

**Attachment J – Resolution Approving Specific  
Plan PDS2012-3810-12-001**

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Hearing Date: \_\_\_\_\_

RESOLUTION OF THE SAN DIEGO COUNTY)  
BOARD OF SUPERVISORS APPROVING ( )  
SPECIFIC PLAN SP 12-001)  
(Lilac Hills Ranch)

ON MOTION of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the following Resolution is adopted:

WHEREAS, Accretive Investments, Inc. (hereinafter referred to as "applicant"), submitted a Specific Plan on April 30, 2012, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 608 acres located south and west of West Lilac Road and north of Mountain Ridge Road; and

WHEREAS, said Specific Plan is based upon the Bonsall and Valley Center Community Plans which designate the site as Village Residential 2.9 (VR 2.9) and Village Core Mixed Use (C-5) with the approval of General Plan Amendment PDS2012-3800-12-001 and provides for guidelines for developing the Specific Plan within the Community Plan text; and

WHEREAS, the applicant has stated the intent to:

1. Prepare approximately 27.8 acres of land for 90,000 square feet of neighborhood serving commercial, 211 mixed use dwelling units, 164 attached dwelling units, a 50-room country inn, and civic land uses.
2. Prepare approximately 476.2 acres of land for 1,371 single family dwelling residences, including 468-age restricted residences (senior citizen), a 200-bed group care facility, a K-8 school and an institutional use.
3. Preserve approximately 104 acres of land in permanent biological open space.
4. Prepare 23.6 acres of land for public and private parks.
5. Utilize 88.6 acres of land as common area open space and manufactured slopes.
6. Provide a trail system measuring 16 miles.
7. Amend the General Plan for the 608 acre site to the Village Regional Category and Village Residential 2.9 (VR 2.9) and Village Core Mixed Use (C-5) Land Use Designations.
8. Amend the General Plan to add another Village to the Bonsall and Valley Center Community Plans and add roadways to Table M-4 for Accepted Road Classifications with Level of Service E/F.
9. Rezone the 608 acres of land to provide for the development of commercial, civic, residential, and open space land uses in accordance with the Specific Plan.

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10. Request approval of Master Tentative Map 5571, Implementing Tentative Map 5572, Major Use Permit 12-005, and Site Plan 12-018.
11. Provide all normal and necessary public services and facilities in such a manner that they will not create a construction cost obligation to the County or other public agency.
12. Obtain land or easements necessary to complete the roadway or sight distance improvements outside the boundaries of the project site.
13. Make physical improvements to land outside the jurisdiction of the County of San Diego (CALTRANS).

WHEREAS, implementation of said Specific Plan will occur in concurrent applications for General Plan Amendment (PDS2012-3800-12-001), Rezone (PDS2012-3600-12-003), Master Tentative Map (PDS2012-3100-5571), Implementing Tentative Map (PDS2012-3100-5572), a Major Use Permit (PDS2012-3300-12-005) for the wastewater treatment facility, and a Site Plan (PDS2012-3500-12-018) for private parks within phase one; and

WHEREAS, pursuant to Sections 65453, 65353, 65090 et seq. of the Government Code, the Planning Commission on August 7, 2015 conducted a duly advertised hearing on said Specific Plan and by a vote of \_\_\_\_\_ recommended that the Board of Supervisors approve the Lilac Hills Ranch Specific Plan because it is consistent with the General Plan and the Bonsall and Valley Center Community Plans; and

WHEREAS, Pursuant to Sections 65453, 65355 and 65090 of the Government Code, the Board of Supervisors on \_\_\_\_\_, conducted a duly advertised public hearing on said Specific Plan and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on \_\_\_\_\_, the Board of Supervisors made findings pursuant to Attachment J, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Lilac Hills Ranch Specific Plan (PDS2012-3810-12-001) is consistent with the San Diego County General Plan and the Bonsall and Valley Center Community Plans in that, considering all aspects of the General Plan and Community Plans, the Specific Plan will further the goals, objectives, and policies of all the elements of the plans and not obstruct their attainment.

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BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Lilac Hills Ranch Specific Plan as PDS2012-3810-12-001, consisting of the text and map entitled Lilac Hills Ranch Specific Plan, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan (PDS2012-3810-12-001) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the Specific Plan text, and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from the review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution unless an extension is approved by the Director of PDS.
3. The mitigation measures and design considerations contained in the Environmental Impact Report prepared for this Specific Plan (PDS2012-3910-12-02-003) are hereby made requirements for the Lilac Hills Ranch Specific Plan (PDS2012-3810-12-001) and shall be made conditions of subsequent development permits and approvals where applicable.
4. Recycled water and groundwater on-site shall be used to irrigate the common areas and parks to reduce the amount of potable water needed for non-potable uses. Groundwater production shall be limited to a total groundwater production limit of 191 acre-feet per calendar year. Groundwater production data shall be maintained by the permittee on an annual basis and shall document the previous calendar year groundwater production. If the project groundwater pumping exceeds 191 acre-feet in any given calendar year, groundwater pumping shall cease.
5. Provide a 50-foot wide (setback) buffer with two rows of trees or similar vegetation around the perimeter of the project, including along the south side of West Lilac Road within the project site. The buffer shall include a style of landscape similar to that in the other agricultural buffers (e.g. orchard style plantings) required within the project. Any residential lots affected by this requirement can be relocated within the project. However, the overall number of dwelling units shall not exceed 1,746 and the type of dwelling unit (single-family detached) shall remain the same (like for like).
6. All permits (e.g. Tentative Maps, Site Plans, and Major Use Permits) requested within the Lilac Hills Ranch Specific Plan shall be consistent with the conceptual

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figures, plans, design guidelines, and standards identified in the Specific Plan except for the Town Center, which may be modified as long as the intent and design are consistent with the goals and design objectives of the Specific Plan. Any deviation from the conceptual figures, plans, design guidelines, or standards shall require prior approval from Planning & Development Services or the applicable decision making authority.

