells are projected to supplement the reuse system to help meet reuse customer demands during the initial phases of development when the amount of available treated effluent is low compared to the quantities available at full build out.

CEQA Considerations - The Developer has prepared environmental documents for certification by the County as Lead Agency and for review by the District as a Responsible Agency. These documents will be posted for public review in early June and will include the referenced Water Service and Wastewater Alternative reports along with Major Use Permit information for the proposed on-site water reclamation facility. Improvements proposed within the existing Moosa Facility and Country Club reservoir sites are anticipated to have no significant environmental impacts and would be evaluated prior to design of the actual facility improvements.

RECOMMENDATION:

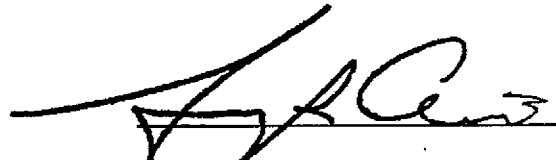
VCMWD staff recommends the Board grant preliminary concept approval of the Lilac Hills Ranch Community water, wastewater and recycled water facilities subject to the attached Conditions of Preliminary Conceptual Approval and authorize staff to modify the existing pre-development agreement with the Developer to include these conditions.

PREPARED BY:



**Wally Grabbe, P.E.
District Engineer**

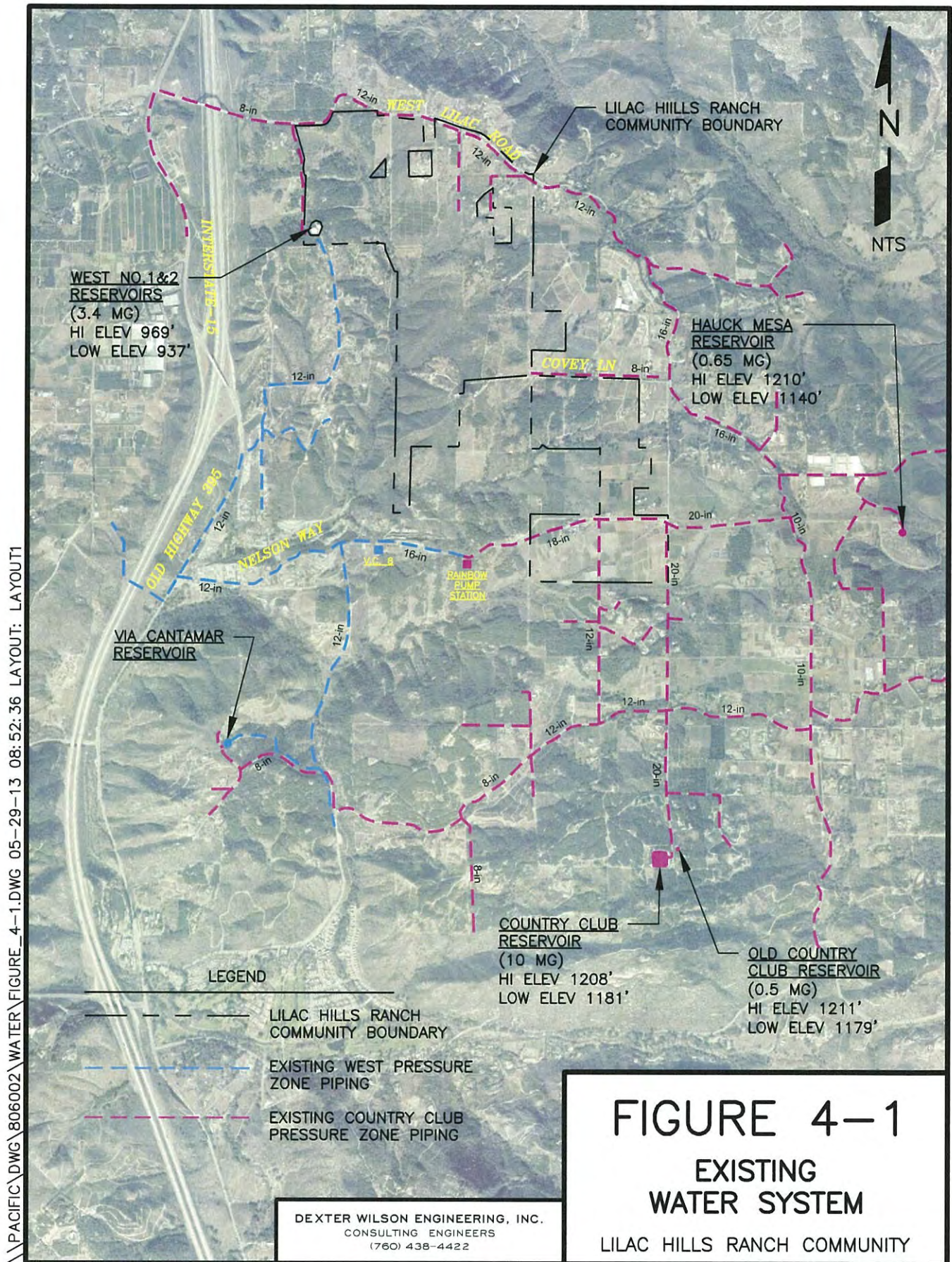
SUBMITTED BY:



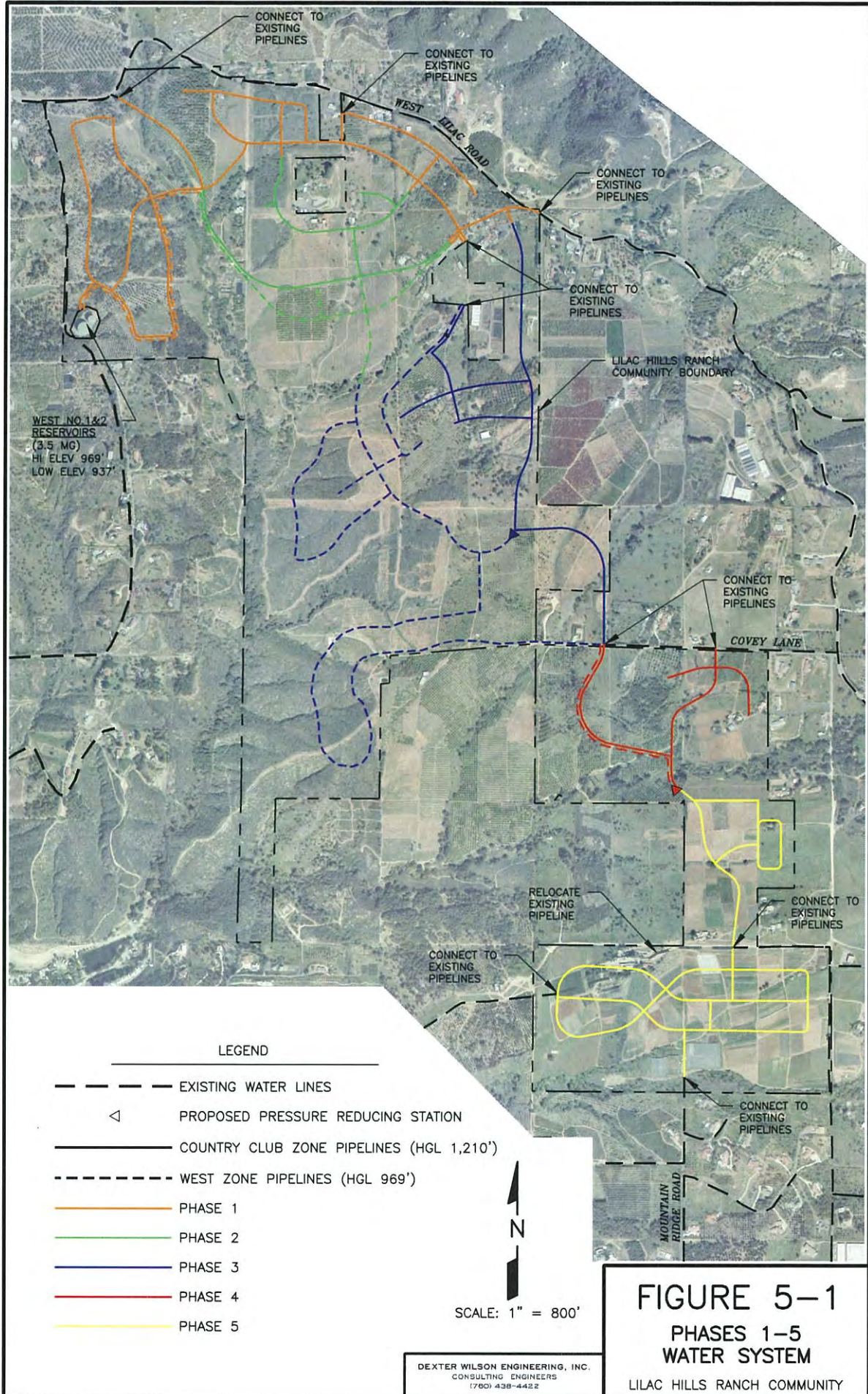
**Gary T. Arant
General Manager**

Attachments:

