

## II. SPECIFIC PLAN SUMMARY

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

### 5. Sustainable Community Goals

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

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

## **NGBS CREDIT**

*405.5 Wetlands. Constructed wetlands or other natural innovative wastewater treatment technologies are used.*

### **APPLICANT RESPONSE**

See attached, Conceptual Resource Management Plan, figures 5a and 5b

**CONCEPTUAL BIOLOGICAL RESOURCES  
MANAGEMENT PLAN FOR ON-SITE  
BIOLOGICAL OPEN SPACE  
LILAC HILLS RANCH  
SAN DIEGO COUNTY, CALIFORNIA**

SPECIFIC PLAN  
GENERAL PLAN AMENDMENT  
REZONE  
EIR  
TENTATIVE MAP (MASTER)  
TENTATIVE MAP (PHASE 1 IMPLEMENTING TM)  
MAJOR USE PERMIT

PROJECT APPLICANT:  
ACCRETIVE INVESTMENTS, INC.  
12275 EL CAMINO REAL, SUITE 110  
SAN DIEGO, CA 92130  
ATTN: JON RILLING  
PH: 858-546-0700

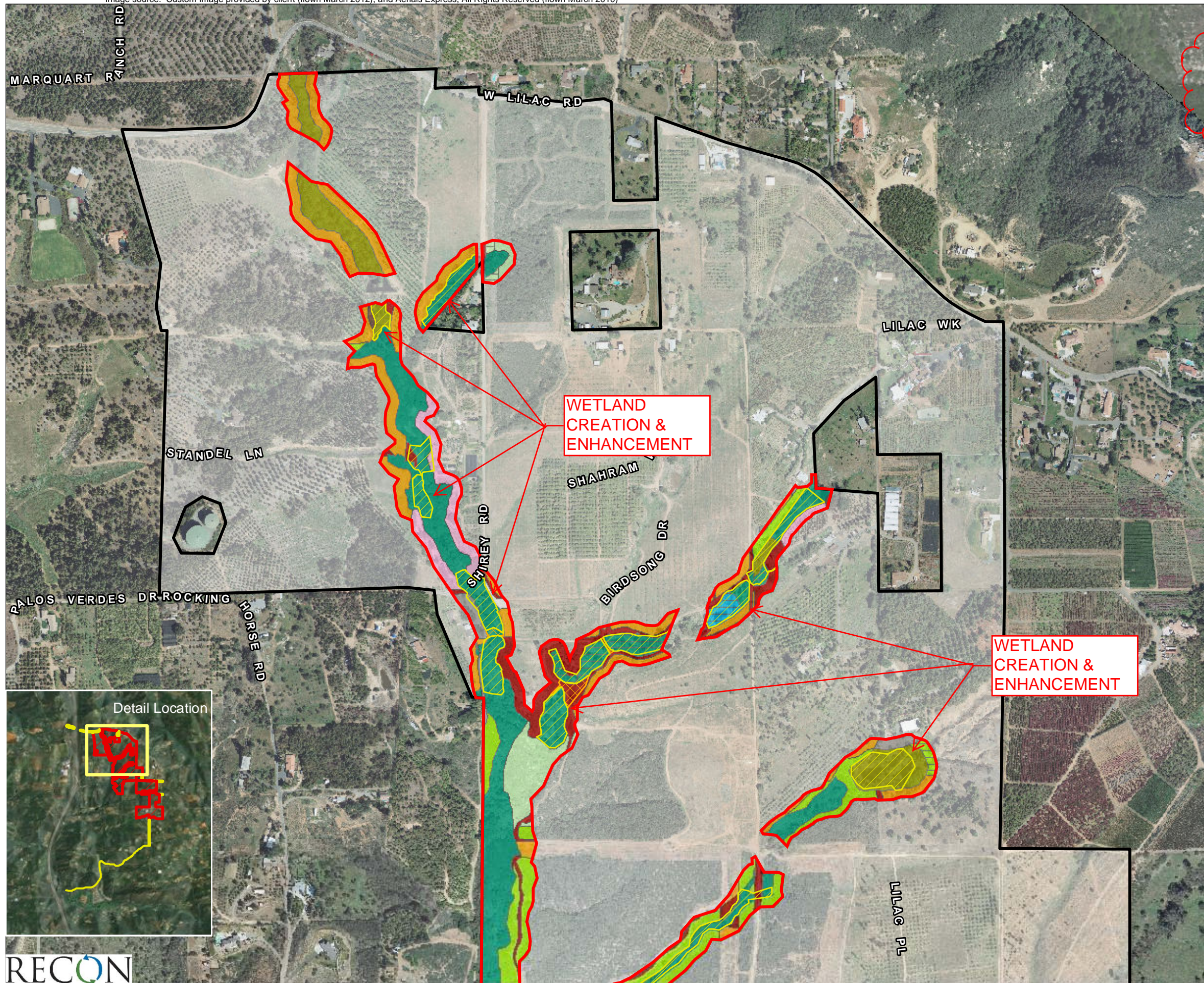
PREPARED FOR:  
COUNTY OF SAN DIEGO  
5510 OVERLAND AVENUE, THIRD FLOOR  
SAN DIEGO, CALIFORNIA 92123  
KIVA PROJECT: 09-0112513  
SP 3810-12-001  
GPA 3800-12-001  
REZ 3600-12-003  
TM 5571 ~~RPL3~~RPL4 and 5572 ~~RPL3~~RPL4  
MUP 3300-12-005

PREPARER:

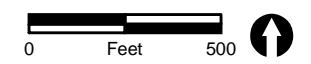
GERRY SCHEID  
COUNTY-APPROVED BIOLOGIST

RECON ENVIRONMENTAL INC.  
1927 FIFTH AVENUE  
SAN DIEGO, CA 92101  
619-308-9333

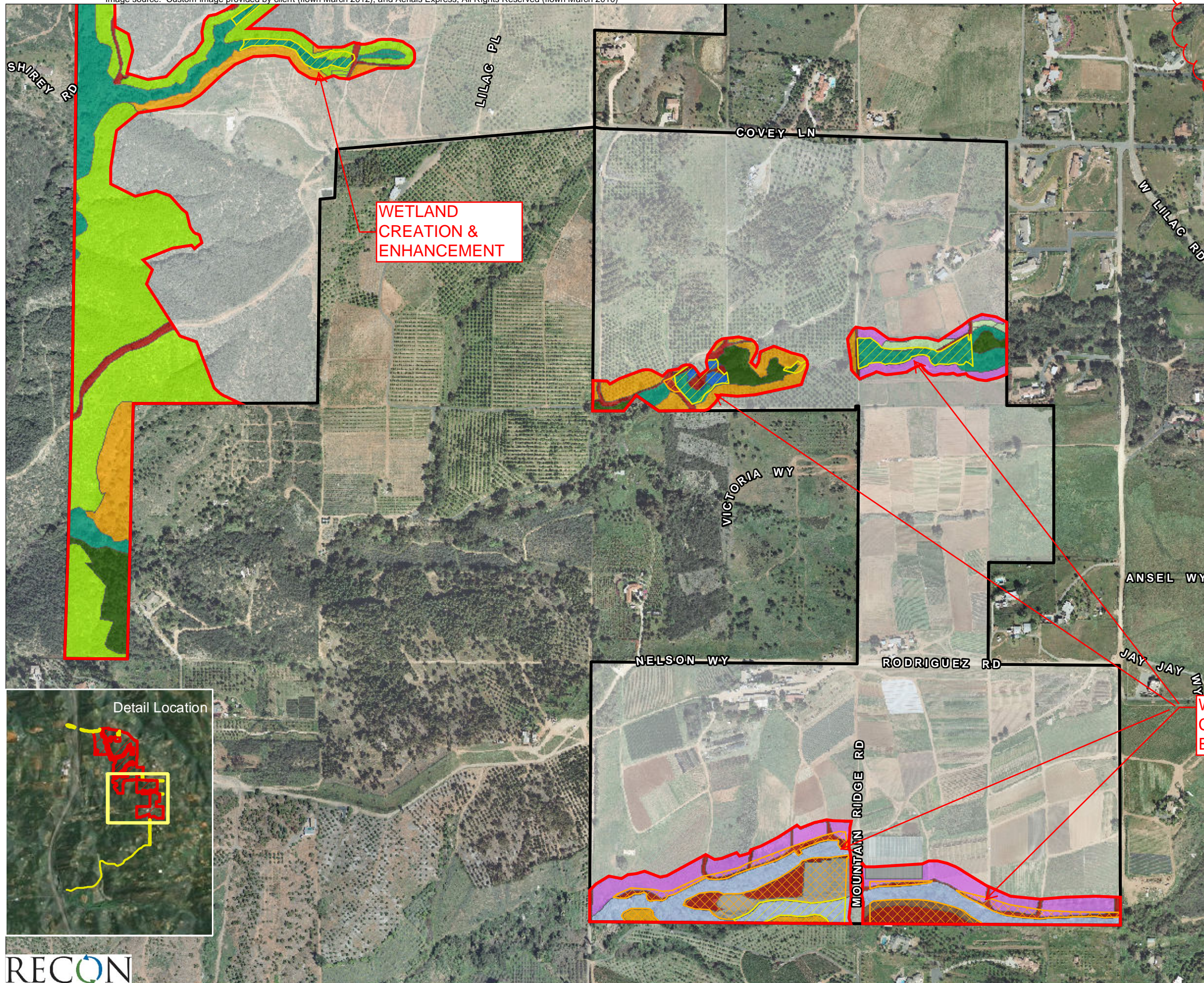
May 14, 2014  
May 23, 2013



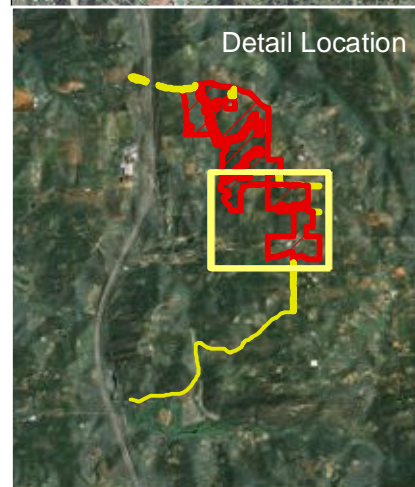
- Project Boundary
  - Biological Open Space Boundary
  - Wetland Creation
  - Wetland Enhancement
- Vegetation Communities and Landcover Type**
- Coastal Sage Scrub (32520)
  - Disturbed Coastal Sage Scrub (32520)
  - Disturbed Coastal/Valley Freshwater Marsh (52410)
  - Eucalyptus Woodland (79100)
  - Southern Coast Live Oak Riparian Woodland (61310)
  - Disturbed Southern Coast Live Oak Riparian Woodland (61310)
  - Southern Mixed Chaparral (37120)
  - Disturbed Southern Mixed Chaparral (37120)
  - Southern Willow Riparian Woodland (62500)
  - Intensive Agriculture - Nursery
  - Orchard (18100)
  - Vinyard (18100)
  - Disturbed Habitat (11300)
  - Developed (12000)



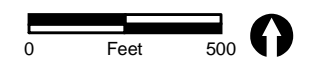
**FIGURE 5a**  
Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation



- Project Boundary
  - Biological Open Space Boundary
  - Wetland Creation
  - Wetland Enhancement
- Vegetation Communities and Landcover Type**
- Coastal Sage Scrub (32520)
  - Disturbed Coastal Sage Scrub (32520)
  - Coast Live Oak Woodland (71160)
  - Coastal/Valley Freshwater Marsh (52410)
  - Disturbed Wetland (11200)
  - Eucalyptus Woodland (79100)
  - Southern Coast Live Oak Riparian Woodland (61310)
  - Disturbed Southern Coast Live Oak Riparian Woodland (61310)
  - Southern Mixed Chaparral (37120)
  - Disturbed Southern Mixed Chaparral (37120)
  - Southern Willow Scrub (63320)
  - Extensive Agriculture - Row Crops (18320)
  - Orchard (18100)
  - Disturbed Habitat (11300)
  - Developed (12000)