7. All permits (e.g. Tentative Maps, Site Plans, and Major Use Permits) requested within the Lilac Hills Ranch Specific Plan shall require the construction of all services (e.g. buildings for commercial services and buildings for institutional uses) concurrently with the development of that particular phase to the satisfaction of Planning & Development Services. The construction of the Town Center can be phased to correspond with the development of the particular phase to the satisfaction of Planning & Development Services.
8. The Town Center in Phase 2 shall be constructed prior to or concurrently with the third phase to be developed (regardless of the number of that phase) in order to provide services to the residents of the Lilac Hills Ranch Specific Plan. (See Specific Plan Figure 15a for phase numbers.) The construction of the Town Center in Phase 2 can be phased with the construction of the third phase of development to the satisfaction of Planning & Development Services but must be completed prior to the completion of the third phase.
9. Main Street shall be constructed concurrently with the development of Phase 2 or Phase 3 in order to provide multiple ingress and egress routes for the community and reduce the Average Daily Trips (ADT) along the segment of West Lilac Road that runs along the project frontage.
10. Concurrently with the development of Phase 4, provide access to West Lilac Road either by Lilac Hills Ranch Road or Residential Road 10 (as identified in the Specific Plan) or south through Phase 5 and Mountain Ridge Road to Circle R Drive in order to provide multiple ingress and egress routes for the community prior to buildout of the project. Access to Mountain Ridge Road may be gated if approved by the Deer Springs Fire Protection District and Planning & Development Services.
11. Provide access to West Lilac Road via Covey Lane concurrently with the development of Phase 5 in order to provide multiple ingress and egress routes for the community prior to buildout of the project. Access may be gated if approved by the Deer Springs Fire Protection District and Planning & Development Services.
12. Coordinate with the North County Transit District on the siting of a transit stop within the Town Center in Phase 2 and improve the transit stop as part of the development of Phase 2. The improvements shall consist of a shelter and bench or other improvements determined necessary by Planning & Development Services.

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13. Provide interim transit service (vanpool) between the community and the nearest transit stop off-site (SR-76 or Escondido) through the SANDAG iCommute program concurrently with Phase 1.
14. Install electric vehicle charging stations as determined by Planning & Development Services.
15. Pre-wire all single-family and multi-family residential buildings with electric vehicle (EV) supply equipment per CALGreen.
16. Implement water reduction strategies in all common areas and parks per the Department of Parks and Recreation Water Conservation Plan. Install rainwater capture and storage devices and permeable pavement as feasible, and install native, drought resistant landscaping (except where other landscaping is specified (e.g. agricultural buffers, 50-foot buffer, etc.) and eliminate turf where feasible.
17. Based on the proposed parks program set forth in the Specific Plan, the project will not be required to pay Parkland Dedication Ordinance Fees.
18. Concurrent with the recordation of a Final Map for Phase 3 or the third phase of development (regardless of phase number), the developer shall enter into an agreement with the County Department of Parks and Recreation to construct and convey a turn-key public park (P-7) concurrent with the construction of Phase 3. This agreement shall be accompanied by security sufficient to cover, but not exceed, the cost of all improvements per the approved Park Site Plan and in the form and amount specified by the Department of Parks and Recreation to ensure the applicant's performance of the terms of the agreement.
19. Pursuant to the Park Lands Dedication Ordinance (PLDO), Lilac Hills Ranch shall provide land for private and public parks to serve future residents of the development. In combination with the private parks within each phase of development, a 13.5 acre net public park (P-7) would be constructed within Phase 3 or the third phase to be developed (regardless of phase number) and will provide the park acreage that meets the PLDO requirements for the entire development as outlined in Table 4. Net area will be determined by the Department of Parks and Recreation pursuant to the definition of active recreational use in the PLDO.

The conditions of approval for the first Tentative Map or Tentative Parcel Map in Phase 3 shall apply to Phase 3 or the third phase to be developed (regardless of phase number).

20. The applicant or HOA shall enter into an operations and maintenance agreement with the County and the applicant or HOA shall assume full responsibility for

operation and maintenance of the interim park prior to the completion of the permanent park in Phase 3.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Lilac Hills Ranch Specific Plan (SP 12-001) at the County of San Diego, the written documents referred to therein, and the oral presentations made at the public hearings.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

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**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

Condition 3 stated above is required to mitigate or avoid significant impacts on the environment and constitutes the MMRP for this project.

**ORDINANCE COMPLIANCE AND NOTICES:** The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

**NOTICE:** This subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

**NOTICE:** THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

**NOTICE:** Fish and Wildlife Fees have been paid in the amount of \$3,069.75 for the review of the EIR, Receipt numbers 442372 and 37-2015-049, dated June 21, 2013 and July 21, 2015.