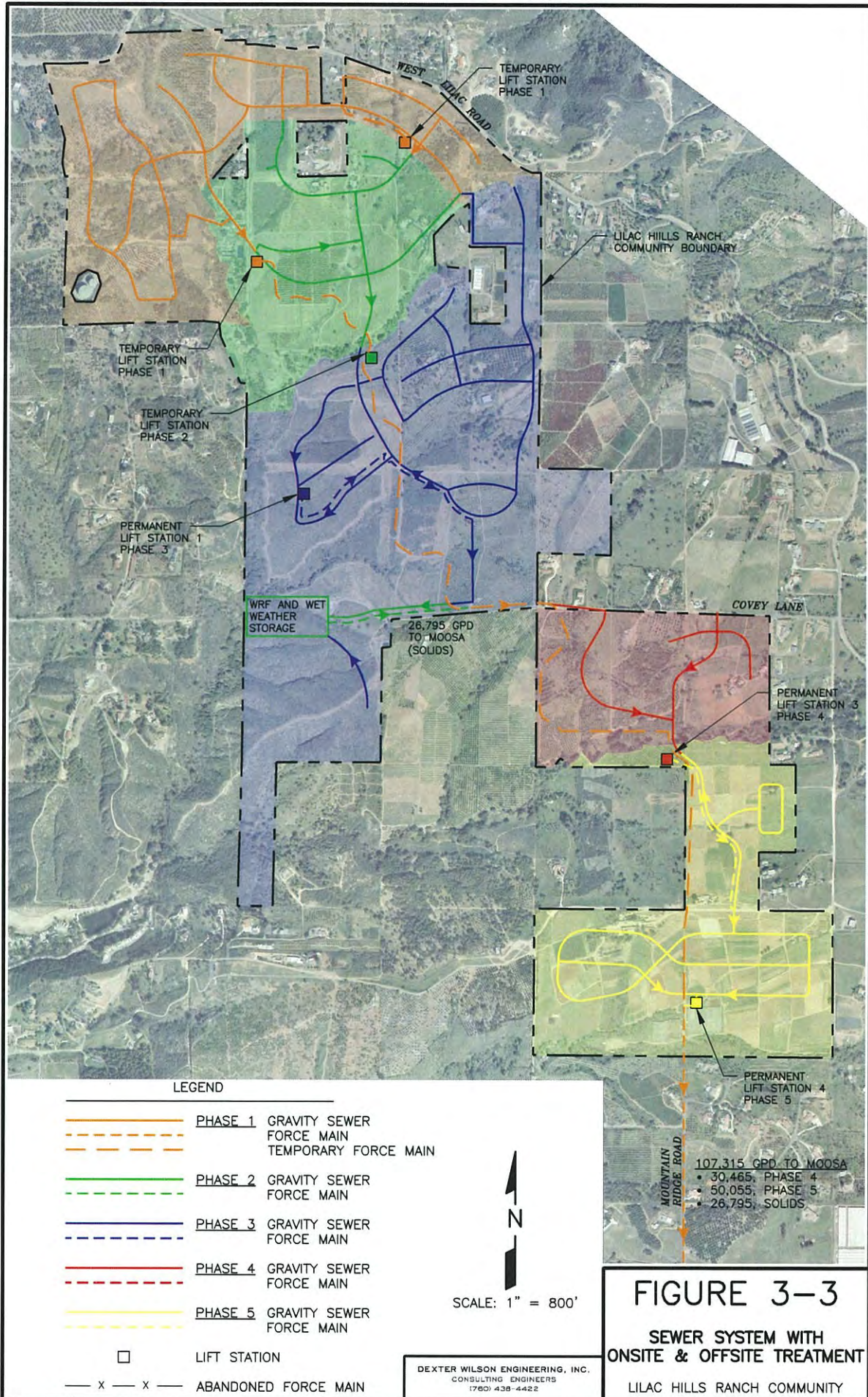
- Figure 4-1; Existing Water System
- Figure 5-1; Phases 1-5 Water System
- Figure 3-3; Phased Sewer System with Onsite & Offsite Treatment
- Figure 3-4; Offsite Sewer Collection System
- Conditions of Preliminary Conceptual Approval



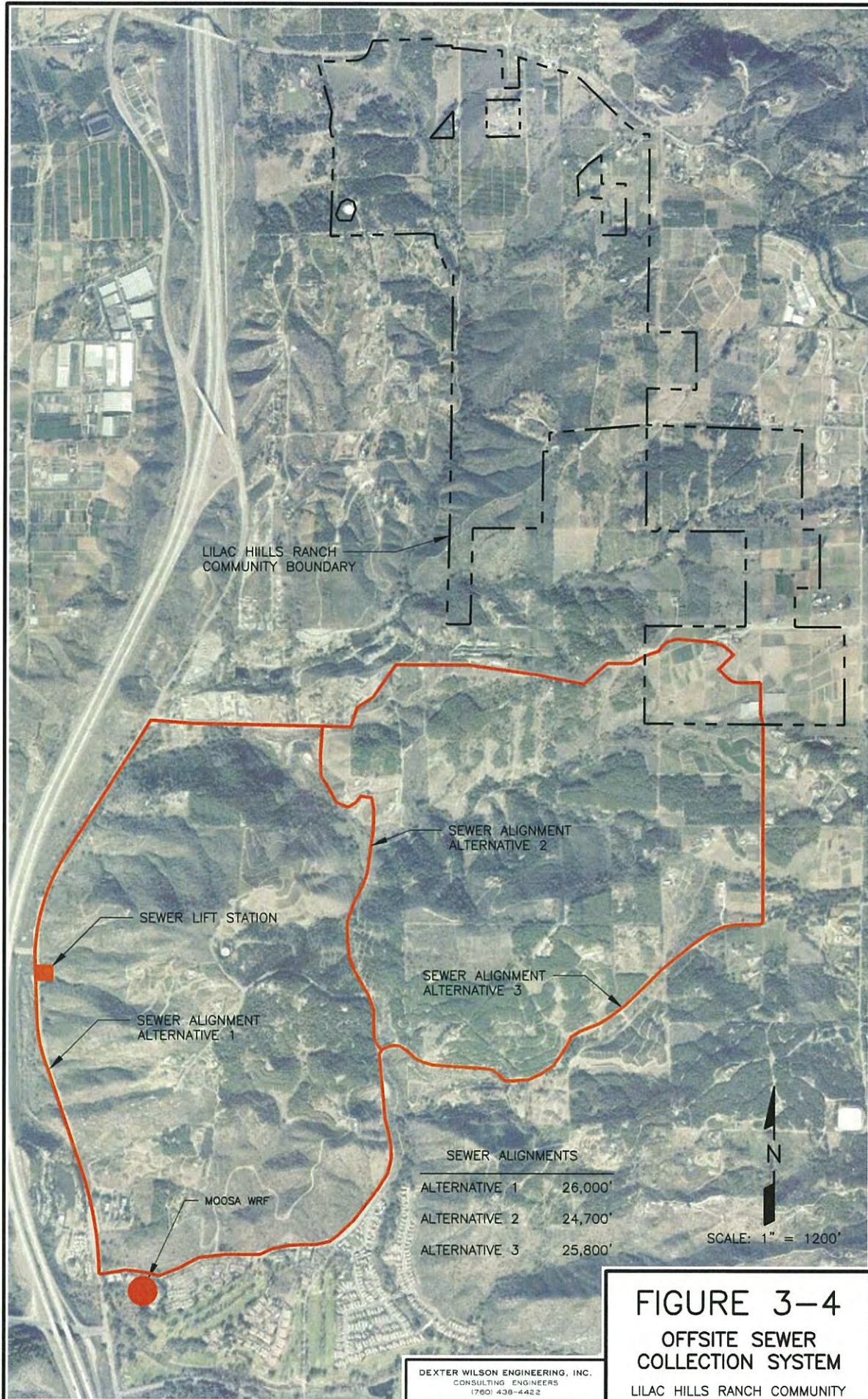
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CONDITIONS FOR PRELIMINARY CONCEPT APPROVAL – LILAC HILLS RANCH

The Lilac Hills Ranch Community a multi-phased - mixed use development consisting of 1,746 new units and 16 existing home sites which will remain as part of the community, as indicated in the attached Table 1 – Lilac Hills Ranch Community (the "Project"). A Master Tentative Map (TM No. 5571 RPL-1) covering the entire project has been prepared and submitted to the County for approval. Subsequent Implementing Tentative Maps and Final Maps will be prepared for each project phase for approval by the County. The project is presently processing the Master Tentative Map and the Implementing Tentative Map for the first (northernmost) phase of the project.

In addition to the new development, the Developer will provide facilities for water and wastewater service to six (6) "perimeter" parcels which are not a part of the Project but are within or adjacent to the Project Boundary. Assessor's parcel numbers for these "perimeter" parcels are provided in Table 2. The "perimeter" parcels currently receive water service from the District, but would be provided wastewater capacity by the Developer.

The combined area of the Project and the "perimeter" parcels is referred to as the LHR (Lilac Hills Ranch) Service Area and is summarized in Table 3.

The intent of this preliminary concept approval is to examine the major issues related to providing service to the Project and to provide direction for completion of the facility planning documents for each development phase, as designated in each subsequent Implementing Tentative Map. A more detailed evaluation and review of specific facilities proposed for the development will be provided once the facility planning documents, tentative maps and environmental review documents have been completed.

Two documents, one entitled "*Wastewater Management Alternatives for the Lilac Hills Ranch Community*" dated May 28, 2013 and the other "*Water Service for the Lilac Hills Ranch Community in the Valley Center Municipal Water District*" dated May 28, 2013, were prepared and submitted by Dexter Wilson Engineering, Inc. for District review. These documents describe the Project and the proposed water, wastewater and recycled water service requirements, design criteria and proposed offsite facilities needed to service the development.

Preliminary Terms and Conditions for Concept Approval – The following is a summary of the preliminary terms and conditions for concept approval for the development. These terms and conditions will provide the basis for amending the current preliminary development agreement with Accretive.

- **General Conditions**

- All water, wastewater and recycled water facilities to be dedicated to the District for ownership and maintenance shall be designed and constructed in

accordance with the District's operational requirements, standard specifications, policies and directives at no cost to the District.

- Preliminary design reports shall be submitted for the initial development phase and each following phase for further Board conceptual approval and preparation of District Facilities Agreements for the proposed improvements. Each preliminary design report shall include the remaining overall facility requirements and any modifications to the prior phasing plans.
- Developer shall maintain or relocate access to all existing District facilities with the Project, including but not limited to West Reservoir Site and existing pipelines.

- **Water Supply**

- The Developer has prepared and obtained Board approval of a Water Supply Assessment and Verification Report for entire project (Table 1 - Lilac Hills Ranch Community).
- The Project is served primarily from the District's Country Club Zone which lacks sufficient reservoir redundancy to serve the project. The Developer shall construct sufficient redundant reservoir capacity within the zone to serve the Project as part of the initial development phase, at no cost to the District.
- To provide the redundancy, several facility improvement alternatives located within the existing Country Club Reservoir and Old Country Club Reservoir sites are being evaluated, for selection and approval by District. Should an acceptable alternative for redundant capacity not be available within the existing reservoir sites, the Developer shall fund additional studies and environment documents as necessary to evaluate additional offsite alternatives.
- District will consider crediting an appropriate portion of the cost of providing the redundant reservoir system for the Project toward the Project's meter capacity charges.
- A minor portion of the Project is served from the West Zone. A redundant supply from the Country Club zone via one or more pressure regulating stations shall be provided.

- **Water Distribution**

- The Developers will be responsible for the design, construction and dedication to the District of all water distribution facilities required for domestic water service and fire protection for the project.
- Any existing water transmission mains traversing the Project shall be protected in place, to the District's satisfaction, without adverse grading or

improvements in the easement that would restrict access. If this cannot be accomplished, the main shall be relocated, at the Developer's expense, to roadways planned within the development.