**WETLAND CREATION & ENHANCEMENT**



**FIGURE 5b**  
Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

## **NGBS CREDIT**

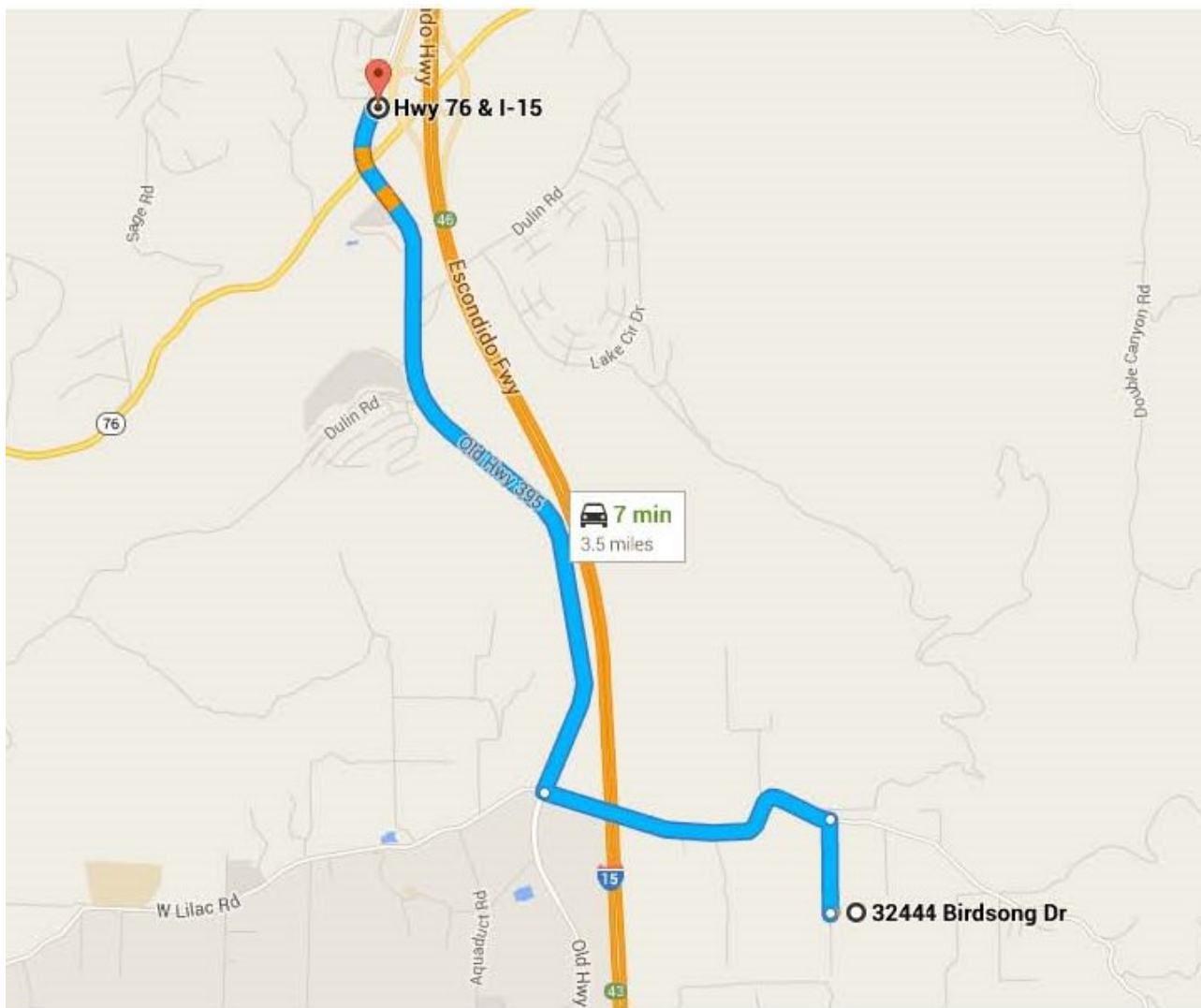
**405.6 Mass transit.** Mass transit access is provided in accordance with one or more of the following:

**(1)** A site is selected with a boundary within one-half mile (805 m) of pedestrian access to a mass transit system or within five miles of a mass transit station with available parking.

### **APPLICANT RESPONSE:**

Fallbrook – Lot 19, I-15 & Hwy 76 Park and Ride and Bus Service

[gonctd.com](http://gonctd.com) - [riversidetransit.com](http://riversidetransit.com)



**SOURCE:** <https://www.google.com/maps/>

*(3) Walkways, bikeways, street crossings, and entrances designed to promote pedestrian activity are provided. New buildings are connected to existing sidewalks and areas of development.*

**APPLICANT RESPONSE:**

See attached, Specific Plan, Figures 13, 20-53, 72, 75-77, 79-129

See attached, Specific Plan, Section III.E.3.c,

See attached, Specific Plan, Section V.A.2,

See Specific Plan, Section V.B, as stated:

*(4) Bicycle parking and racks are indicated on the site plan and constructed for mixed-use, multi-family buildings, and/or common areas.*

**APPLICANT RESPONSE:**

See attached, Specific Plan, Section III.B.3 and 4;

See attached, Specific Plan, Section III.M.3.c.



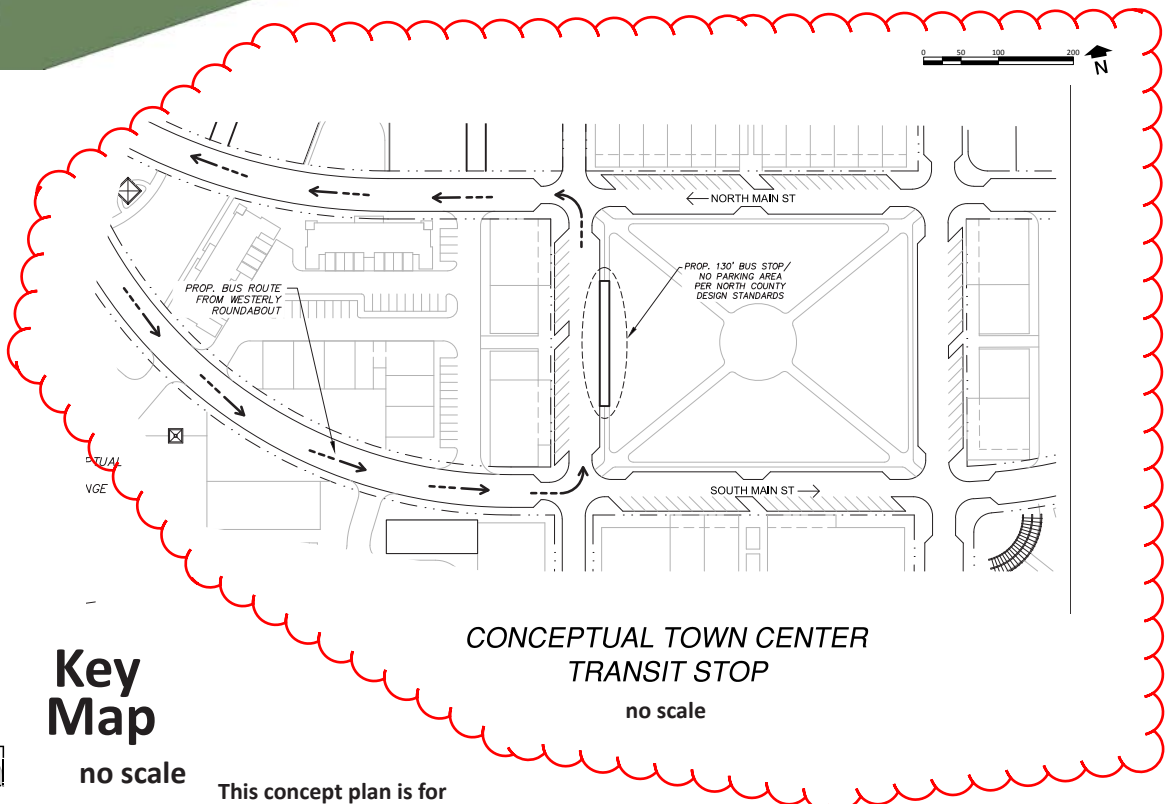
*(6) Car sharing programs participate with the developer and facilities for bike sharing are planned for and constructed.*

**APPLICANT RESPONSE:**

See attached, Specific Plan, Section III.B.5

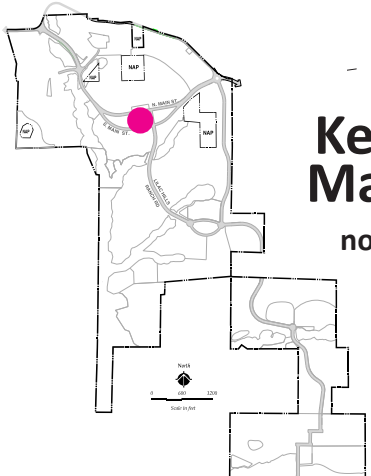
Proposed On-site  
Transit Stop  
Location

CREDIT  
405.6 (1)



CONCEPTUAL TOWN CENTER  
TRANSIT STOP  
no scale

Key Map  
no scale



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

**Town Center Concept Plan / Conceptual Transit Stop**

LILAC HILLS RANCH SPECIFIC PLAN

### III. DEVELOPMENT STANDARDS AND REGULATIONS

development in the Town Center within walking distance of the commercial and other Community facilities such as parks.

The single family attached development in the Phase 3 Neighborhood Center is located on the north side of North Main Street and includes the northern “half” of the Town Center. Having higher residential densities in the Town Center and in the Phase 3 Neighborhood Center promotes a safer environment by activating public spaces and providing eyes on the streets and public spaces. It is anticipated that residents of single family attached and mixed-use developments will take advantage of the available opportunities to walk to school, parks, and shopping areas. Pedestrian access and amenities are fundamental components of the Community. The siting, access, entries, and architecture of the attached and mixed-use development should complement the pedestrian orientation of the Community.

Multi-story attached developments are the primary focus of the guidelines in this section. Concept site plans and architecture for the single family attached neighborhoods of Lilac Hills Ranch are illustrated in **Figures 83** through **87**.

#### **b. Site Planning**

The site planning and plotting of single family attached, mixed-use buildings will contribute to the pedestrian-oriented concept of Lilac Hills Ranch. Site planning which focuses on the pedestrian includes design that orients entries towards a court or green space and minimizes views to garages and parking areas. The guidelines stated below are provided for siting and building plotting of single family attached and mixed-use developments.

- i. Buildings should be oriented to create outdoor rooms, such as courtyards, connected by landscaped walkways.
- ii. Building orientation should consider indoor and outdoor privacy, noise, solar access, and overall aesthetic appearance.
- iii. Where grade differentials occur between the street and a development, the differential may be used to create separation between the public or private streets and private living space.
- iv. Interesting entries incorporating steps, porches, or landings may be integrated into the design.

#### **c. Architecture**

Single family attached and mixed-use development should be designed to promote variety and enhance the human-scaled pedestrian activity of the Community. The following guidelines suggest methods for creating vital, interesting architecture:

## III. DEVELOPMENT STANDARDS AND REGULATIONS

- i. Developments should be unique, but share fundamental architectural characteristics consistent with the Lilac Hills design theme. Building elevations that are visible from public view areas (surrounding streets and public open spaces) shall be articulated with elements such as wall offsets, balconies, and windows, appropriate to the architectural style.
- ii. Varied building elements, roof pitches, and setbacks should be employed to avoid monotony, including some three-story elements.
- iii. Distinctive building elements shall be oriented towards the corners of prominent street intersections.
- iv. Street facing facades shall incorporate a range of scale-defining elements that relate larger building masses to the scale of the pedestrian. Elements may include trellises, columns, archways, doorways, porches or patios, and upper floor balconies and windows.
- v. Individual residential unit entries shall be oriented toward the streets or courtyards wherever possible.
- vi. Internal residential units shall be connected by courtyards or landscaped walkways wherever possible.
- vii. Utilitarian areas -- include parking, loading, mechanical equipment and trash enclosures -- shall be screened from public views to the best extent possible.
- viii. The color palate should reflect the context of the architectural style of the building theme.

**d. Parking, Carport and Garage Design**

Views of parking areas, carports, and garages should be minimized to create the pedestrian-oriented Villages. The following guidelines provide direction for location and design of single family attached and mixed-use parking facilities:

- i. Parking and vehicular access shall be located within or adjacent to each development and be visually separated from the pedestrian-oriented street frontage.
- ii. Site planning and architectural treatments, such as offsets, should be used to minimize the appearance of garage corridors.
- iii. Tandem garages shall be allowed.
- iv. Carports and freestanding garages shall be architecturally treated and designed to match the architectural style of residential buildings.

## V. GENERAL PLAN CONFORMANCE

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

### A. San Diego General Plan

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

#### Guiding Principles

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

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

The project supplies a small percentage of the projected regional housing need. The recently adopted General Plan Update was accompanied by an EIR which included estimates about numbers of housing units in this area of the County. These estimates included existing units which could be counted, and assumptions about un-built, approved land development projects and pending land development projects which have been subsequently approved. The estimates regarding the amount of residential units in a given area is important in the development of General Plan documents as they provide a baseline for assessing impacts of future development, ensuring that service levels are adequate and housing needs are met.

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

Lilac Hills Ranch implements this principal because it is located one-quarter mile from a major freeway and is a mixed-use, sustainable, compact community that includes all necessary public services. Lilac Hills Ranch is located within the Valley Center Municipal Water District and the Deer Springs Fire Protection District. Potable water is available on the property. A recycling facility will provide residents with an additional option to sell their recyclables and pick up mulch made from green waste. The Community will locate housing close to retail, services, schools, and jobs allowing for

V. GENERAL PLAN CONFORMANCE

the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community. Civic uses such as a school and public park are located centrally in a school-park complex and are also be located within the mixed-use Town Center and the two Neighborhood Centers which provide additional commercial services. These three complexes ensure that services are available to all residents within a 10 minute (1/2 mile) walk. A one-half mile radius is the de facto standard for walkable communities, which corresponds to the distance over which someone from the edge of the circle can reach a mixed-use center within 10 minutes walking at 3 mph. The commercial and mixed-use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs within this compact community. An extensive network of trails is provided to further encourage residents to walk and bike throughout the Community. All of these features combine to create a state-of-the-art community that will achieve important planning sustainability goals and policies.