- All water services for this development would have automatic remote real-time meter reading capabilities. The Developer shall provide additional data collection and communication facilities as may be required to automatically read the meters.
- Individual water service meters shall be provided for each single family and multi-family residential unit, including the individual units within a townhouse, condominium or apartment complex.

- **Wastewater Collection**

- The wastewater collection system is proposed as a gravity system with multiple lift stations as determined by topography.
- Collection system would be sized for full build out of the Lilac Hills Ranch Project in multiple phases.
- The list of parcels for which the Developer shall provide capacity (i.e., wastewater service area) are provided in the attached tables. No areas outside the LHR Service Area would be served.
- Wastewater service capacity to these parcels would be based on the properties current land use designations. One of the parcels is the existing Miller fire station on the south side of West Lilac Road.
- The Developer shall be responsible for the cost of facilities required to provide these parcels with wastewater capacity, including, but not limited to treatment capacity, capacity in the gravity collection system, and a connection to the gravity collection system.
- The Developer shall provide supporting documentation (e.g., agreement) to the District which memorializes the arrangement between the Developer and the parcel owner as to the party responsible for the improvements needed within the individual parcel to abandon the existing septic system, pursuit of County permits for the onsite work, and payment of connection and application fees for service from the District.
- Additionally, the Developer shall provide supporting documentation that the parcel has agreed to accept wastewater service and the resulting monthly wastewater water service charges from the District. The property owners shall process the normal applications for wastewater service with the District to become District customers.
-

- **Wastewater Treatment Capacity**

- The LHR Service Area is not currently within the service area of the District's Lower Moosa Canyon Water Reclamation Facility (Moosa) Service Area. The District does not currently have wastewater capacity to serve the LHR Service Area. Capacity for the LHR Service Area shall be designed and constructed by the Developer, at no cost to the District.
- Wastewater capacity for the LHR Service Area would be constructed in multiple phases, acceptable to the District, as required to meet the build-out needs of the service area.
- Wastewater Expansion Phases for the LHR Service Area shall be constructed, in conjunction with service requirements for the Moosa Service Area, within the existing Moosa site up to its maximum site capacity, not to exceed 1.0 mgd as set forth in the 1996 MUP Modification.
- Once maximum site capacity at Moosa is reached, additional capacity as required for the balance of the Moosa Service Area and the LHR Service Area would be provided by construction of one or more expansion phases at a satellite water reclamation facility site located within the Project, with the solids (waste activated sludge) pumped to Moosa for processing.
- Available permanent capacity at Moosa for the LHR Service Area shall be limited to the excess Moosa site capacity above that needed for the current Moosa Service Area.
- With the initial phase of development, property within the Project of sufficient acreage to construct a water reclamation facility for the full capacity requirements of the LHR Service Area shall be dedicated to the District.
- The Developer shall fund preparation of a Waste Discharge Report, and other studies as required, to modify the District's Waste Discharge Permit for the Lower Moosa Canyon WRF and future satellite WRF to include the capacity required for the LHR Service Area.
- The Developer shall fund preparation of feasibility studies and funding applications as needed to obtain State and/or Federal funding for water reclamation facilities to serve the expanded Moosa Service, including the LHR Service Area, which would directly or indirectly benefit the Project.

- **Recycled Water Facilities**

- The Developer shall prepare a recycled water study identifying the facilities needed to distribute and utilize the recycled water generated by the Project
- The study shall include transmission main, seasonal and operational storage, beneficial use, and retrofit requirements needed for the full build out of Project.

- With the initial phase of development, seasonal and operational storage site(s), acceptable to the District, of sufficient size and configuration to accommodate the proposed development shall be dedicated to the District.

- **Beneficial Reuse Areas**

- The Developer shall identify and provide permanent irrigation areas sufficient for the beneficial use of the treated effluent generated by the proposed project.
- The Developer shall utilize recycled water within the proposed project, to the greatest extent possible, for all appropriate irrigation purposes in lieu of imported potable water.
- Recycled water shall not be used within the single family lots.
- One entity shall be established for the purpose of receiving and applying the recycled water in accordance with all recycled water regulations
- If the irrigation areas within the project are not sufficient to utilize all the recycled water generated by the project, the Developer shall provide a plan, acceptable to the District that demonstrates how the balance of the recycled water will be put to beneficial use on a permanent basis and how the facilities and sites, if required, needed to implement the plan would be funded.

- **Funding Provisions**

- All facilities and sites required for the Project shall be provided by the developers at no cost to the District.
- At the Developer(s) expense, the District will assist, as appropriate, in acquiring any State and Federal funding that may be available to finance or fund the required improvements.
- The reclamation studies prepared for funding applications shall include the available and planned treated effluent from the Moosa Service area for submittal to the Bureau of Reclamation for Title XVI funding and the State Water Resources Control Board for SRF funding.

TABLE 1

LILAC HILLS RANCH COMMUNITY

Land Use	Planning Areas	Net	Dwelling Units/Square Feet (SF)	Zoning
Single-Family Detached	SFD 1-8	165.4	903	RU
Single-Family Detached - Senior Citizen Community (Age-Restricted Units)	SFS 1-6	75.9	468	RU
Single-Family Attached	SFA 1-3	7.9	164	C34
Group Residential/Care	GR	6.5	N/A	RU
Commercial and Mixed-Use	C1-5	14.1	161/ 130,000 sf	C34
Country Inn	C1	1.2	50	C34
Senior Center	P11	3.3	N/A	RU
K-8 School Site	S	12.0	N/A	RU
Institutional Use	I	10.7	N/A	RU
Public Park	P10	12.0	N/A	RU
Private Parks	P 1-9 and within the Senior Citizen Neighborhood P-12 – 15	11.8	N/A	RU
Private Recreation	PR	2.0	N/A	C34
Biological Open Space	OS	102.7	N/A	RU
Common Areas and	--	18.8	N/A	RU
Manufactured Slopes	--	75.2	N/A	RU
Roads	--	83.3	N/A	RU
Water Reclamation Facility	WR	2.4	N/A	RU
Recycling Facility/Trail	RF	0.6	N/A	C34
Detention Basins	DB	5.5	N/A	RU
SUBTOTAL		608	1,746	
Existing Dwelling Units to Remain				
APN	Address	Acreage	EDU	Zoning
128-280-27	9151 W. Lilac Rd.	-	1	SR-4
128-290-07	9153 W. Lilac Rd.	-	1	SR-4
128-440-02	32444 Birdsong Dr	-	1	SR-4
128-290-74	32236 Shirey Rd.	-	1	SR-10
128-280-42	9007 West Lilac Road	-	1	SR-4
128-290-69	9419 West Lilac Road	-	1	SR-4
128-440-14	9553 Lilac Walk	-	1	SR-4
128-440-06	9383 West Lilac Road	-	1	SR-4
128-280-37	9307 West Lilac Road	-	1	SR-4
128-440-05	9381 West Lilac Road	-	1	SR-4
128-440-22	9435 West Lilac Road	-	1	SR-4
128-280-10	9167 West Lilac Road	-	1	SR-4
127-072-38	8709 West Lilac Road	-	1	SR-10
128-290-09	9431 West Lilac Road	-	1	SR-4
129-010-68	9883 West Lilac Road	-	1	SR-4
129-300-09	00000 Rodriguez Road	-	1	SR-4
SUBTOTAL EXISTING HOMESITES	-	-	16	
TOTAL	-	608	1,762	
SR-4 is 1 unit per 4 acres, SR-10 is 1 units per 10 acres				

TABLE 2				
EXISTING PARCELS WITHIN PROJECT PERIMETER				
APN	Owner	Acreage	EDU	Zoning
128-440-07	Sheffer	3.27	1	SR-4
128-440-11	Mariscal	5.00	1	SR-4
128-280-56	Salm	5.57	1	SR-4
128-280-28	State of California – CALFIRE	1.90	4	Public
128-280-43	Hernandez	0.56	1	SR-4
128-280-44	Gomez	0.76	1	SR-4
TOTAL	-	17.06	9	-

SR-4 is 1 unit per 4 acres

TABLE 3		
LILAC HILLS RANCH SERVICE AREA		
Grouping	Acreage	EDUs
Lilac Hills Ranch Community		
New Development	-	1,746
Existing Homesites to Remain	-	16
Subtotal	608	1,762
Perimeter Parcels	17.06	9
TOTAL	625.06	1,771

**AMENDMENT NO. 1 TO
PRE-DEVELOPEMENT AGREEMENT BETWEEN THE
VALLEY CENTER MUNICIPAL WATER DISTRICT
AND ACCRETIVE INVESTMENTS, INC.**

This agreement is made and entered into as of 5 December, 2013 by and between the VALLEY CENTER MUNICIPAL WATER DISTRICT (hereinafter referred to as the "VCMWD"), a public agency operating under the Municipal Water District Law of 1911, Water Code § 71000 et seq., and ACCRETIVE INVESTMENTS, INC. (hereinafter referred to as "Accretive"). VCMWD and Accretive are referred to collectively as "Parties". This agreement replaces the previous Pre-Development Agreement by and between the parties dated October 15, 2012.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

- A. Accretive manages entities that either own or have options to purchase 608 acres of land within the jurisdictional boundaries of VCMWD described in Exhibit "A," which is attached hereto and by reference made a part hereof.
- B. Accretive proposes to develop the land described in Exhibit "A" as a mixed use pedestrian oriented community entitled Lilac Hills Ranch Community ("Proposed Development"), as further described in Exhibit "B." Accretive intends to obtain VCMWD approval of the required planning, design and construction documents required to provide water, wastewater and recycled water systems to serve the Proposed Development. A Water Supply Assessment and Verification Report for the Proposed Development was prepared by Accretive and approved by the VCMWD Board of Directors on October 15, 2012. In addition to requiring various land use approvals from the County of San Diego, the Proposed Development requires Waste Discharge Modifications related to the wastewater and recycled water system to be provided by Accretive, which will necessitate VCMWD staff review and approval by VCMWD's Board of Directors ("Board of Directors") and the Regional Water Quality Control Board.
- C. Accretive understands and agrees that the processing of the Proposed Development shall be subject to rules, regulations, ordinances, standards and specifications, as established by the Board of Directors of the Valley Center Municipal Water District with respect to those matters within its jurisdiction.
- D. The Parties understand that this "Pre-Development Agreement" is meant to set forth a general understanding between the Parties as provided herein and further described in the attached Exhibit "C" – Conditions of Preliminary Conceptual Approval – Lilac Hills Ranch. These conditions will be subject to further refinement and clarification as more details are developed for each development phase.

- E. The conditions for the review and approval of the water, wastewater and recycled water systems that are directly needed to serve the Proposed Development (collectively referred to herein as the "Proposal") are generally as follows:
1. Accretive shall pay all costs and fees directly associated with the Proposal, including but not limited to reimbursing VCMWD for actual expenses incurred by VCMWD in processing the Proposal application, consultant costs, filing fees, attorneys' fees, staff time, and any changes in processing / filing fee schedules that may occur during the processing of the Proposal by VCMWD. The Parties acknowledge that consultants and other professionals may be needed by VCMWD in the processing and review of the Proposal. Such Consultants and Professionals shall be selected in accordance with the District's Administrative Code requirements regarding Professional and Consulting Services.
 2. The Parties acknowledge that the Proposed Development is within the service area boundary of VCMWD. VCMWD has the authority to supply water, wastewater and recycled water service to the Proposed Development in accordance with its policies, rules, regulations, ordinances, standards and specifications adopted by the Board of Directors in accordance with and as allowed by state law. Accretive agrees to comply with such policies, rules, regulations, ordinances, standards and specifications.
 3. VCMWD shall facilitate all aspects of the planning, environmental evaluation, design, and construction of any new or expanded facilities that may be needed to service the Proposal, in the manner prescribed in the various related policies, rules, regulations, ordinances, standards and specifications adopted by the Board of Directors in accordance with and as allowed by state law.
 4. Accretive acknowledges and agrees this Agreement pertains to the provision of water, wastewater and recycled water service only when facilities that are needed to adequately and reliably serve the Proposal as determined by the District are to be installed at Accretive's (or other future property owners') sole expense. Facilities are to be constructed as approved by VCMWD, as memorialized in future District Facilities Agreements and other related development agreements.
 5. Accretive agrees to coordinate with and assist VCMWD on all documents, studies, and plans for the Proposal, and other requirements related to said documents that may be imposed by or required by the State Department of Water Resources, Regional Water Quality Control Board, County of San Diego, San Diego County Water Authority, Metropolitan Water District or other agency having jurisdiction concerning the Proposal. The Parties agree to diligently cooperate in the preparation of such documents.
 6. Accretive shall, at its own expense and with counsel selected by VCMWD and Accretive, mutually and reasonably agreed to by VCMWD and Accretive, fully defend, indemnify and hold harmless VCMWD, its officials, officers, employees and agents (collectively "Indemnified Parties") from and against any and all claims, suits, causes of

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action, fines, penalties, proceedings, damages, injuries or losses of any kind, including attorneys' fees (collectively "Liabilities") arising out of or in any way related to this Agreement, the Water Supply Assessment and Verification Report, California Environmental Quality Act certifications or any other actions or matters related to the Proposed Development or the Proposal. Accretive's indemnification obligation shall include, without limitation, actions to attack, review, set aside, void or annul any approval by VCMWD of this Agreement, the Water Supply Assessment, CEQA documents, or any other discretionary approvals, actions or matters related to the Proposed Development or the Proposal or in furtherance thereof. VCMWD shall promptly notify Accretive of any such claim, action or proceeding and shall cooperate fully in the defense of such claim, action or proceeding. In the event Accretive determines it may not be in its best interest to proceed with the litigation to preserve such discretionary approvals, actions or matters, VCMWD agrees to reasonably consider Accretive's concerns in determining whether to proceed with such legal action. Accretive hereby waives any potential claim it might otherwise assert against VCMWD for any suspension actions relating to the Water Supply Assessment and Verification Report, CEQA documents, or any actions or matters related thereto or in furtherance thereof made in good faith, resulting from the carrying out of this Indemnification Agreement. Accretive's obligations under this Section shall not be limited or otherwise restricted or confined by the presence or absence of any policy of insurance or self-insurance held by VCMWD or Accretive.

- F. Laws, Venue, and Attorneys' Fees. This agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this agreement, the action shall be brought in a state or federal court situated in the County of San Diego, State of California. In the event of any such litigation between the parties, the prevailing party shall be entitled to recover all reasonable costs incurred, including reasonable attorney's fees, as determined by the court.

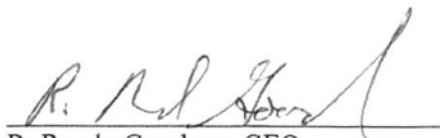
NOW IN WITNESS WHEREOF, the parties have executed this agreement as of the date first written above.

VALLEY CENTER MUNICIPAL WATER DISTRICT

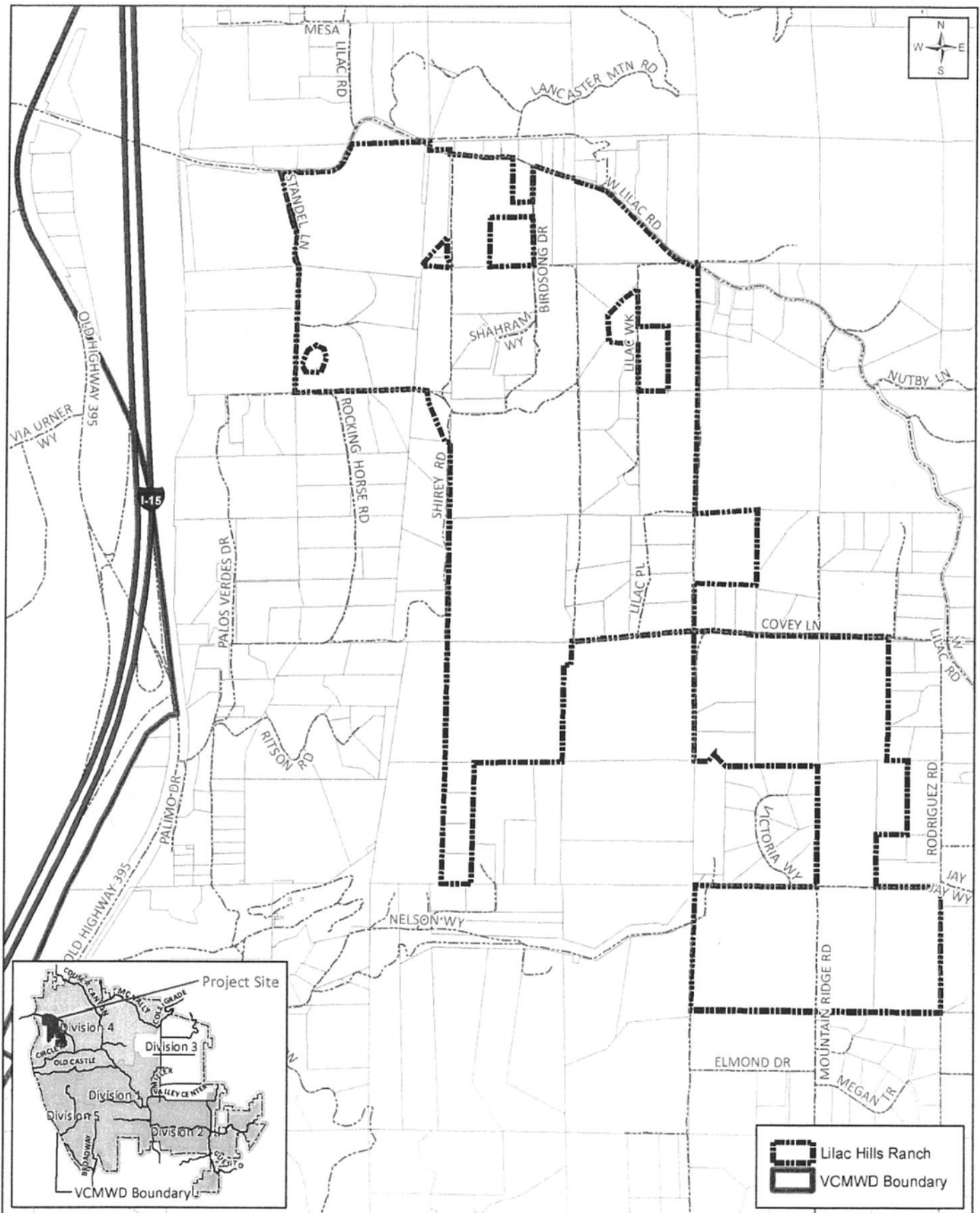


Gary Arant, General Manager

ACCRETIVE INVESTMENTS, INC.



R. Randy Goodson, CEO



Valley Center
Municipal Water District

EXHIBIT A Lilac Hills Ranch

10/4/2012
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Source: SANGIS, SANDAG, VCMWD

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Exhibit A

Lilac Hills Ranch Assessor Parcel Numbers

<u>No.</u>	<u>APN</u>	<u>No.</u>	<u>APN</u>
1	127-072-20	31	128-290-72
2	127-072-14	32	128-290-07
3	127-072-38	33	128-290-51
4	127-072-46	34	128-290-09
5	127-072-47	35	128-290-10
6	127-072-41	36	128-290-11
7	127-072-40	37	128-290-58
8	128-440-01	38	128-290-54
9	128-280-42	39	128-290-59
10	128-280-46	40	128-290-60
11	128-440-21	41	128-290-61
12	128-440-20	42	128-290-55
13	128-440-17	43	128-290-56
14	128-440-18	44	128-290-57
15	128-440-19	45	128-290-75
16	128-440-03	46	129-010-62
17	128-440-22	47	129-010-76
18	128-440-14	48	129-010-75
19	128-440-15	49	129-010-73
20	128-440-06	50	129-010-74
21	128-440-05	51	129-010-69
22	128-440-23	52	129-010-70
23	128-440-02	53	129-010-71
24	128-280-27	54	129-010-72
25	128-280-10	55	129-010-68
26	128-280-37	56	129-011-15
27	128-290-74	57	129-011-16
28	128-290-69	58	129-300-09
29	128-290-70	59	129-300-10
30	128-290-71		

EXHIBIT "B"

PROJECT DESCRIPTION

The Lilac Hills Ranch community (also referred herein as "Community") proposes the development of a 608 acre mixed-use pedestrian oriented sustainable community within the unincorporated area of San Diego County designed in accordance with the Community Development Model and expected to meet the standards of the LEED-ND or an equivalent program, discussed in further detail in Section II-G. A portion of the land is within the Bonsall Community Planning Area and a portion is within the Valley Center Community Planning Area as shown in the Specific Plan **Figure 1 Regional Location Map**. The proposed Specific Plan includes a residential component consisting of 1,746 dwelling units which equates to an overall density of not more than 2.9 dwelling units per acre (du/ac) over the entire 608 acres. The planning areas with higher densities are located in the Town Center and in the two Neighborhood Centers. The Town Center and two smaller Neighborhood Centers also permit 90,000 square feet of specialty retail commercial-mixed-uses, and Phases 4 and 5 include a 175.5-acre Senior Citizen Neighborhood component which includes: market rate, age restricted residential housing (a total of 468 dwelling units included in the 1,746 dwelling units above), and a 200 room Group Residential and Group Care living facility. The Community will retain and promote some existing agricultural uses in specific areas within the project's open space system. Existing agricultural uses in the biological open space will be allowed to continue, and some existing and new agricultural uses will also be permitted in certain other development areas. The Community also includes an active park system with 15 public and private parks, public trails, and a school site. Also, proposed within the Community are a 50-room Country inn, Civic Center, Private Recreation Center, Senior Center, Recycling Facility; a Water Reclamation Facility; and other supporting infrastructure.