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

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

Due to the close proximity of the I-15 corridor, Lilac Hills Ranch as proposed is similar in size, scale and intensity of uses to a number of other large scale projects both north and south on I-15 such as Hidden Meadows, Welk Village, Castle Creek, Meadowood and Pala Mesa Resort. The services and commercial opportunities built into Lilac Hills Ranch will be available to area residents as well. The commercial and Mixed-Use Town Center together with the two Neighborhood Centers, school, and facilities related to the age restricted neighborhood will provide a significant number of new jobs, enhancing the economic vitality of this portion of northern San Diego County.

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

## V. GENERAL PLAN CONFORMANCE

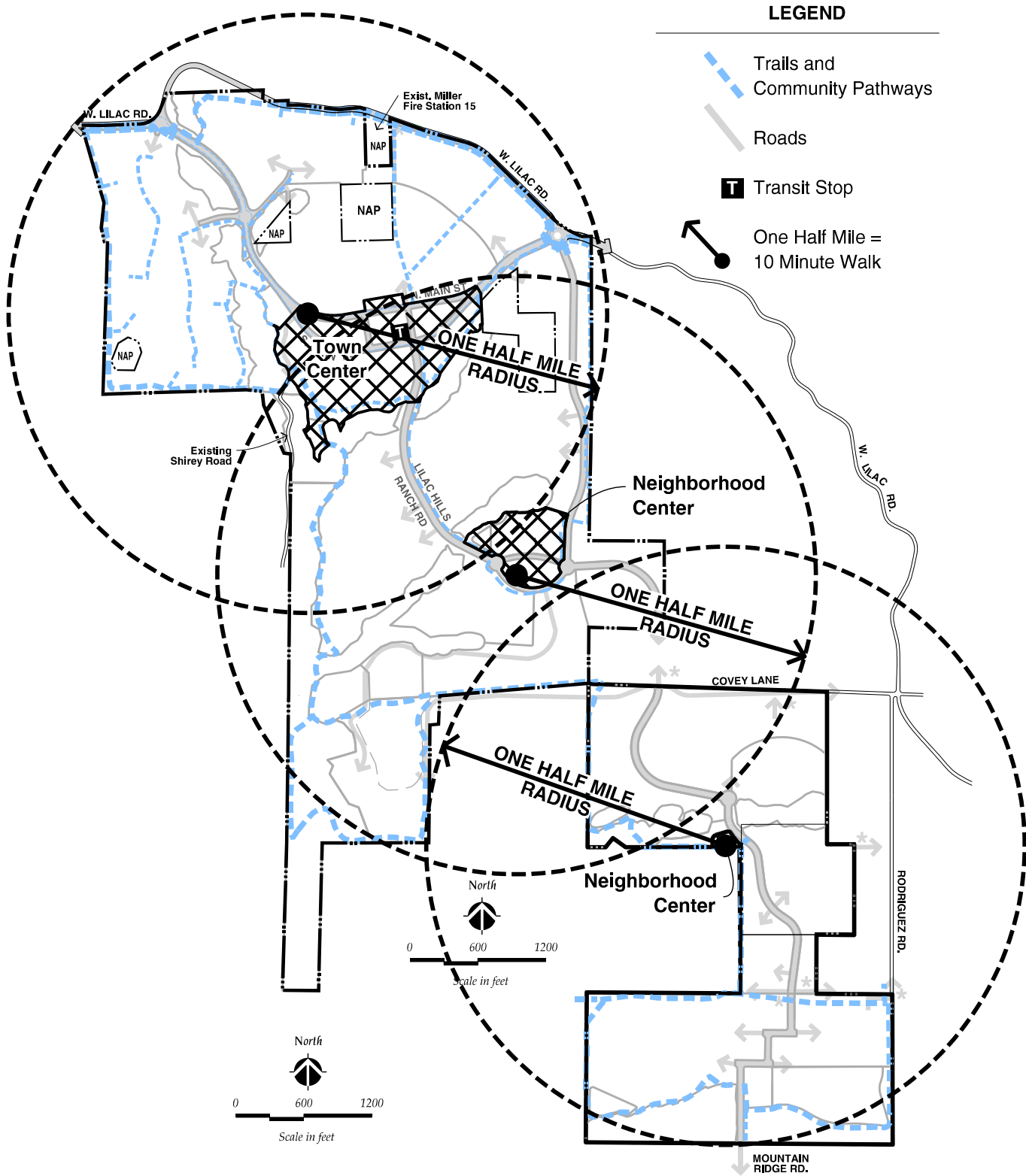
incorporates a number of landscaping measures and policies that enhance sustainable planning principles such as the use of native, drought tolerant and regionally appropriate plants and ornamentals and the use of reclaimed water, allowance for rain-water harvesting, and grey-water systems. A biological preserve compliments the regional habitat program and enhances stormwater management. Grading Design, Erosion Control, Stormwater and Drainage Best Management Practices are incorporated into the Specific Plan and the accompanying project plans such as the Stormwater Management Plan and Water Conservation Plan.

***Integrated Transportation Planning.*** The project site is less than a half-mile from I-15, with access to regional destinations, and approximately a mile of frontage along West Lilac Road (a mobility element light collector roadway), maximizing efficient community access within Valley Center and Bonsall. The village core is planned to include a mass transit stop, which is located within a short walk or bike ride from all points within the community. **A 16-plus mile community path and trail network supports pedestrians, bicyclists, and equestrians and is connected to the County trail system at the north and south ends of the Project. Streets are designed to promote traffic calming through the use of narrow roads, curvatures, roundabouts, treescaping, and parallel parking. The proposed paths are placed parallel to the streets to reduce vehicle speeds, promote pedestrian connections and increase roadway safety.** Finally, the Project will implement a Transportation Demand Management (“TDM”) Plan and private interim-transit program until regional transit plans are coordinated.

***Sustainable Building.*** Lilac Hills Ranch homes and buildings will be designed, constructed and built to CAL-GREEN building standards and will be designed to exceed 2008 Title 24 Energy Standards by 30%. All buildings would be solar ready and have roofs built for solar panels and pipes for solar hot water, and are individually planned to consider solar orientation. All buildings would have dual pipe irrigation systems to conserve fresh water resources. The project would also plant approximately 35,000 trees, which would negate the formation of urban heat islands and reduce energy demand during the hottest weather. Sustainable green buildings, designed to CAL-GREEN and will exceed 2008 Title 24 standards by 30%, consume less energy and water, improve indoor air quality, and preserve and enhance natural biological resources.

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

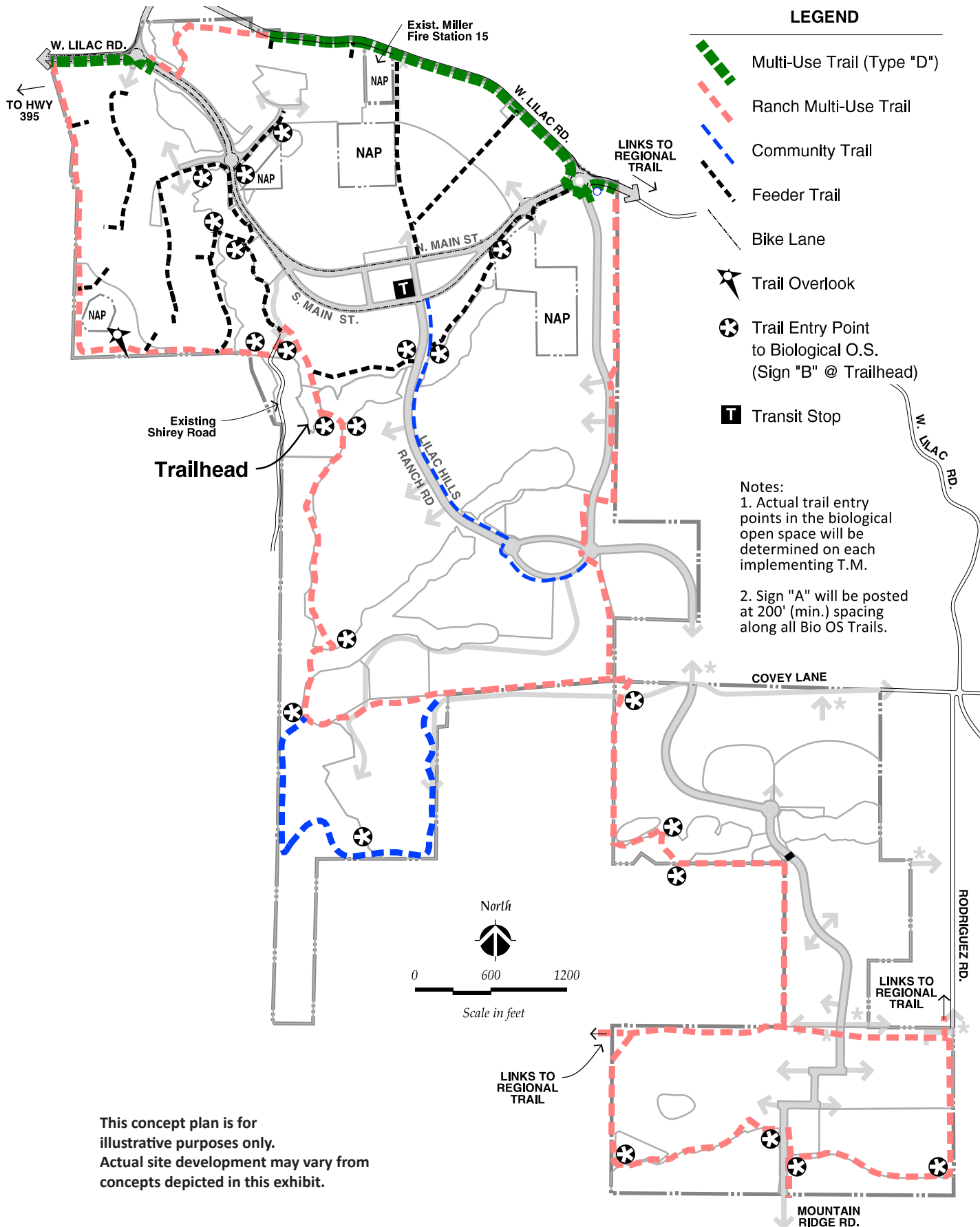
The Lilac Hills Ranch includes more than one land use designation, and also establishes 1,746 units as the maximum number of units that will be allowed. The Specific Plan text includes a



# Multi-Modal Concept Plan

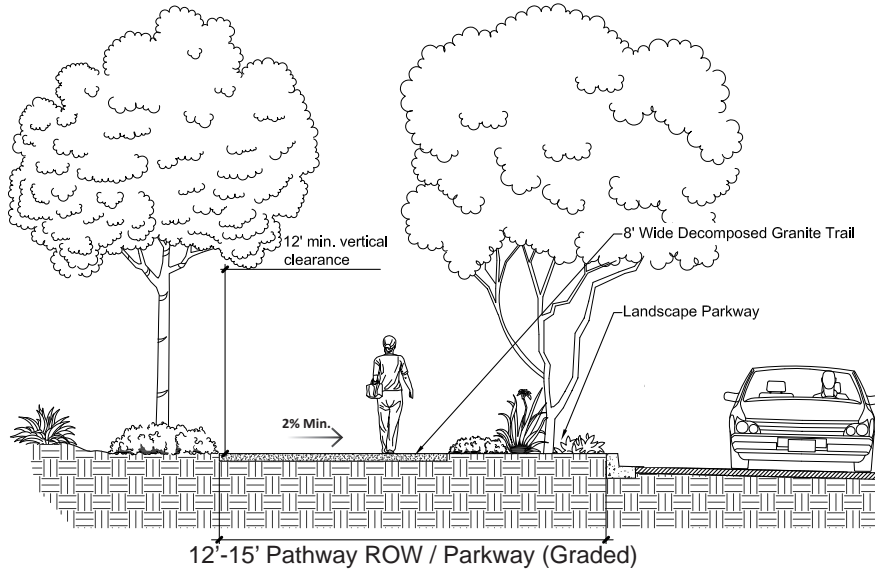
LILAC HILLS RANCH SPECIFIC PLAN





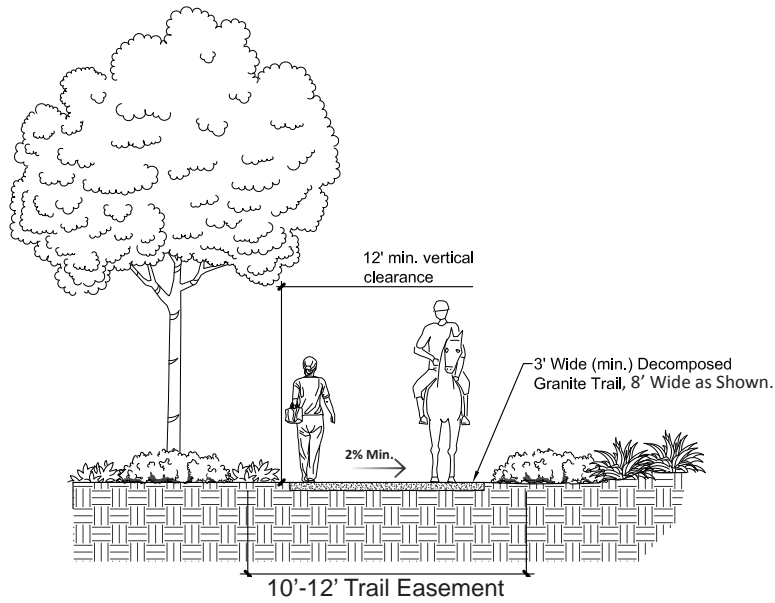
## Trails Plan & Biological Open Space Signage