Discretionary approvals submitted concurrently with the Specific Plan include a General Plan Amendment (GPA), Rezone, two Tentative Maps (which include the Vacation of two Open Space easements), two Site Plans for the Implementing Tentative Map, and a Major Use Permit for the Water Reclamation Facility.

Residential Component: This Specific Plan proposes a residential community with a maximum of 1,746 homes. All of the areas designated VR 2.9 and Zoned RU (Urban Residential) on the two Community Plan Maps are included on 582.2 acres as shown in the Specific Plan **Figure 10 - Proposed Community Plan Land Use Designations**. Of the 1,746 homes, 468 are included in the Senior Citizen neighborhood.

The actual density permitted by the Specific Plan is obtained by dividing the 1,371 single family lots by 582.2 acres which equals a density of 2.36 dwelling units per acre. There are single

family detached residential areas in each of the five project phases. The single family residential areas in Phases 4 and 5 are age restricted.

An additional 375 residential units are located within the Town Center and two smaller Neighborhood Centers (25.8 acres total) that comprise the Commercial and mixed-use areas zoned with the C34 (General Commercial-Residential) as shown on the Specific Plan **Error! Reference source not found. Proposed Zoning**. The Town Center and Neighborhood Centers include three Single Family Attached planning areas (SFA 1-3) that provide 164 dwelling units with an overall density of 20+ dwelling units per acre. Mixed-use residential (211 units) comprises the remainder of the residential dwelling units in the C34 Zone.

1. Commercial and Mixed-Use: The Community contains three distinct areas that provide 90,000 square feet of specialty commercial and office usable area in addition to the residential and other civic uses. This combined 25.8-acre area will have a Community Plan Land Use Designation of C-5 (Village Core/Mixed-Use) and C34 zoning (General Commercial-Residential). These activity nodes are distributed in the northern, central, and southern portions of the Community. They have been specifically located to meet the standard for "walkable communities" by locating essential neighborhood commercial services within one-half-mile of all of the residential uses. As can be seen on the Specific Plan **Figure 13 - Multi-Modal Concept Plan**, all of the residential areas are within one-half mile of at least one of three areas with commercial services.
2. School Site: A 12-acre school site is proposed within the Specific Plan project area.
3. Recycling Facility (RF): A Recycling Facility will be provided on-site per Section 6970-b of the Zoning Ordinance. The purpose of this facility is to provide waste recycling for project residents. Per the county Zoning Ordinance (2341), a Site Plan is required for this use.
4. On-site Water Reclamation Facility (WRF): A Major Use Permit has been processed concurrently with the Specific Plan to provide treatment of effluent generated within the Community area. Implementation of the Major Use Permit or alternative treatment options will be determined by the Valley Center Municipal Water District.
5. Other Facilities and Uses: Additional elements of the proposed Community include a 12-acre public community park; private neighborhood and pocket parks many of which are available for use by the general public; multi-use trails; bike paths and bike lanes; active orchards and other agricultural uses; associated community facilities such as a private recreation facility, community/civic center, information center, Country inn, and supporting infrastructure; as well as permanent preservation of biological open space. These other facilities will be located in the RU or C34 zone. Also included is a complete age restricted neighborhood for seniors with an Assisted Living component including a Group Residential – Group Care facility, and a Senior Center constructed on one of the private parks.

The Community is located in an area of agricultural uses together with existing residential and commercial uses. The Community will be designed in accordance with the guidelines, set forth



in this Specific Plan. Community design features include landscaping throughout the Community, screening of the WRF and RF, and lighting restrictions.

The proposed Community includes utilization of existing water wells pursuant to guidelines set forth by the Valley Center Municipal Water District (VCMWD). The Community will construct on-site drainage facilities, including water quality treatment and hydro-modification basins, to protect against sedimentation resulting from storm water runoff. The system includes Site Design, Source Control and Treatment, Best Management Practices, as well as the possibility for other Low Impact Development measures such as rain water harvesting and grey water utilization for each single family home. The Community will be developed to meet all applicable County Code requirements in regard to the provision of solar facilities.

Grading is expected to take place in a number of phases over a period of years. The Specific Plan text includes a phasing plan for the development of the Community's component parts which would be coordinated with the level of available services, including roads, water, wastewater, parks, and fire.

Primary access to the Community will be provided via West Lilac Road, which connects to Old Highway 395 to the west of the Community. The proposed circulation plan for the Community includes both on-site and off-site road improvements. Additional access will be provided via Covey Lane, Rodriguez Road (fire apparatus access road), and Mountain Ridge Road (gated) as described in Section III.

The Community is completely within the VCMWD. Groundwater may be used as an additional source of irrigation for orchards, common areas, and landscaping within the Community pursuant to guidelines set forth by the VCMWD.

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EXHIBIT "C"

CONDITIONS FOR PRELIMINARY CONCEPT APPROVAL – LILAC HILLS RANCH

The Lilac Hills Ranch Community a multi-phased - mixed use development consisting of 1,746 new units and 16 existing home sites which will remain as part of the community, as indicated in the attached Table 1 – Lilac Hills Ranch Community (the "Project"). A Master Tentative Map (TM No. 5571 RPL-1) covering the entire project has been prepared and submitted to the County for approval. Subsequent Implementing Tentative Maps and Final Maps will be prepared for each project phase for approval by the County. The project is presently processing the Master Tentative Map and the Implementing Tentative Map for the first (northernmost) phase of the project.

In addition to the new development, the Developer will provide facilities for water and wastewater service to six (6) "perimeter" parcels which are not a part of the Project but are within or adjacent to the Project Boundary. Assessor's parcel numbers for these "perimeter" parcels are provided in Table 2. The "perimeter" parcels currently receive water service from the District, but would be provided wastewater capacity by the Developer.

The combined area of the Project and the "perimeter" parcels is referred to as the LHR (Lilac Hills Ranch) Service Area and is summarized in Table 3.

The intent of this preliminary concept approval is to examine the major issues related to providing service to the Project and to provide direction for completion of the facility planning documents for each development phase, as designated in each subsequent Implementing Tentative Map. A more detailed evaluation and review of specific facilities proposed for the development will be provided once the facility planning documents, tentative maps and environmental review documents have been completed.

Two documents, one entitled "*Wastewater Management Alternatives for the Lilac Hills Ranch Community*" dated May 28, 2013 and the other "*Water Service for the Lilac Hills Ranch Community in the Valley Center Municipal Water District*" dated May 28, 2013, were prepared and submitted by Dexter Wilson Engineering, Inc. for District review. These documents describe the Project and the proposed water, wastewater and recycled water service requirements, design criteria and proposed offsite facilities needed to service the development.

Preliminary Terms and Conditions for Concept Approval – The following is a summary of the preliminary terms and conditions for concept approval for the development. These terms and conditions will provide the basis for amending the current preliminary development agreement with Accretive.

- **General Conditions**

- All water, wastewater and recycled water facilities to be dedicated to the District for ownership and maintenance shall be designed and constructed in accordance with the District's operational requirements, standard specifications, policies and directives at no cost to the District.



- Preliminary design reports shall be submitted for the initial development phase and each following phase for further Board conceptual approval and preparation of District Facilities Agreements for the proposed improvements. Each preliminary design report shall include the remaining overall facility requirements and any modifications to the prior phasing plans.
- Developer shall maintain or relocate access to all existing District facilities with the Project, including but not limited to West Reservoir Site and existing pipelines.

- **Water Supply**

- The Developer has prepared and obtained Board approval of a Water Supply Assessment and Verification Report for entire project (Table 1 - Lilac Hills Ranch Community).
- The Project is served primarily from the District's Country Club Zone which lacks sufficient reservoir redundancy to the serve the project. The Developer shall construct sufficient redundant reservoir capacity within the zone to serve the Project as part of the initial development phase, at no cost to the District.
- To provide the redundancy, several facility improvement alternatives located within the existing Country Club Reservoir and Old Country Club Reservoir sites are being evaluated, for selection and approval by District. Should an acceptable alternative for redundant capacity not be available within the existing reservoir sites, the Developer shall fund additional studies and environmental documents as necessary to evaluate additional offsite alternatives.
- District will consider crediting an appropriate portion of the cost of providing the redundant reservoir system for the Project toward the Project's meter capacity charges.
- A minor portion of the Project is served from the West Zone. A redundant supply from the Country Club zone via one or more pressure regulating stations shall be provided.

- **Water Distribution**

- The Developers will be responsible for the design, construction and dedication to the District of all water distribution facilities required for domestic water service and fire protection for the project.
- Any existing water transmission mains traversing the Project shall be protected in place, to the District's satisfaction, without adverse grading or improvements in the easement that would restrict access. If this cannot be accomplished, the main shall be relocated, at the Developer's expense, to roadways planned within the development.



- All water services for this development would have automatic remote real-time meter reading capabilities. The Developer shall provide additional data collection and communication facilities as may be required to automatically read the meters.
- Individual water service meters shall be provided for each single family and multi-family residential unit, including the individual units within a townhouse, condominium or apartment complex.

- **Wastewater Collection**

- The wastewater collection system is proposed as a gravity system with multiple lift stations as determined by topography.
- Collection system would be sized for full build out of the Lilac Hills Ranch Project in multiple phases.
- The list of parcels for which the Developer shall provide capacity (i.e., wastewater service area) are provided in the attached tables. No areas outside the LHR Service Area would be served.
- Wastewater service capacity to these parcels would be based on the properties current land use designations. One of the parcels is the existing Miller Fire Station on the south side of West Lilac Road.
- The Developer shall be responsible for the cost of facilities required to provide these parcels with wastewater capacity, including, but not limited to treatment capacity, capacity in the gravity collection system, and a connection to the gravity collection system.
- The Developer shall provide supporting documentation (e.g., agreement) to the District which memorializes the arrangement between the Developer and the parcel owner as to the party responsible for the improvements needed within the individual parcel to abandon the existing septic system, pursuit of County permits for the onsite work, and payment of connection and application fees for service from the District.
- Additionally, the Developer shall provide supporting documentation that the parcel has agreed to accept wastewater service and the resulting monthly wastewater water service charges from the District. The property owners shall process the normal applications for wastewater service with the District to become District customers.

- **Wastewater Treatment Capacity**

- The LHR Service Area is not currently within the service area of the District's Lower Moosa Canyon Water Reclamation Facility (Moosa) Service Area. The District does not currently have wastewater capacity to serve the LHR Service Area. Capacity for the LHR Service Area shall be designed and constructed by the Developer, at no cost to the District.



- Wastewater capacity for the LHR Service Area would be constructed in multiple phases, acceptable to the District, as required to meet the build-out needs of the service area.
 - Wastewater Expansion Phases for the LHR Service Area shall be constructed, in conjunction with service requirements for the Moosa Service Area, within the existing Moosa site up to its maximum site capacity, not to exceed 1.0 mgd as set forth in the 1996 MUP Modification.
 - Once maximum site capacity at Moosa is reached, additional capacity as required for the balance of the Moosa Service Area and the LHR Service Area would be provided by construction of one or more expansion phases at a satellite water reclamation facility site located within the Project, with the solids (waste activated sludge) pumped to Moosa for processing.
 - Available permanent capacity at Moosa for the LHR Service Area shall be limited to the excess Moosa site capacity above that needed for the current Moosa Service Area.
 - With the initial phase of development, property within the Project of sufficient acreage to construct a water reclamation facility for the full capacity requirements of the LHR Service Area shall be dedicated to the District.
 - The Developer shall fund preparation of a Waste Discharge Report, and other studies as required, to modify the District's Waste Discharge Permit for the Lower Moosa Canyon WRF and future satellite WRF to include the capacity required for the LHR Service Area.
 - The Developer shall fund preparation of feasibility studies and funding applications as needed to obtain State and/or Federal funding for water reclamation facilities to serve the expanded Moosa Service, including the LHR Service Area, which would directly or indirectly benefit the Project.
- **Recycled Water Facilities**
 - The Developer shall prepare a recycled water study identifying the facilities needed to distribute and utilize the recycled water generated by the Project
 - The study shall include transmission main, seasonal and operational storage, beneficial use, and retrofit requirements needed for the full build out of Project.
 - With the initial phase of development, seasonal and operational storage site(s), acceptable to the District, of sufficient size and configuration to accommodate the proposed development shall be dedicated to the District.
- **Beneficial Reuse Areas**
 - The Developer shall identify and provide permanent irrigation areas sufficient for the beneficial use of the treated effluent generated by the proposed project.



- The Developer shall utilize recycled water within the proposed project, to the greatest extent possible, for all appropriate irrigation purposes in lieu of imported potable water.
 - Recycled water shall not be used within the single family lots.
 - One entity shall be established for the purpose of receiving and applying the recycled water in accordance with all recycled water regulations
 - If the irrigation areas within the project are not sufficient to utilize all the recycled water generated by the project, the Developer shall provide a plan, acceptable to the District that demonstrates how the balance of the recycled water will be put to beneficial use on a permanent basis and how the facilities and sites, if required, needed to implement the plan would be funded.
- **Funding Provisions**
 - All facilities and sites required for the Project shall be provided by the developers at no cost to the District.
 - At the Developer(s) expense, the District will assist, as appropriate, in acquiring any State and Federal funding that may be available to finance or fund the required improvements.
 - The reclamation studies prepared for funding applications shall include the available and planned treated effluent from the Moosa Service area for submittal to the Bureau of Reclamation for Title XVI funding and the State Water Resources Control Board for SRF funding.



TABLE 1				
LILAC HILLS RANCH COMMUNITY				
Land Use	Planning Areas	Net	Dwelling Units/Square Feet (SF)	Zoning
Single-Family Detached	SFD 1-8	165.4	903	RU
Single-Family Detached - Senior Citizen Community (Age-Restricted Units)	SFS 1-6	75.9	468	RU
Single-Family Attached	SFA 1-3	7.9	164	C34
Group Residential/Care	GR	6.5	N/A	RU
Commercial and Mixed-Use	C1-5	14.1	161/ 130,000 sf	C34
Country Inn	C1	1.2	50	C34
Senior Center	P11	3.3	N/A	RU
K-8 School Site	S	12.0	N/A	RU
Institutional Use	I	10.7	N/A	RU
Public Park	P10	12.0	N/A	RU
Private Parks	P 1-9 and within the Senior Citizen Neighborhood P-12 – 15	11.8	N/A	RU
Private Recreation	PR	2.0	N/A	C34
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128-280-42	9007 West Lilac Road	-	1	SR-4
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128-290-09	9431 West Lilac Road	-	1	SR-4
129-010-68	9883 West Lilac Road	-	1	SR-4
129-300-09	00000 Rodriguez Road	-	1	SR-4
SUBTOTAL EXISTING HOMESITES	-	-	16	
TOTAL	-	608	1,762	

SR-4 is 1 unit per 4 acres, SR-10 is 1 units per 10 acres

TABLE 2				
EXISTING PARCELS WITHIN PROJECT PERIMETER				
APN	Owner	Acreage	EDU	Zoning
128-440-07	Sheffer	3.27	1	SR-4
128-440-11	Mariscal	5.00	1	SR-4
128-280-56	Salm	5.57	1	SR-4
128-280-28	State of California – CALFIRE	1.90	4	Public
128-280-43	Hernandez	0.56	1	SR-4
128-280-44	Gomez	0.76	1	SR-4
TOTAL	-	17.06	9	-

SR-4 is 1 unit per 4 acres

TABLE 3		
LILAC HILLS RANCH SERVICE AREA		
Grouping	Acreage	EDUs
Lilac Hills Ranch Community		
New Development	-	1,746
Existing Home Sites to Remain	-	16
Subtotal	608	1,762
Perimeter Parcels	17.06	9
TOTAL	625.06	1,771





COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Sewer

Please type or use pen		S								
Accretive Investments, Inc. 858-546-0700 Owner's Name Phone 12275 El Camino Real, Suite 110 Owner's Mailing Address Street San Diego CA 92130 City State Zip		ORG <u>VCMWD</u> ACCT _____ ACT <u>01-4433.00</u> TASK _____ DATE <u>2-6-2013</u> AMT <u>\$50.00</u> DISTRICT CASHIER'S USE ONLY								
SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT										
A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____ ☐ Minor Subdivision (TPM) ☐ Boundary Adjustment ☒ Specific Plan or Specific Plan Amendment ☒ Rezone (Reclassification) from <u>A70</u> to <u>RU & C34</u> zone ☒ Major Use Permit (MUP), purpose: <u>Water Reclamation Facility</u> ☐ Time Extension... Case No. _____ ☐ Expired Map... Case No. _____ ☒ Other <u>General Plan Amendment</u>		Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>59 Parcels -</td><td></td></tr> <tr><td>See attached</td><td></td></tr> <tr><td>list dated</td><td></td></tr> <tr><td>1-7-2013</td><td><u>Exhibit A</u></td></tr> </table>	59 Parcels -		See attached		list dated		1-7-2013	<u>Exhibit A</u>
59 Parcels -										
See attached										
list dated										
1-7-2013	<u>Exhibit A</u>									
B. ☒ Residential Total number of dwelling units <u>1,746</u> ☒ Commercial Gross floor area <u>90000 sf</u> ☐ Industrial Gross floor area _____ ☒ Other Gross floor area <u>Civic, Res/Comm Mixed Use</u>		Thomas Bros. Page <u>1049</u> Grid <u>B7</u> E. of Old Hwy 395 and S. of W. Lilac Rd. Project address Street <u>Bonsall & Valley Center</u> 92026 Community Planning Area/Subregion Zip								
C. Total Project acreage <u>608</u> Total lots <u>1,746</u> Smallest proposed lot <u>0.1</u> D. Is the project proposing its own wastewater treatment plant? ☒ Yes ☐ No Is the project proposing the use of reclaimed water? ☒ Yes ☐ No										
Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project. OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.										
Applicant's Signature: <u>[Signature]</u> Date: <u>1-24-2013</u> Address: <u>12275 El Camino Real, Ste 110, San Diego 92130</u> Phone: <u>858-546-0700</u>										
(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)										
SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT										
District name <u>Valley Center Municipal Water District</u> Service area <u>county area of Valley Center</u>										
A. ☒ Project is in the District. ☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. ☐ Project is not in the District and is not within its Sphere of Influence boundary. ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.										
B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: <u>one - Exhibit B</u> ☐ Project will not be served for the following reason(s): _____										
C. ☒ District conditions are attached. Number of sheets attached: <u>one - Exhibit B</u> ☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____ ☐ District will submit conditions at a later date.										
D. ☒ How far will the pipeline(s) have to be extended to serve the project? <u>as required: to be determined</u>										
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.										
Authorized signature <u>[Signature]</u> District Engineer		Print name <u>Wally Grabbe</u> Phone <u>(760) 735-4500</u> Date <u>3/6/2013</u>								
NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123										



Exhibit A**Lilac Hills Ranch Assessor Parcel Numbers**

<u>No.</u>	<u>APN</u>	<u>No.</u>	<u>APN</u>
1	127-072-20	31	128-290-72
2	127-072-14	32	128-290-07
3	127-072-38	33	128-290-51
4	127-072-46	34	128-290-09
5	127-072-47	35	128-290-10
6	127-072-41	36	128-290-11
7	127-072-40	37	128-290-58
8	128-440-01	38	128-290-54
9	128-280-42	39	128-290-59
10	128-280-46	40	128-290-60
11	128-440-21	41	128-290-61
12	128-440-20	42	128-290-55
13	128-440-17	43	128-290-56
14	128-440-18	44	128-290-57
15	128-440-19	45	128-290-75
16	128-440-03	46	129-010-62
17	128-440-22	47	129-010-76
18	128-440-14	48	129-010-75
19	128-440-15	49	129-010-73
20	128-440-06	50	129-010-74
21	128-440-05	51	129-010-69
22	128-440-23	52	129-010-70
23	128-440-02	53	129-010-71
24	128-280-27	54	129-010-72
25	128-280-10	55	129-010-68
26	128-280-37	56	129-011-15
27	128-290-74	57	129-011-16
28	128-290-69	58	129-300-09
29	128-290-70	59	129-300-10
30	128-290-71		