LILAC HILLS RANCH SPECIFIC PLAN



**Type D Pathway**

no scale



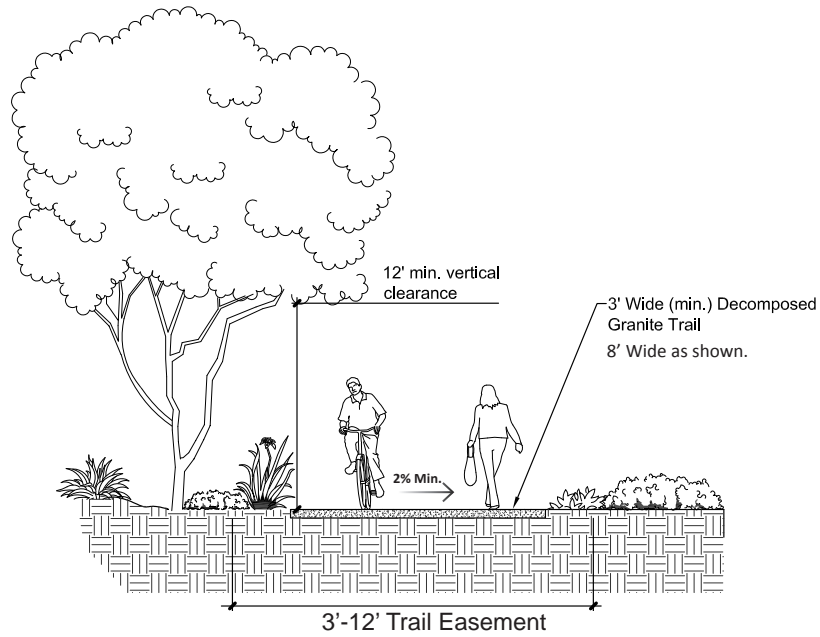
**Ranch Multi-Use Trail**

no scale

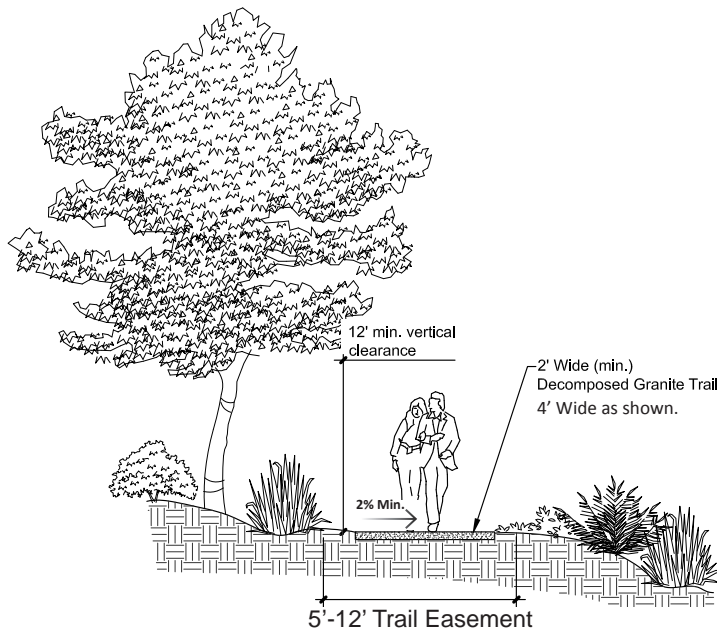
**Notes:**

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

**Trail Sections**



**Community Trail**  
no scale

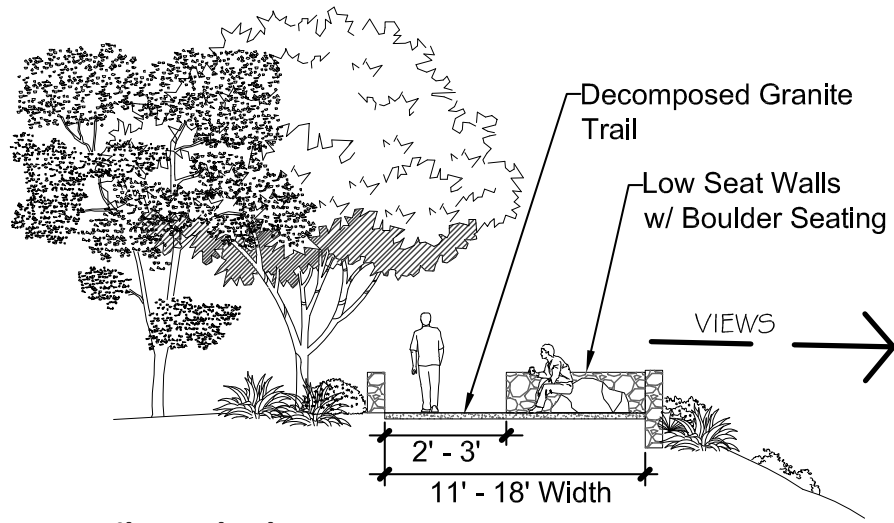


**Feeder Trail**  
no scale

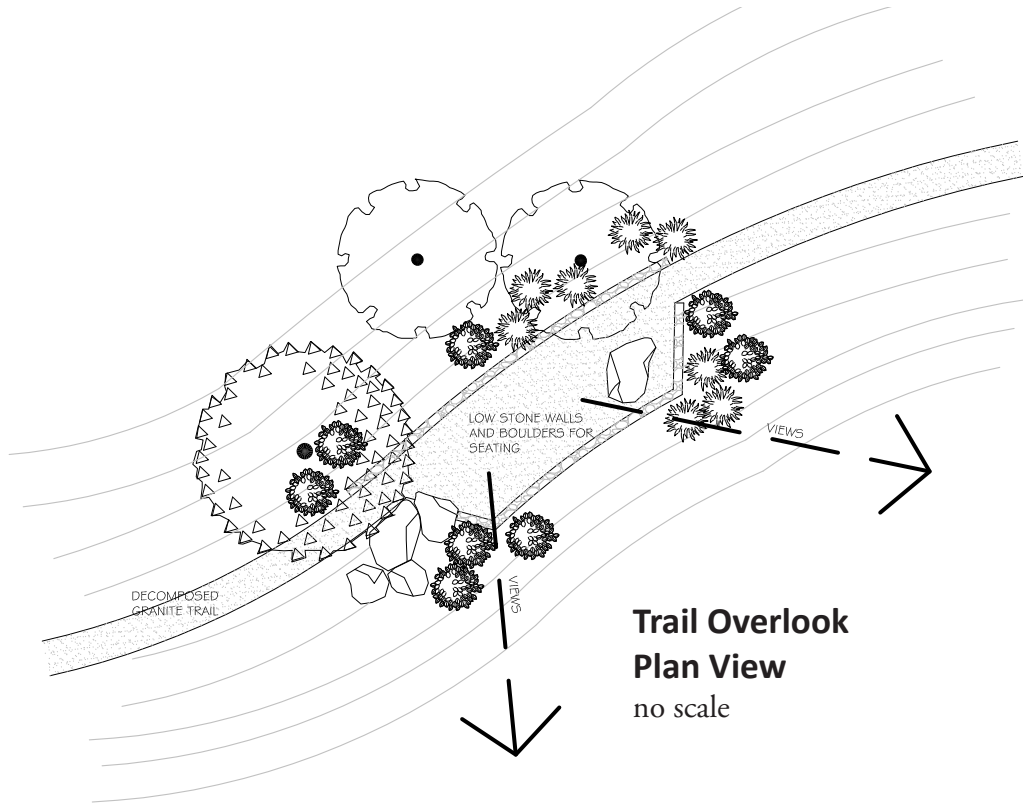
**Notes:**

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

**Trail Sections**



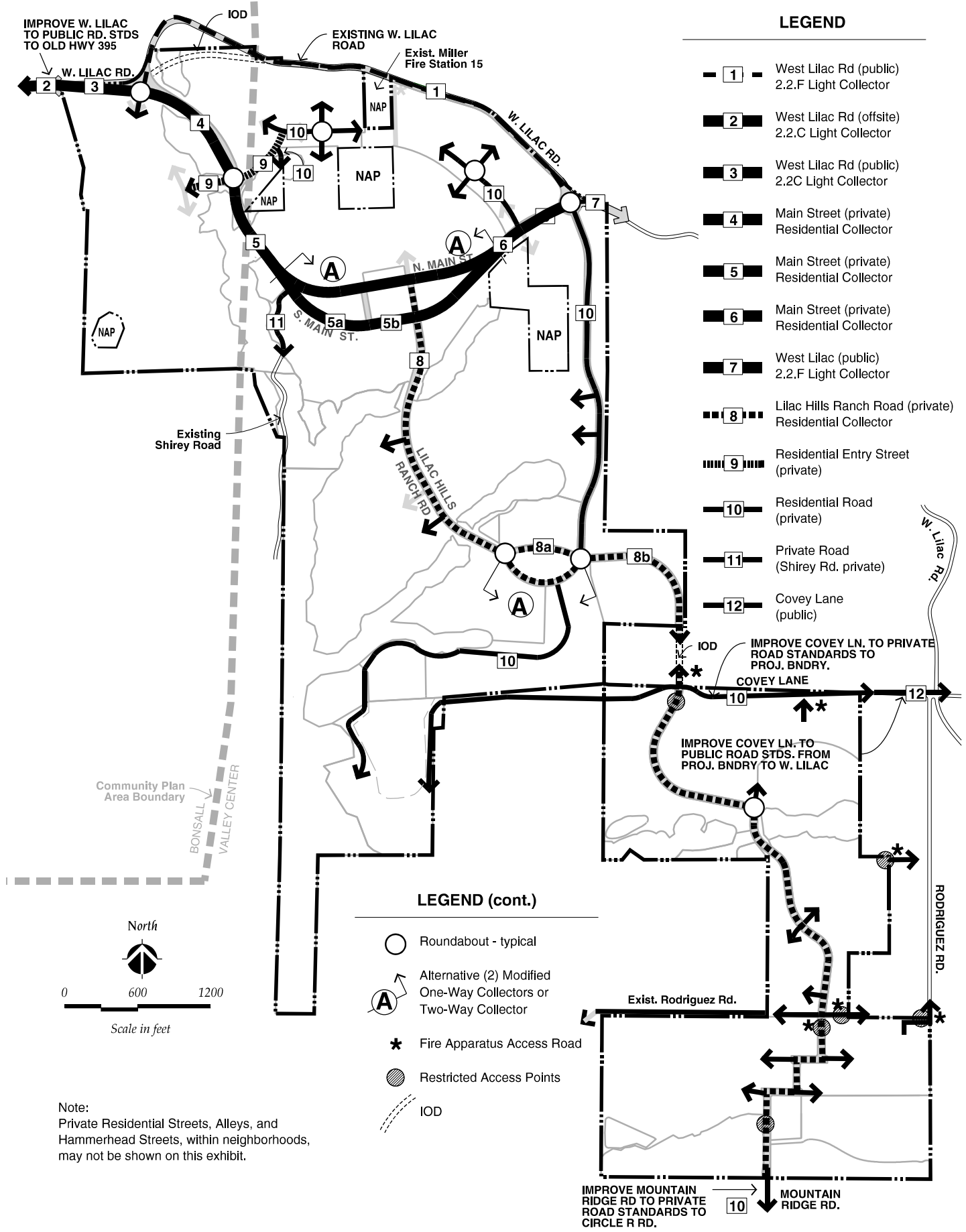
**Trail Overlook**  
no scale



**Trail Overlook  
Plan View**  
no scale

**Trail Overlook Details**

LILAC HILLS RANCH SPECIFIC PLAN

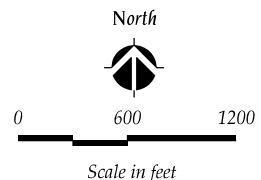


**LEGEND**

- 1** West Lilac Rd (public)  
2.2.F Light Collector
- 2** West Lilac Rd (offsite)  
2.2.C Light Collector
- 3** West Lilac Rd (public)  
2.2C Light Collector
- 4** Main Street (private)  
Residential Collector
- 5** Main Street (private)  
Residential Collector
- 6** Main Street (private)  
Residential Collector
- 7** West Lilac (public)  
2.2.F Light Collector
- 8** Lilac Hills Ranch Road (private)  
Residential Collector
- 9** Residential Entry Street (private)
- 10** Residential Road (private)
- 11** Private Road (Shirey Rd. private)
- 12** Covey Lane (public)

**LEGEND (cont.)**

- Roundabout - typical
- Ⓐ Alternative (2) Modified One-Way Collectors or Two-Way Collector
- \* Fire Apparatus Access Road
- Restricted Access Points
- - - IOD



Note:  
Private Residential Streets, Alleys, and Hammerhead Streets, within neighborhoods, may not be shown on this exhibit.