Exhibit B

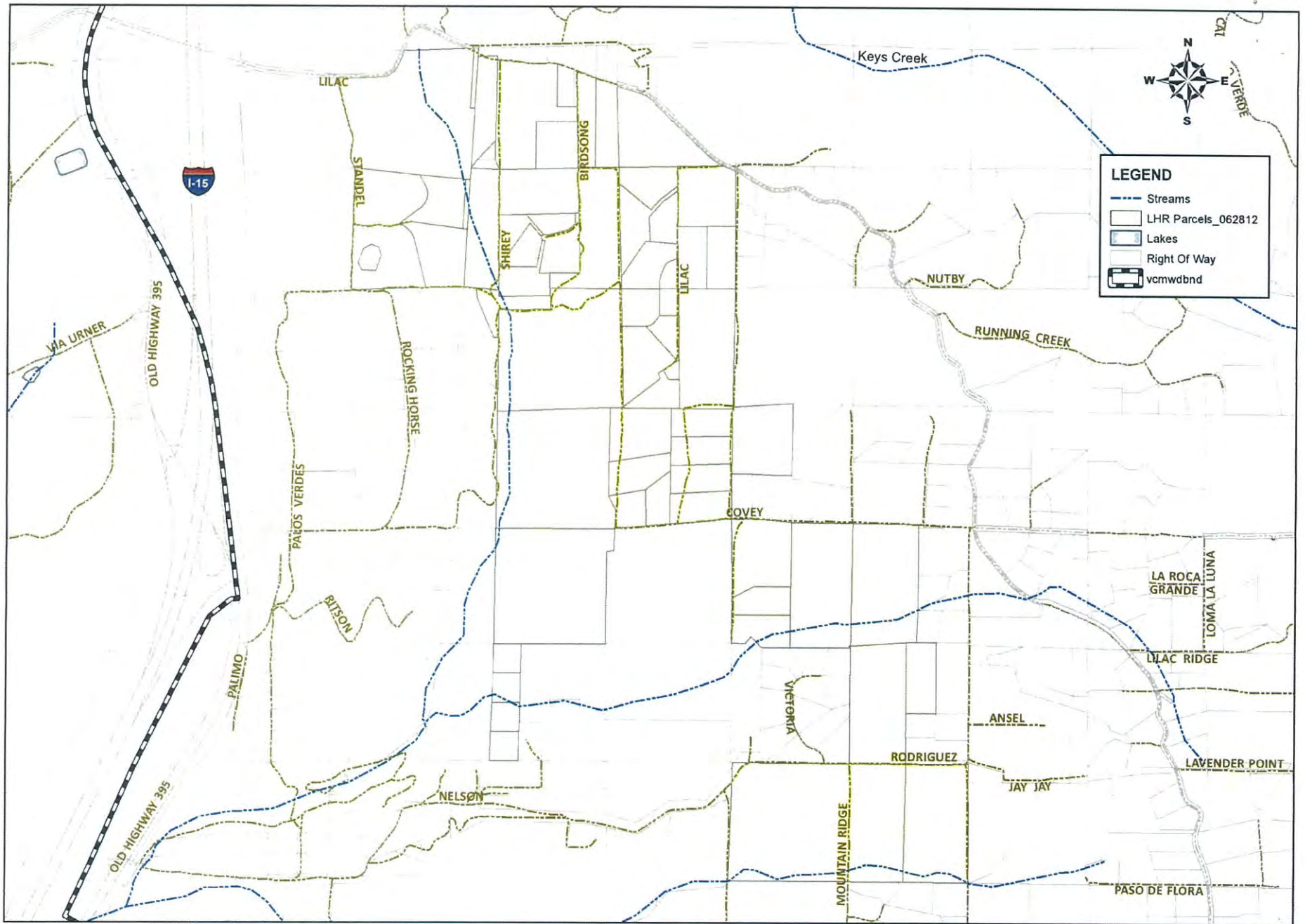
Project Facility Availability
Accretive Investments, Inc.
Proposed Lilac Hills Ranch Development

SECTION 2 – ITEM B

1. While, the capital facility plans of the District did not anticipate, nor incorporate, a project of this magnitude in this area, the Developer, under general District direction, oversight and review, shall be responsible for planning, designing and constructing new water, wastewater, and recycled water infrastructure required for the project and dedicating these facilities to the District for ownership, operation and maintenance. All facilities shall be designed and constructed in accordance with District requirements at no cost to the District. Timing of the facilities will depend upon the Developer's schedule and the regulatory approval processes.

SECTION 2 – ITEM C

2. The Developer shall prepare a Preliminary Design Report describing all water, wastewater and recycled water facilities required for the project and obtain VCMWD's Conceptual Approval of the proposed Facility Plan.
3. The Developer shall enter into a District Facilities Agreement for the design, installation and dedication of the proposed Facilities.
4. All onsite ingress/egress and/or utility easements required for the District facilities shall be dedicated to the Valley Center Municipal Water District on the recorded Final Map. Any additional off-site easements that are required for the project shall be granted to VCMWD by separate instrument prior to approval of the project's improvement plans.
5. The Developer shall relocate existing Valley Center Municipal Water District facilities as required for the project, at no cost to the District.
6. All treated effluent produced by the project shall be recycled for beneficial reuse to reduce the amount of imported water required for the project.
7. Upon further review of the planning and preliminary design documents, additional terms and conditions may be required.





COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Fire

Please type or use pen		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____	F								
Accretive Investments, Inc. 858-546-0700 Owner's Name Phone 12275 El Camino Real, Suite 110 Owner's Mailing Address Street San Diego CA 92130 City State Zip		AMT \$ _____ DISTRICT CASHIER'S USE ONLY									
SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT											
A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment ☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: ☐ Boundary Adjustment ☒ Rezone (Reclassification) from A-70 & RR to RU & C34 zone. ☒ Major Use Permit (MUP), purpose: water reclamation ☐ Time Extension...Case No. _____ ☐ Expired Map...Case No. _____ ☒ Other _____		Assessor's Parcel Number(s) (Add extra if necessary)									
B. ☒ Residential Total number of dwelling units 1,746 ☒ Commercial Gross floor area 90,000 ☐ Industrial Gross floor area _____ ☒ Other Gross floor area _____		<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="text-align: center;">See Attached</td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </table>		See Attached							
See Attached											
C. Total Project acreage 608 Total lots 1,746 Smallest proposed lot n/a		Thomas Bros. Page _____ Grid _____ 32444 Birdsong Drive, Escondido Project address Street Bonsall & Valley Center 92026 Community Planning Area/Subregion Zip									
OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.											
Applicant's Signature: <u>[Signature]</u> Date: 12/18/13		Address: 12275 El Camino Real, Suite 110 Phone: 858-546-0700									
(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)											
SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT											
District name <u>Deer Springs Fire Protection District</u>											
Indicate the location and distance of the primary fire station that will serve the proposed project: <u>DSFPD Station 1, 8709 Circle "R" Drive, Escondido CA 92026 - 5 miles to primary access to project</u>											
A. ☒ Project is in the District and eligible for service. ☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. ☐ Project is not in the District and not within its Sphere of Influence boundary. ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.											
B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is <u>7</u> minutes.											
C. ☒ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years. ☒ District conditions are attached. Number of sheets attached: <u>4</u> ☐ District will submit conditions at a later date.											
SECTION 3. FUELBREAK REQUIREMENTS											
Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.											
☒ Within the proposed project _____ feet of clearing will be required around all structures. ☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.											
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.											
Authorized Signature: <u>[Signature]</u>		Chris Amestoy, Fire Chief (760) 749-8001 2/12/14 Print name and title Phone Date									
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123											





Deer Springs Fire Protection District

8709 Circle R Drive • Escondido, CA 92026 • tel 760-749-8001 • fax 760-749-6572

February 12, 2014

Dear Applicant,

In review of the project proposal, the Deer Springs Fire Protection District has determined that the following conditions shall apply to your development:

The DSFPD requires that this site will comply with the following and adhere to any and all current Fire codes, Building codes and County codes applicable at the time of Project start:

Fire Apparatus Access Roads. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term that includes, but is not limited to a fire lane, public street, private street, driveway, and parking lot lane and access roadway.

Dimensions.- (a) Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet, except for single-family residential driveways; serving no more than two single-family dwellings, shall have a minimum of 16 feet of unobstructed improved width. Any of the following, which have separated lanes of one-way traffic: gated entrances with card readers, guard stations or center medians, are allowed, provided that each lane is not less than 14 feet wide.

(b) All fire apparatus access roads and driveways shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Vertical clearances or width shall be increased when, in the opinion of the fire code official, vertical clearances or road widths are not adequate to provide fire apparatus access.

Exception:

1. Upon approval by the fire code official, vertical clearances or road width may be reduced, as long as the reduction does not impair access by fire apparatus. In cases where the vertical clearance has been reduced approved signs shall be installed and maintained indicating the amount of vertical clearance.

Roadways are to be completed prior to the allowance of combustibles onsite.

One way streets are a fire department access issue.

Additional access- The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

Authority to increase minimums- The fire code official shall have the authority to require an increase in the minimum access road widths where the fire code official determines the minimum are inadequate for fire or rescue operations.

Surface- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. (unless authorized by the FAHJ) and shall be provided with an approved paved surface so as to provide all-weather driving capabilities.

Turning Radius- The turning radius of a fire apparatus access road shall comply with the County public and private road standards approved by the Board of Supervisors. The turning radius for a private residential driveway shall be a minimum of 28 feet, as measured on the inside edge of the improvement width or as approved by the fire code official.

Grade- The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15% shall not be allowed without mitigation measures. The fire code official may require additional mitigation measures where he deems appropriate. The angle of departure and the angle of approach of a fire access roadway shall not exceed 7 degrees (12 percent) or as approved by the fire code official.

Marking- When required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a clean and legible condition at all times and is replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions, and all private easements serving four or more parcels shall be named. Road name signs shall comply with County of San Diego Department of Public Works Design Standard #DS-13.

Fire Lane Designation- Where the fire code official determines that it is necessary to ensure fire access, the fire code official may designate existing roadways as fire access roadways as provided by Vehicle Code Section 22500.1(public) or 22658 (private).

Roadway Design Features- Roadway design features (speed bumps, speed humps, speed control dips, etc.), which may interfere with emergency apparatus responses shall not be installed on fire access roadways, unless they meet design criteria approved by the fire code official.

Dead ends- All dead-end fire access roads in excess of 150 feet in length shall be provided with approved provisions for turning around emergency apparatus. Hammerheads do not serve as a desirable turnaround design for DSFPD.

Gates- All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the fire code official, and receive Specific Plan approval.