IMPROVE MOUNTAIN RIDGE RD TO PRIVATE ROAD STANDARDS TO CIRCLE R RD.  
MOUNTAIN RIDGE RD.

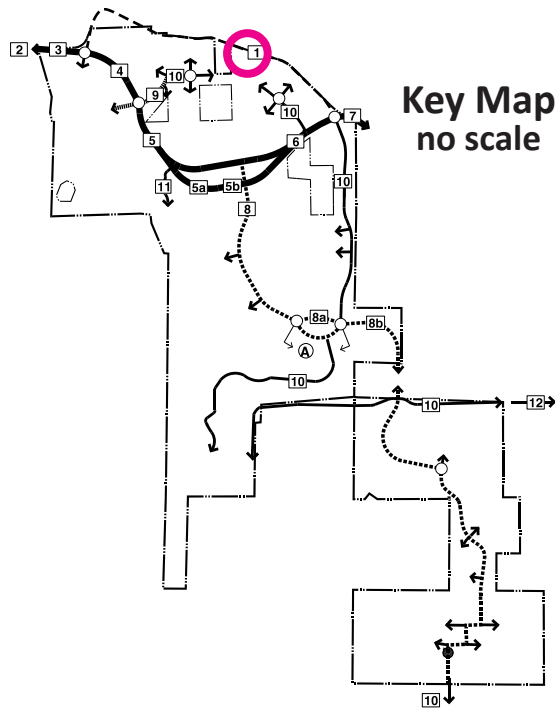
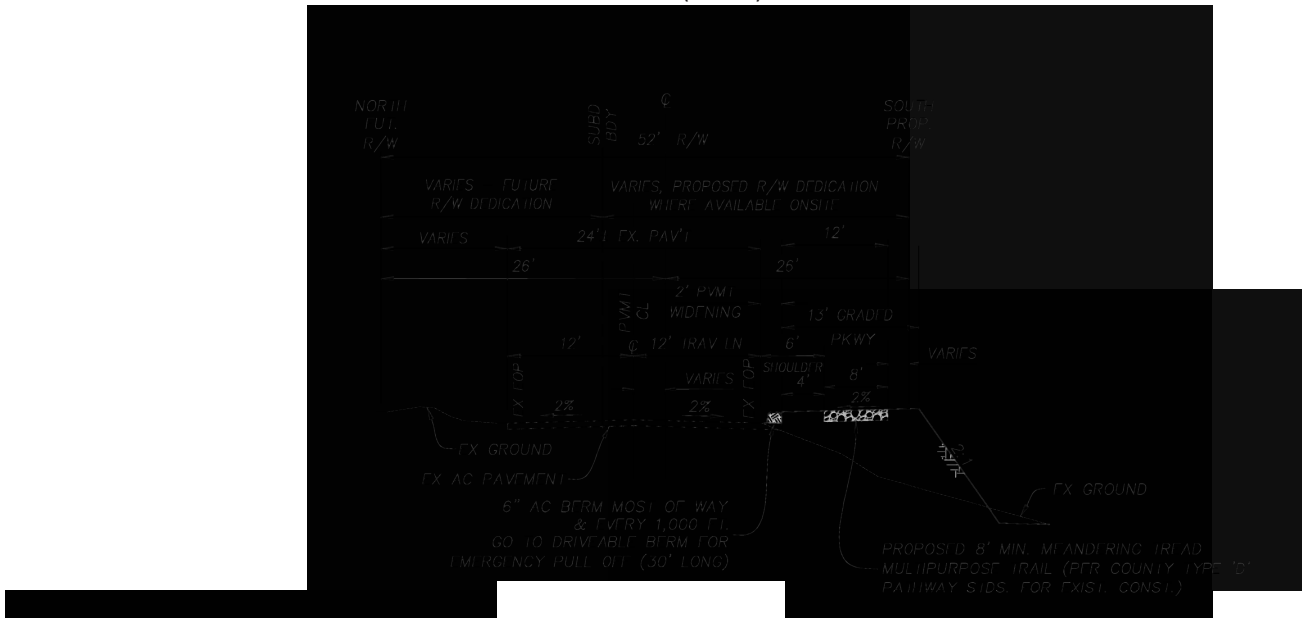
**Project Internal Circulation**

LILAC HILLS RANCH SPECIFIC PLAN

# 1

## West Lilac Road

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

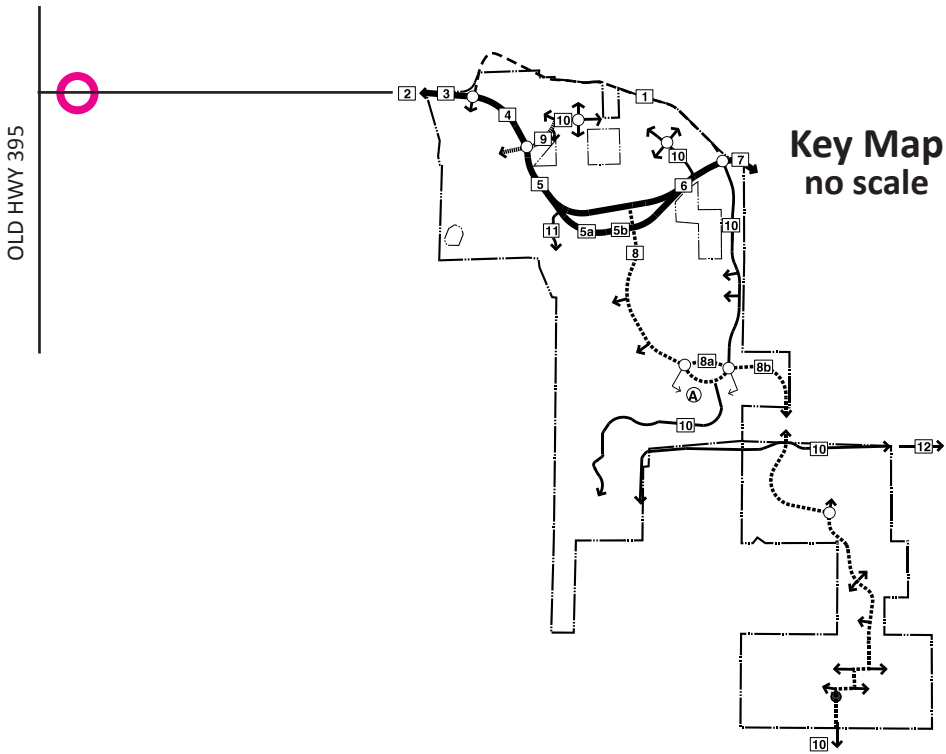


Key Map  
no scale

## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

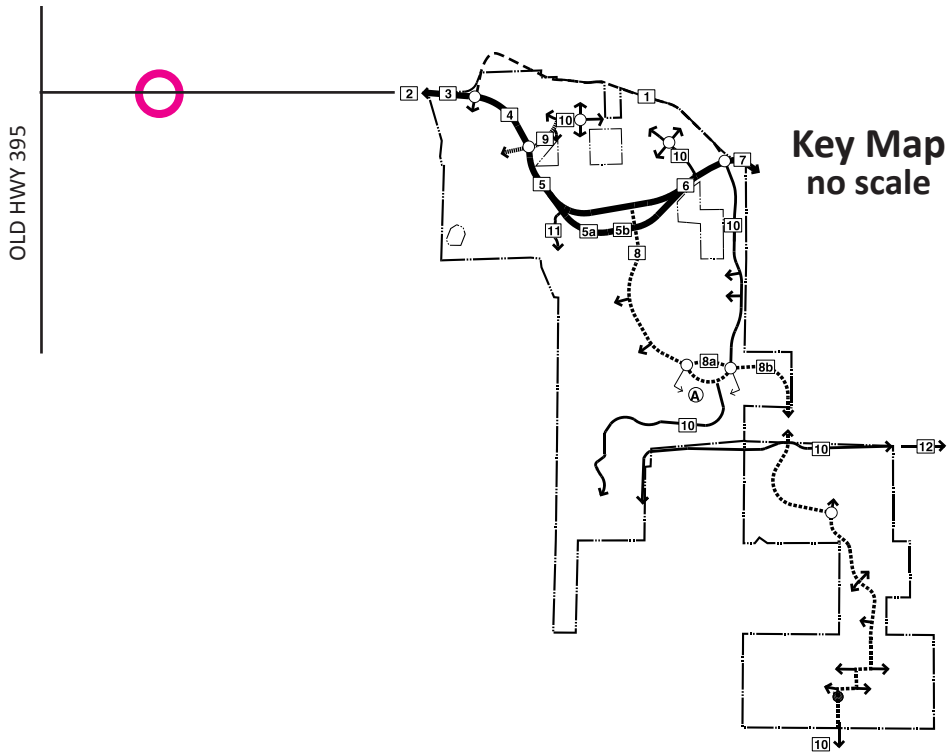
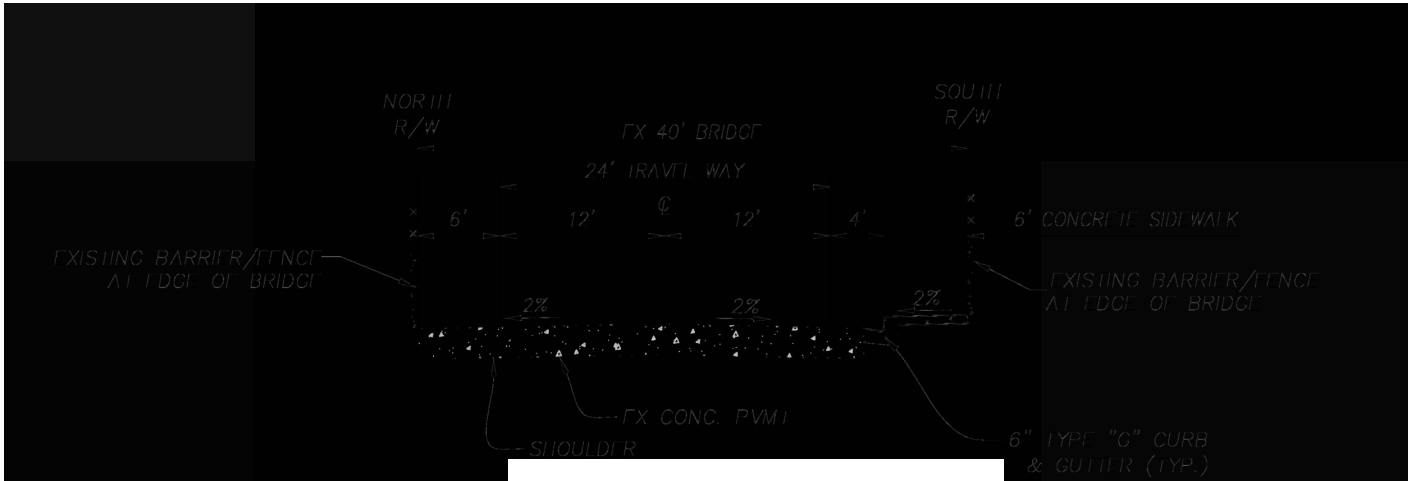
**West Lilac Road (Off-Site)**  
(2.2C Light Collector Per County Stds)  
(From Highway 395 to I-15 Bridge)  
No Scale (Public)