All automatic gates across fire access roadways and driveways shall be equipped with approved emergency key-operated switches overriding all command functions and opening the gate(s).

Gates accessing more than four residences or residential lots, or gates accessing hazardous institutional, educational or assembly occupancy group structures, shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure. All automatic gates located within the development are required to have a Knox® key switch override system along with an approved emergency traffic control-activating strobe light sensor(s), i.e.; Opticom.

Fuel Modification- 100 foot fuel modification **minimum** will apply throughout entire project in accordance with the specification of County Consolidated Fire Code §96.1.4907.2. Additional clearance may be required as necessary depending on specific conditions on site.

Fuel Modification of combustible vegetation from sides of roadway- Combustible vegetation will be modified 20 feet from each side of the road or driveway to establish a fuel modification zone.

Required Installations- The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected, or both, as required and approved by the fire code official. Fire hydrants shall be accessible to the fire department apparatus by roads meeting the requirements of Section 503. For fire safety during the construction, alteration or demolition of a building, see Section 1412.1.

Fire Hydrants- Fire hydrants shall be installed as required by the fire code official, using the following criteria and taking into consideration departmental operational needs. Hydrants shall be located at intersections, at the beginning radius of cul-de-sacs and at intervals identified in the following tables and criteria. Hydrants located across heavily traveled roadways shall be not considered as serving the subject property. All hydrants shall be installed and serviceable prior to the delivery of combustibles.

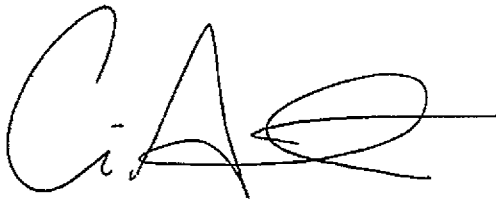
Waterline Extensions- The fire code official may require a waterline extension for the purpose of installing a fire hydrant if the water main is 1,500 feet or less from the property line.

Fire Sprinkler Systems- Approved automatic fire sprinkler systems will be required throughout all structures in this development.

Community Recreational Elements/Community Trail Network- With a proposed trail network of over 16 miles there needs to be several areas that will be accessible to the fire department for emergency incidents on the trails. Please add these access points to the plan for District approval.

Fire Protection Response Agreement: Separate from the above conditions, the District will require a memorandum of agreement to be settled prior to the initial phase of the development. The conditions of the agreement will not set aside or alter the above listed conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Amestoy', with a long horizontal line extending from the end of the signature.

Chris Amestoy
Fire Chief
Deer Springs Fire Protection District



Deer Springs Fire Protection District

8709 Circle R Drive • Escondido, CA 92026 • tel (760) 749-8001 • fax (760) 749-6572

March 2, 2015

County of San Diego
Planning and Development Services
5510 Overland Ave., Suite 321
San Diego, CA 92123

Attn: Mark Slovik and Greg Scheirner

I wanted to summarize the discussion we had regarding Newland Sierra and Lilac Hills Ranch on 2/25/2015 and prepare to discuss these items with Director Osby.

Newland Sierra: The County has done a good job on re-design of the project that minimizes dead end road length issues including extending the fuel modifications and installing Camino Mayor as a third alternative out of the development. I have not seen the specifics regarding the condos, and multi-family areas and was not aware that the "Alley Loaded" designs may have 20 foot access driveways as long as they meet the 150 foot hose pull requirement from the main road or access. I would be in agreement with this requirement once I can verify distances on the plans.

There are two main issues regarding the development and they are the widening of Deer Springs Road to a minimum of 4 lanes from I-15 west tying into the existing 4 lanes in the City of San Marcos.

The second issue is improving the Deer Springs Fire Station #2 to a permanent facility approximately 8,000 square feet with the ability to house 3 personnel and a 2 person ambulance crew.

Lilac Hills Ranch: The District possesses both the capacity and intent to serve the project, but the five minute travel time as required by the Safety Element of the County General Plan cannot be met by District resources. The District is worried about ongoing funding for additional district resources. The District would prefer a separate fire station from Cal-Fire but is not opposed to one that co-locates with Cal-Fire. The district would need an additional fire station built in the Lilac Hills development (leaving station 1 personnel and station in place) as well as a guaranteed funding mechanism to ensure 3 people staffing in perpetuity. This may be funded by a CFD placed on the development.

Thanks, Sid Morel



Deer Springs Fire Protection District

8709 Circle R Drive • Escondido, CA 92026 • tel 760-749-8001 • fax 760-749-6572

April 30, 2015

Mark Slovick, Project Planner
County of San Diego
Planning and Development Services
5510 Overland Ave. Rm. 310
San Diego, CA 92123

RE: Lilac Hills Ranch

Mr. Slovick,

This letter is to confirm that the Deer Springs Fire Protection District did approve the Fire Protection Plan submitted for the Lilac Hills Ranch Project in June 2014.

If you have further questions or concerns, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "CA", with a stylized flourish extending from the end.

Chris Amestoy
Fire Chief
Deer Springs Fire Protection District



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

LAW ENFORCEMENT SERVICES

MPA 10-025
Case Number

Accretive MPA
Project Name

The Department of Planning and Land Use (DPLU) is responsible for processing projects in accordance with all applicable policies, ordinances, and regulations. When reviewing a discretionary project, the Department is charged with determining if adequate law enforcement services are available to the project and if new or expanded law enforcement facilities are needed as a result of the subject project or as a result of the cumulative projects in the vicinity. The adequacy of law enforcement services is determined by considering the project's consistency with the Public Facilities Element (PFE) of the San Diego County General Plan (Section 7, Law Enforcement). Objective 1 of the Law Enforcement Section aims to achieve a level of facilities sufficient to accommodate a service level of three patrol shifts per day per 10,000 population, or service-area equivalent for commercial/industrial land uses. Objective 5 seeks to achieve a safe living and working environment through subdivision design. The issue with respect to the California Environmental Quality Act (CEQA) is whether the project alone, or cumulatively, generates the need for new or physically altered law enforcement facilities. CEQA requires the environmental impacts associated with the provision of new or altered facilities to be analyzed.

To assist the DPLU in evaluating a project's compliance with the Public Facilities Element and determining the project's environmental impacts, please provide answers questions 1-7 below:

- 1) The project is within the Valley Center command area.
- 2) The existing facility within the command area is 5,490 square feet in size.
- 3) Estimated population in the command area is 21,869 (2010 est.)
(Source: SANDAG)
- 4) Number of sworn personnel currently serving in the command area is 23.
- 5) The project will result in the need for Three* additional sworn personnel to achieve a service level of three patrol shifts per day per 10,000 residential population, or the equivalent service demand for commercial, industrial, mixed-use, or institutional development. (See additional comments).

- 6) If additional staff is needed, would this necessitate new or expanded facilities?
Please circle YES or **NO** and provide a written explanation supporting the response **
- 7) Provide any recommendations on design criteria and/or comments relative to other law enforcement concerns specific to the project. ***

To assist the Sheriff's Department with this request, DPLU has attached:

- A vicinity map and a project plan/map
- A brief project description, including pertinent raw data (e.g., the total number of residential units, the estimated population at buildout, the total square footage and type of commercial or industrial activity, traffic counts, etc.)
- Information (if any) regarding the proposed use that may have implications for law enforcement. For example, will the project generate hazardous materials, or does it involve the manufacture or distribution of controlled substances?

Please review the attached information and complete and return this form to DPLU, Sami Real, no later than 1/27/2011 (21 days) along with any other supplemental information that would be helpful in evaluating the project's impacts on law enforcement services and facilities.

If you have any questions regarding this request or need additional information, please contact Sami Real, Planning Manager with the Department of Planning and Land Use at (858) 694-3722.

*Methodology for calculations used in response to Question 5:

- Accepted staffing level standard requires 1 FT 24/7 patrol position per 10,000 residents
- The current relief factor to staff one patrol position is 5.3 employees.
- Proposed Community project estimates 1746 new homes and approximately 5300 new residents at build-out
- Assuming these levels, an additional three deputies would need to be hired and/or assigned to the Valley Center substation to adequately handle the increased service demand.
- This recommendation addresses direct staffing demands only and does not address the cumulative effects that surrounding area growth will have on law enforcement service delivery. The Accretive development may need to be examined in the context of the area's anticipated growth and whether, in time, the community will be serviced by the proposed North Command station.

**According the Lt. Nolan of the Valley Center substation, three new positions could be accommodated within the existing station facility.

*** For Question 7, the CPTED (Crime Prevention Through Environmental Design) recommendations for this phase of development are as follows:

- Establish conservative sight distances at the exits from any subdivision. Require strict maintenance of sight-lines by the applicant and subsequent owners or assignees.
- Mix compatible residential, commercial, and other land usages permitted by zoning regulations to provide round-the-clock presence and surveillance opportunities.

DEPARTMENT OF TRANSPORTATION

DISTRICT 11, DIVISION OF PLANNING

4050 TAYLOR ST, M.S. 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

TTY 711

www.dot.ca.gov



*Serious drought.
Help save water!*

October 22, 2014

Mr. Mark Slovick
County of San Diego
5201 Ruffin Road, Suite B
San Diego, CA 92026

11-SD-15
PM 43.28
Lilac Hills Ranch Revised EIR

Dear Mr. Slovick:

The California Department of Transportation (Caltrans) would like to provide clarification as it relates to comments provided on the Lilac Hills Ranch Draft Revised Environmental Impact Report (DREIR). However, we would still like our comment letter dated June 24, 2014, to be responded to as part of the public record.

Caltrans is not opposed with the mitigation identified in the DREIR to install traffic signals at the I-15/Gopher Canyon Road intersection under Caltrans jurisdiction. As long as assurances are provided and carried forward into the County's Conditions of Approval to implement the mitigation when warranted.

With respect to capacity enhancing improvements to Interstate 15 (I-15) between State Route 78 and the Riverside County boundary, Caltrans recognizes that no mitigation program, which the EIR could rely upon, is currently in place to implement such improvements. It is also understood based on the current SANDAG Regional Transportation Plan (RTP), that improvements are not planned to be in place until sometime between 2040 and 2050. Caltrans supports any and all efforts by the County, SANDAG, private stakeholders and other jurisdictional transportation agencies to work with Caltrans in developing a program to both plan and fund necessary capacity, multi-modal improvements, and transportation demand management strategies along the I-15 corridor.

If you have any questions, please contact Marisa Hampton at (619) 688-6954.

Sincerely,

JACOB ARMSTRONG, Chief
Development Review Branch