**Typical Street Section**

LILAC HILLS RANCH SPECIFIC PLAN

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



**Typical Street Section**

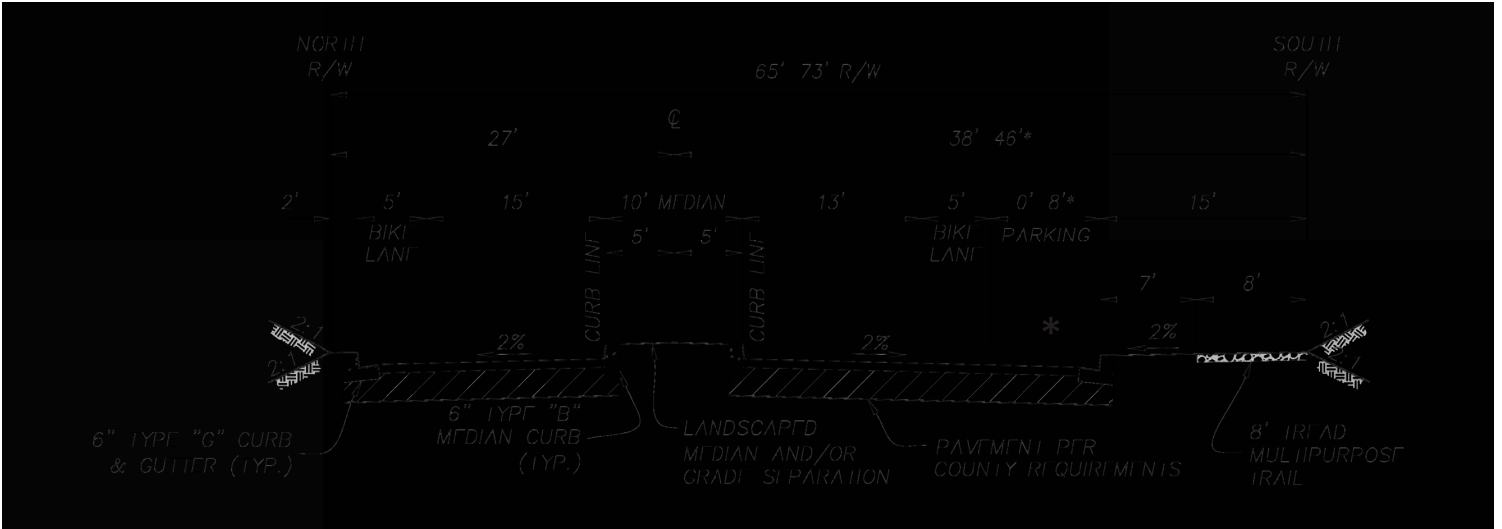
LILAC HILLS RANCH SPECIFIC PLAN



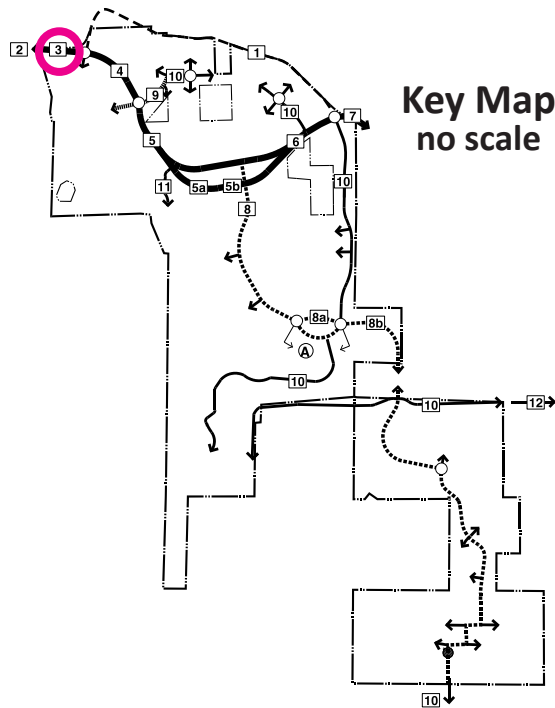
3

# West Lilac Road

(2.2C Light Collector Per Co. Stds)  
No Scale (Public)



\* PARKING WHEN ADJACENT TO BUILDINGS/HOMES FRONTING ROAD



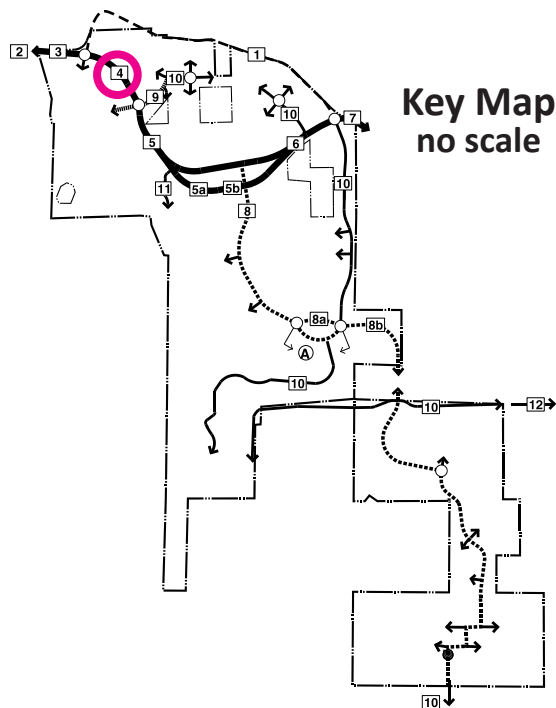
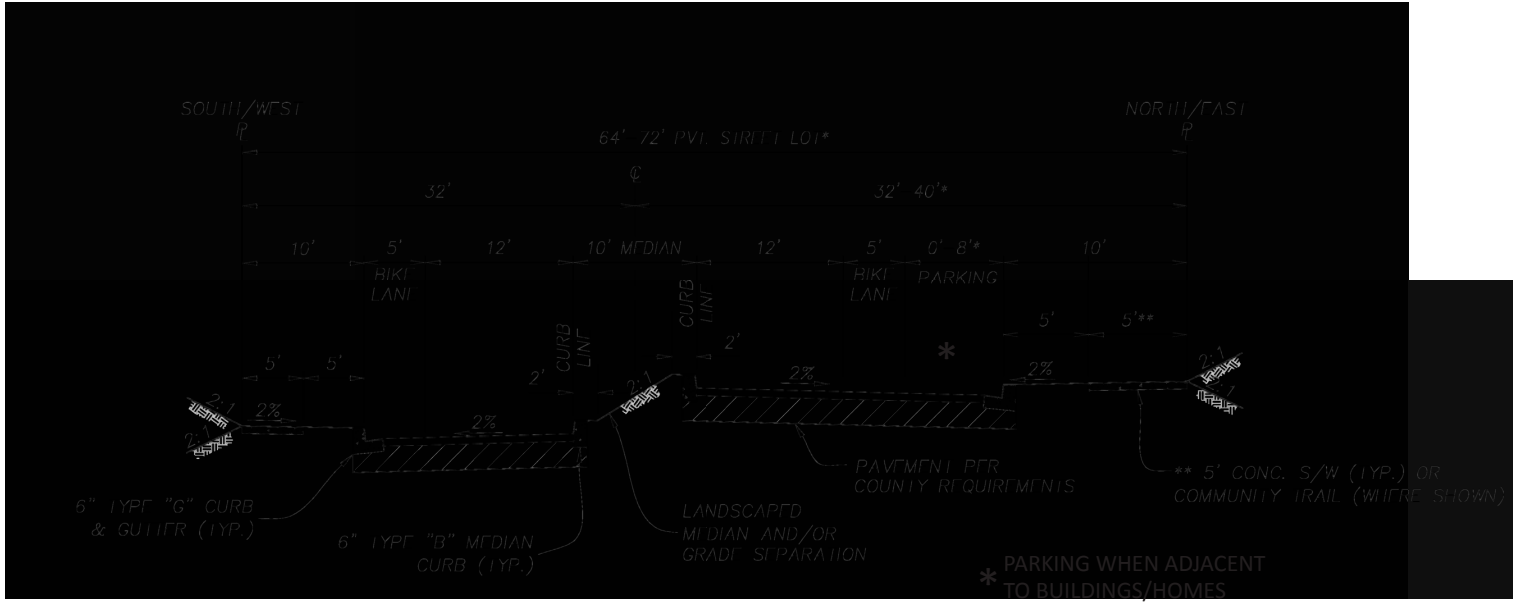
## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

4

### Main Street (On-Site)

No Scale  
(Private)



Key Map  
no scale

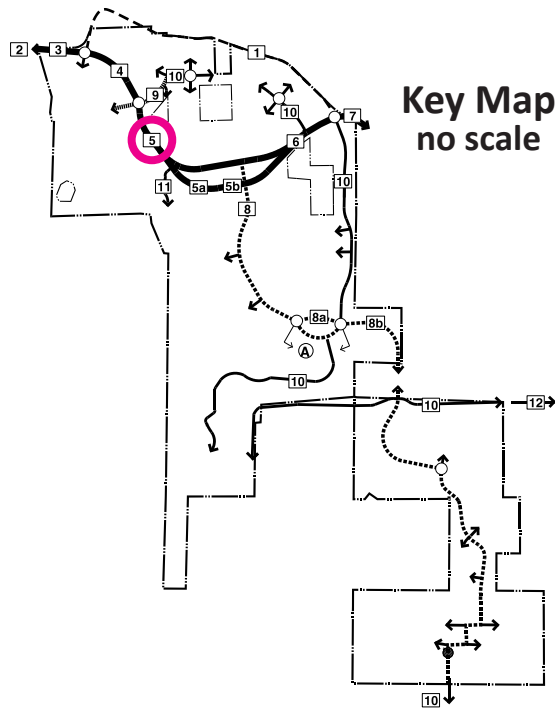
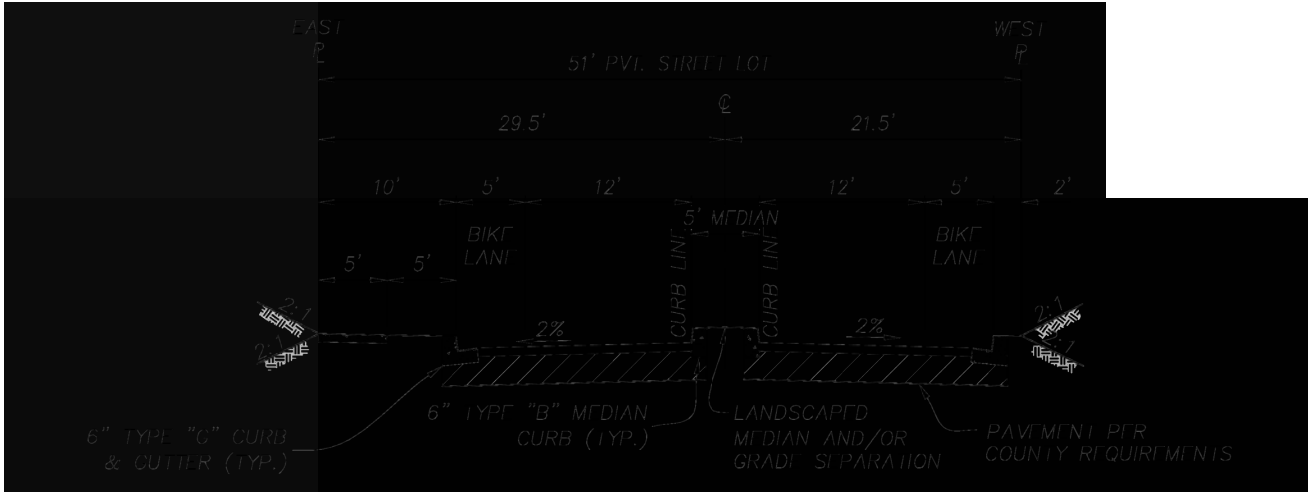
### Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

5

### Main Street (On-Site)

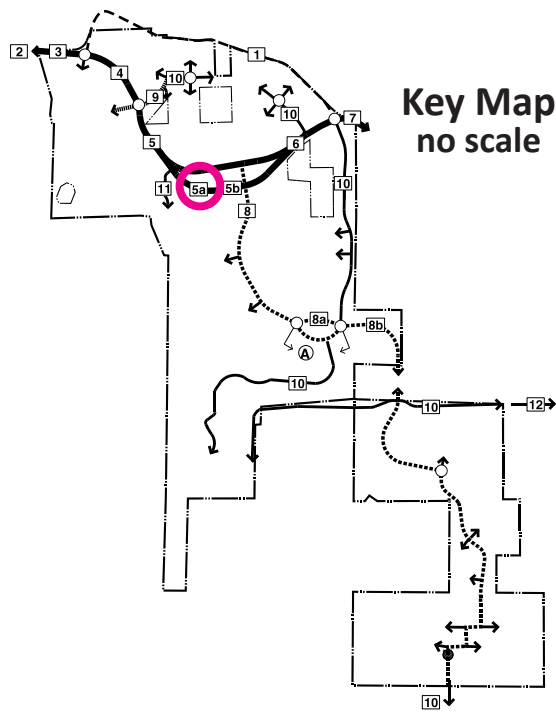
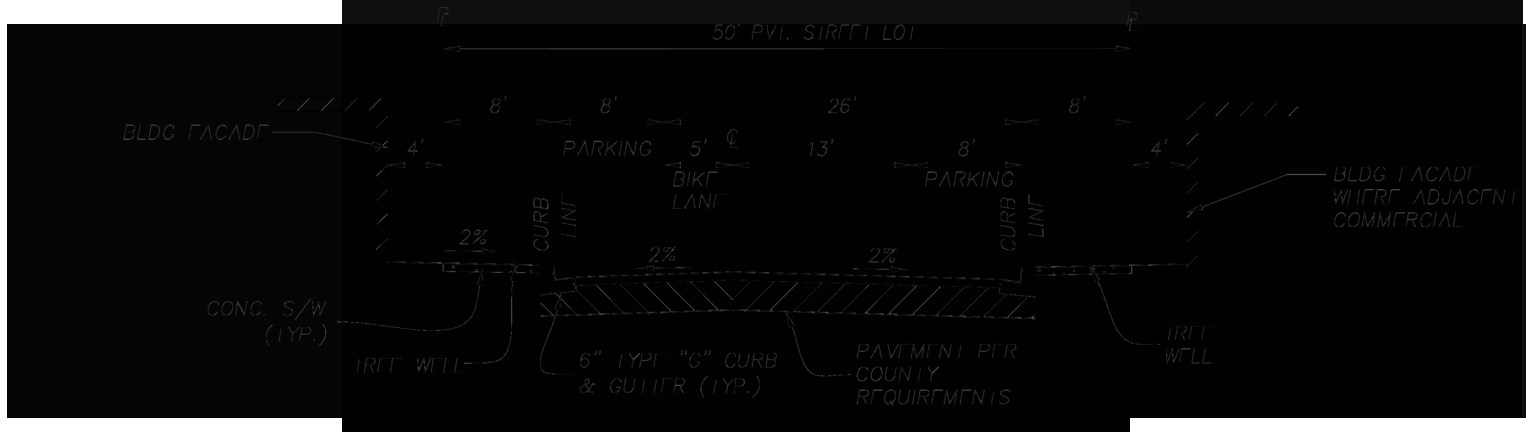
No Scale  
(Private)



### Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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

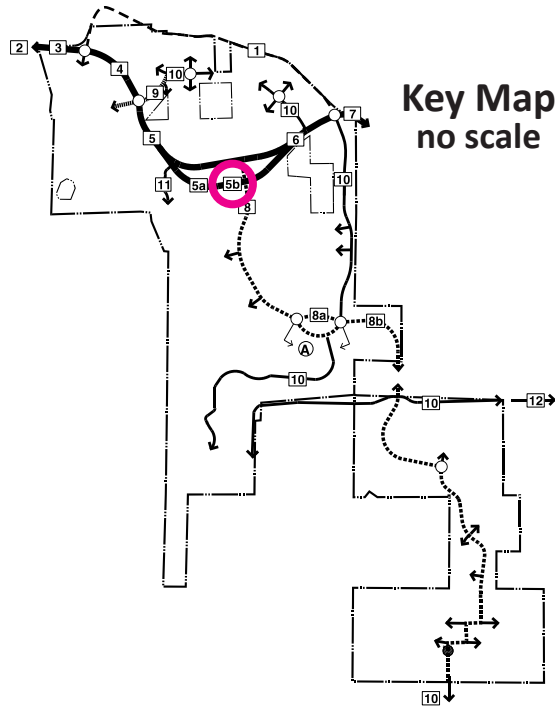
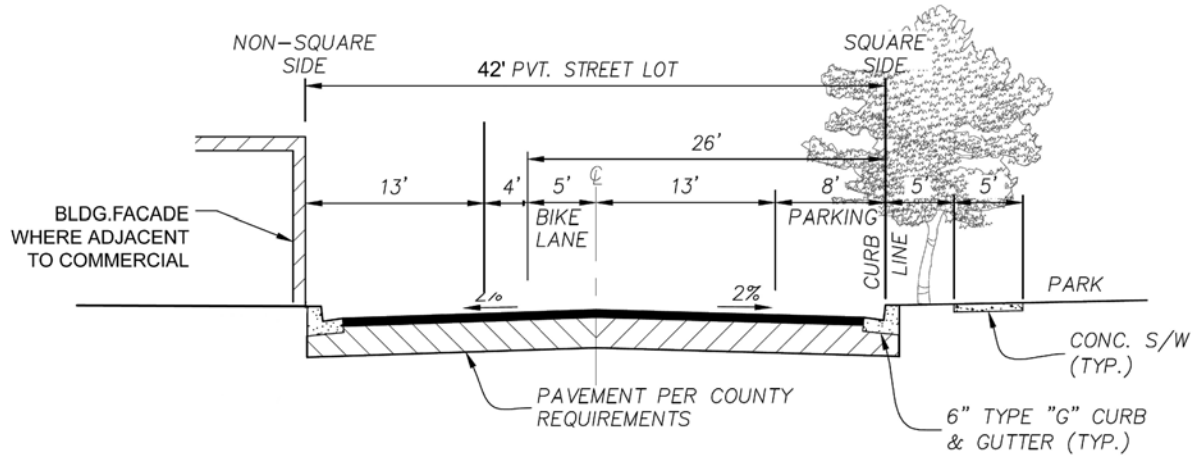


Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

# 5b

## Main Street (On-Site) (Adjacent-Square) No Scale (Private)



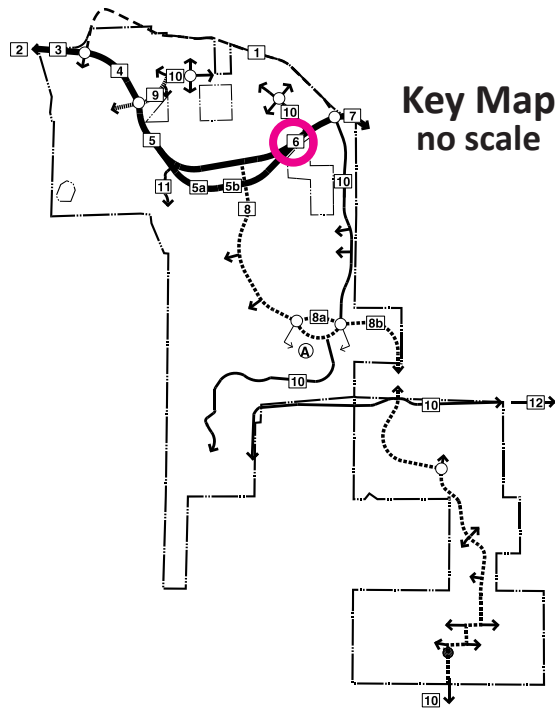
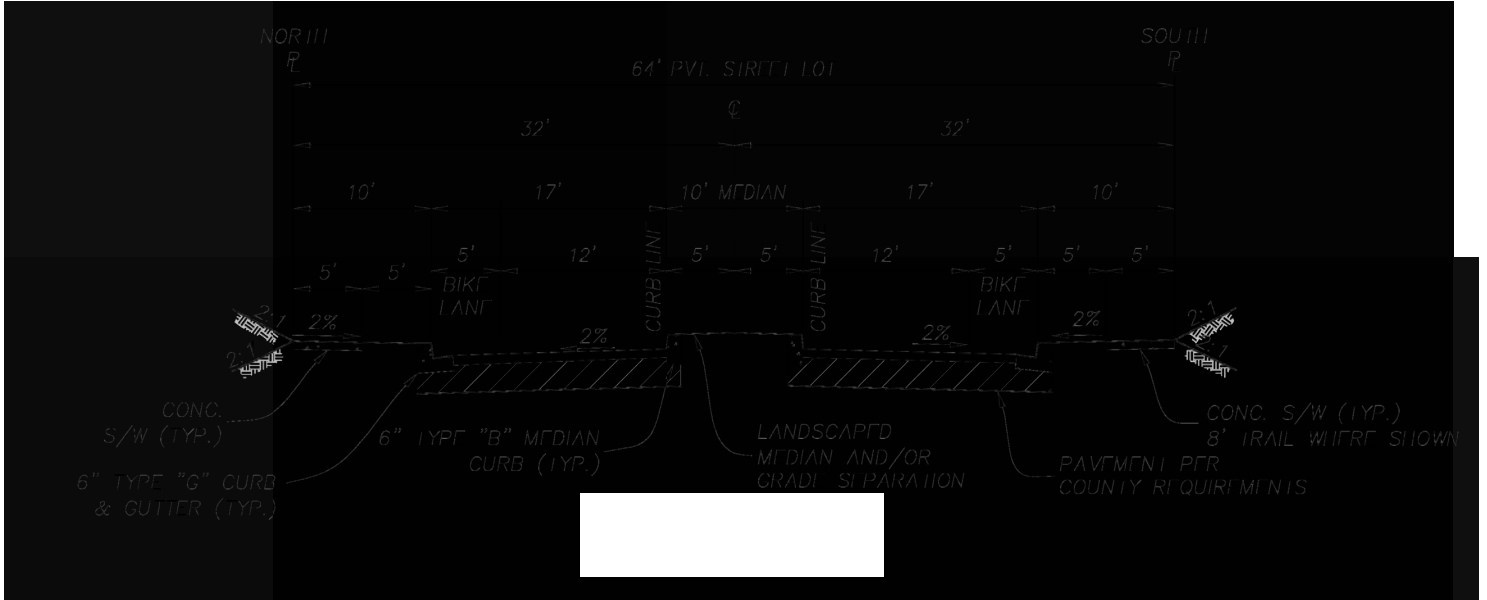
## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

6

Main Street (On-Site)

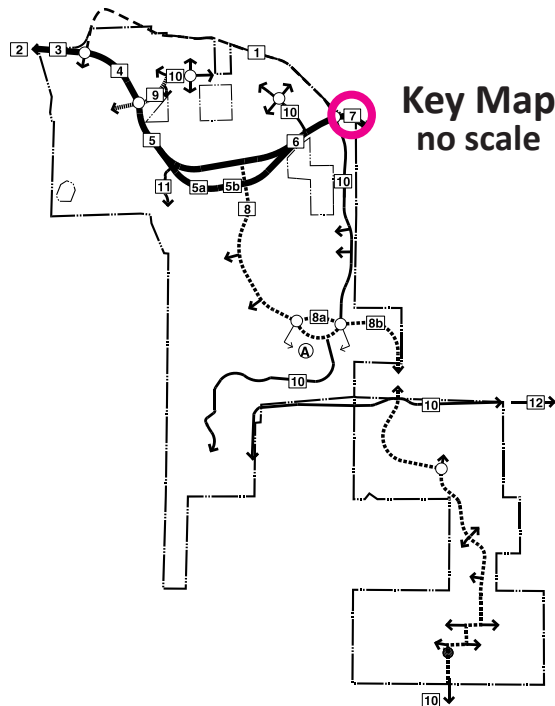
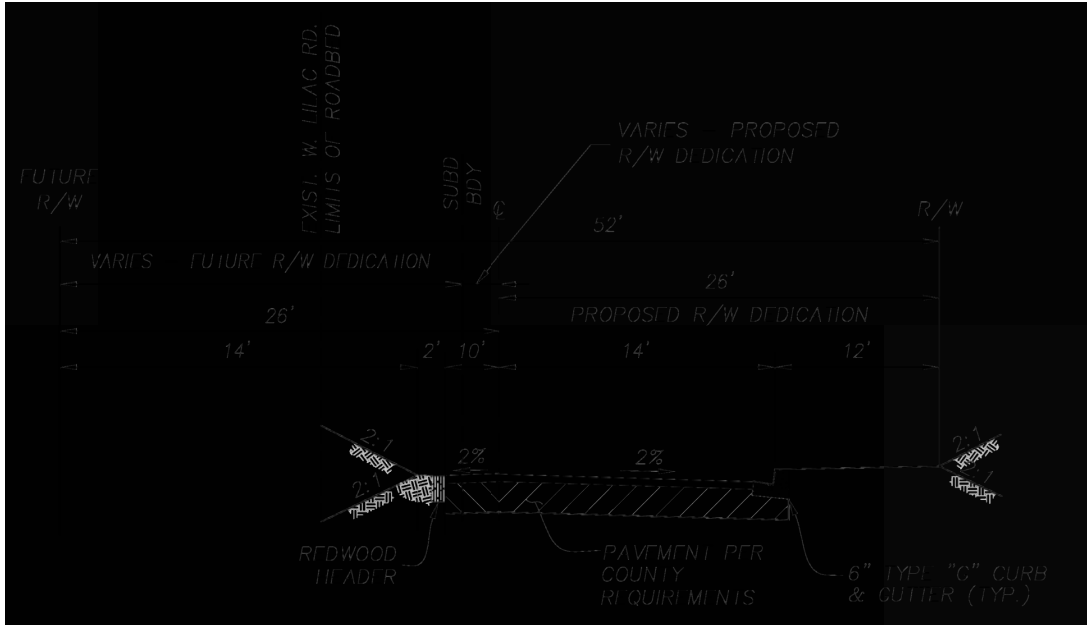
No Scale  
(Private)



Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

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

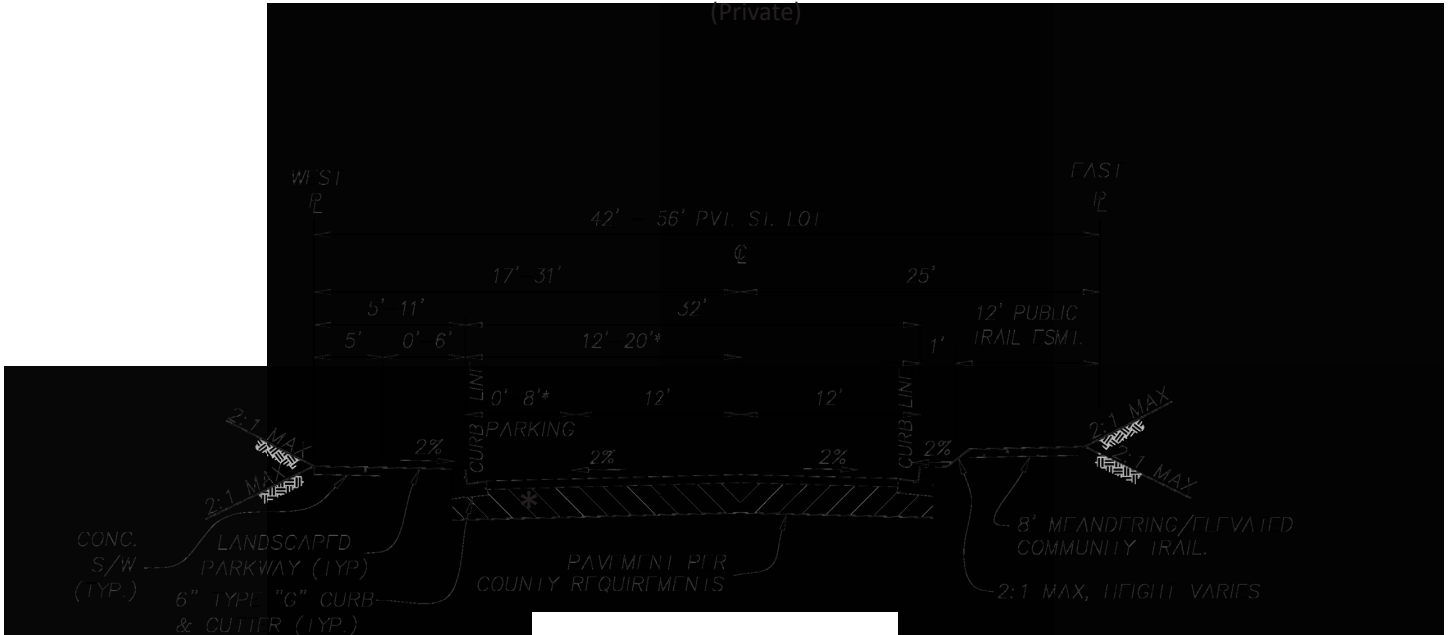


### Typical Street Section

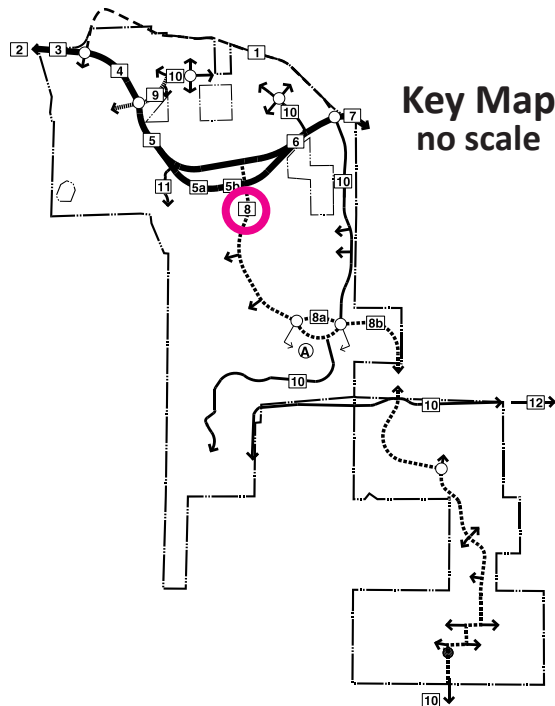
LILAC HILLS RANCH SPECIFIC PLAN

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

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO BUILDINGS/HOMES FRONTING ROAD

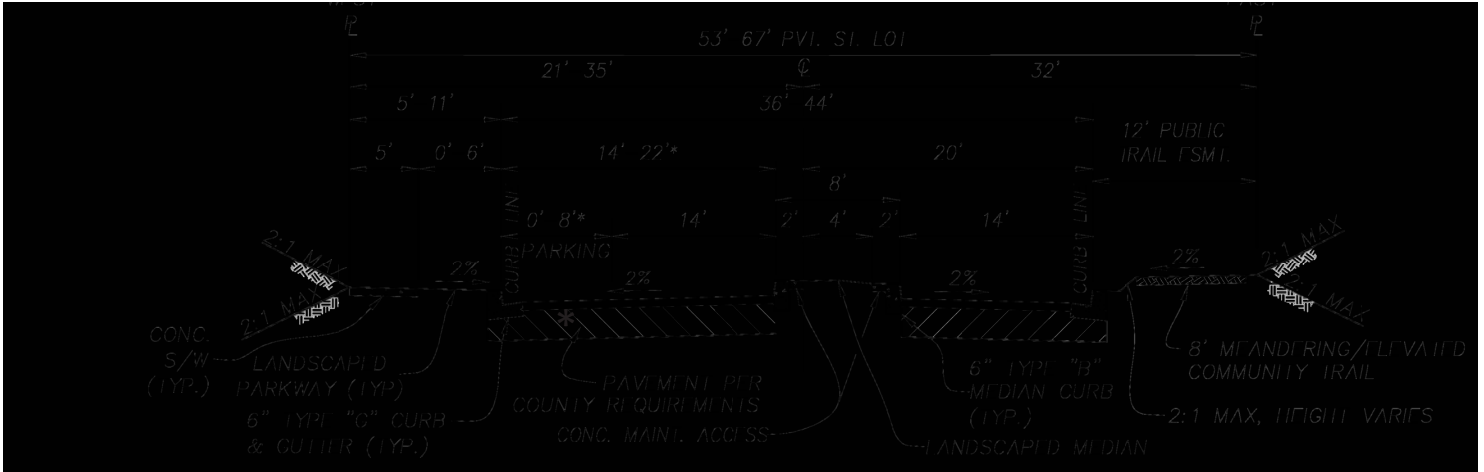


## Typical Street Section

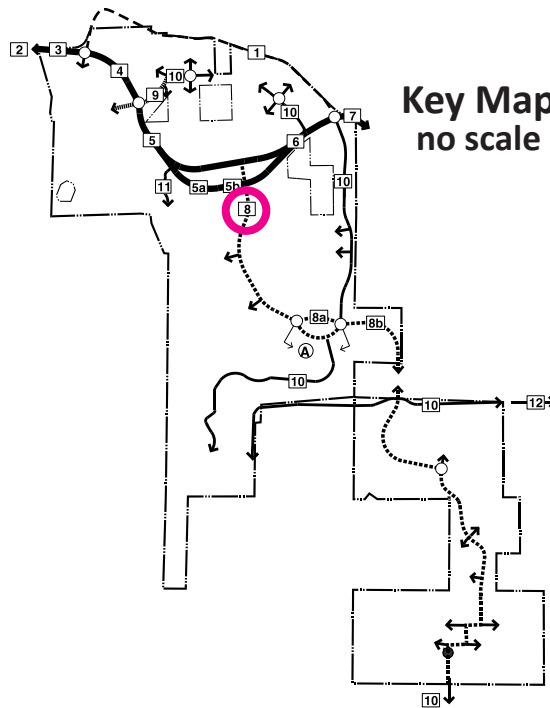
LILAC HILLS RANCH SPECIFIC PLAN



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



\* PARKING WHEN ADJACENT TO BUILDINGS/HOMES FRONTING ROAD



**Typical Street Section**

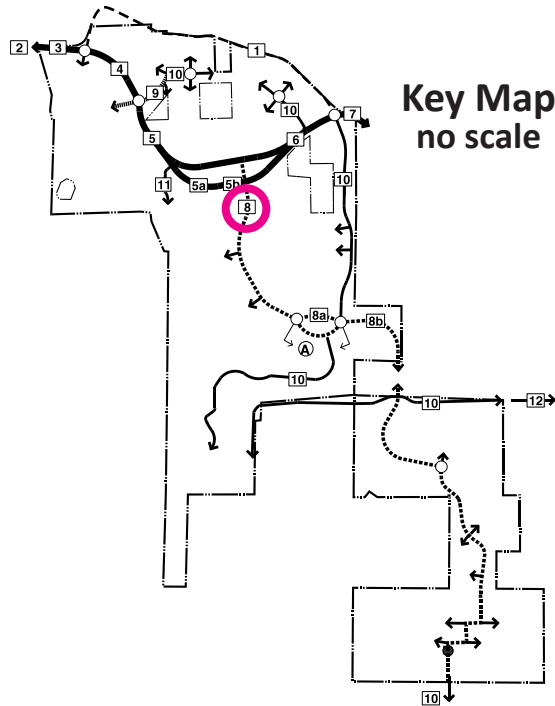
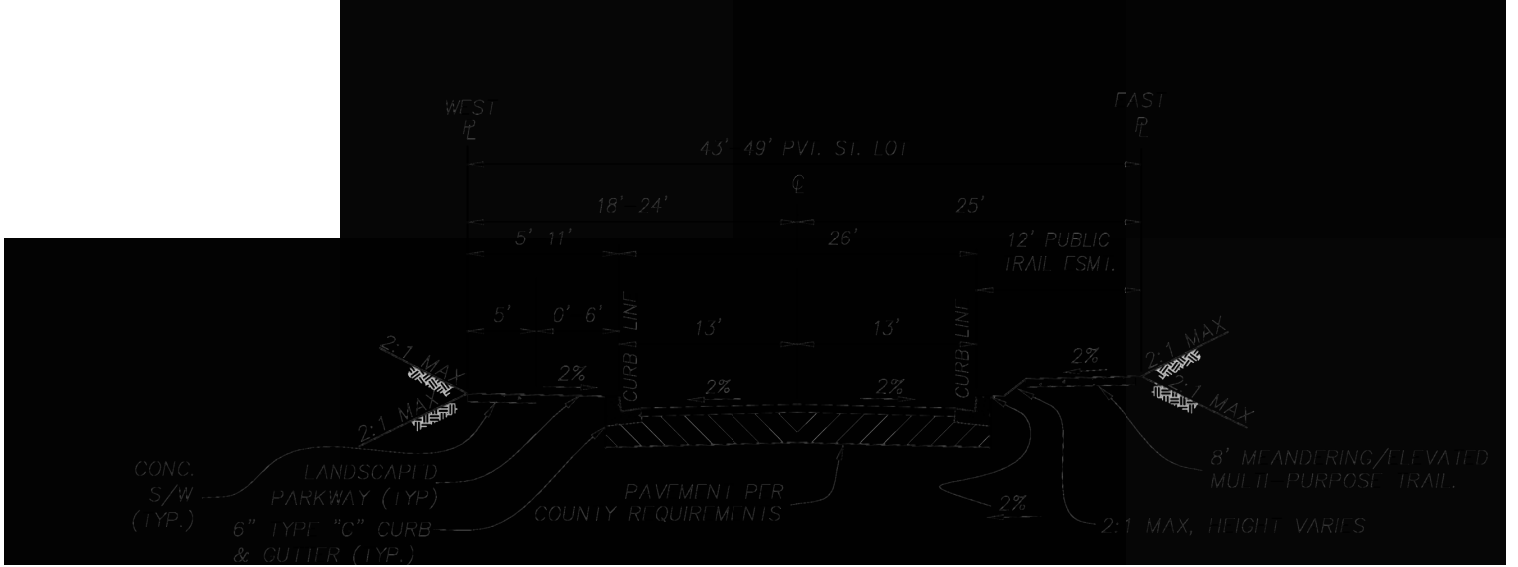
LILAC HILLS RANCH SPECIFIC PLAN

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

(w/ Community Trail and No Parking)

No Scale

(Private)



Key Map  
no scale

### Typical Street Section

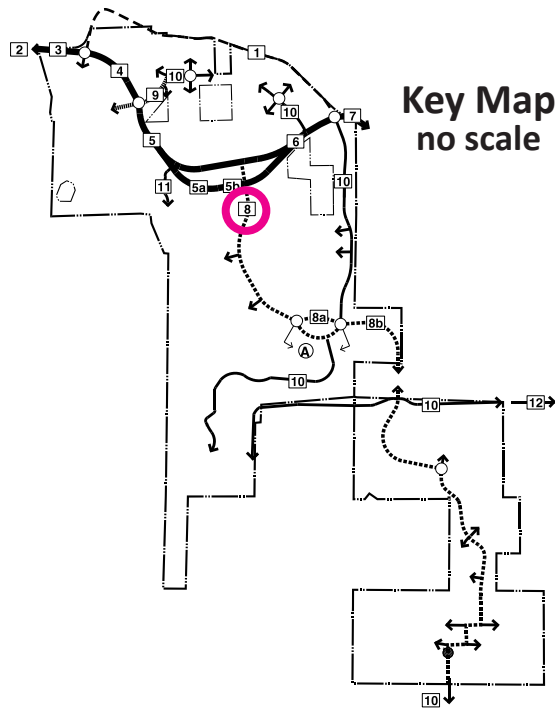
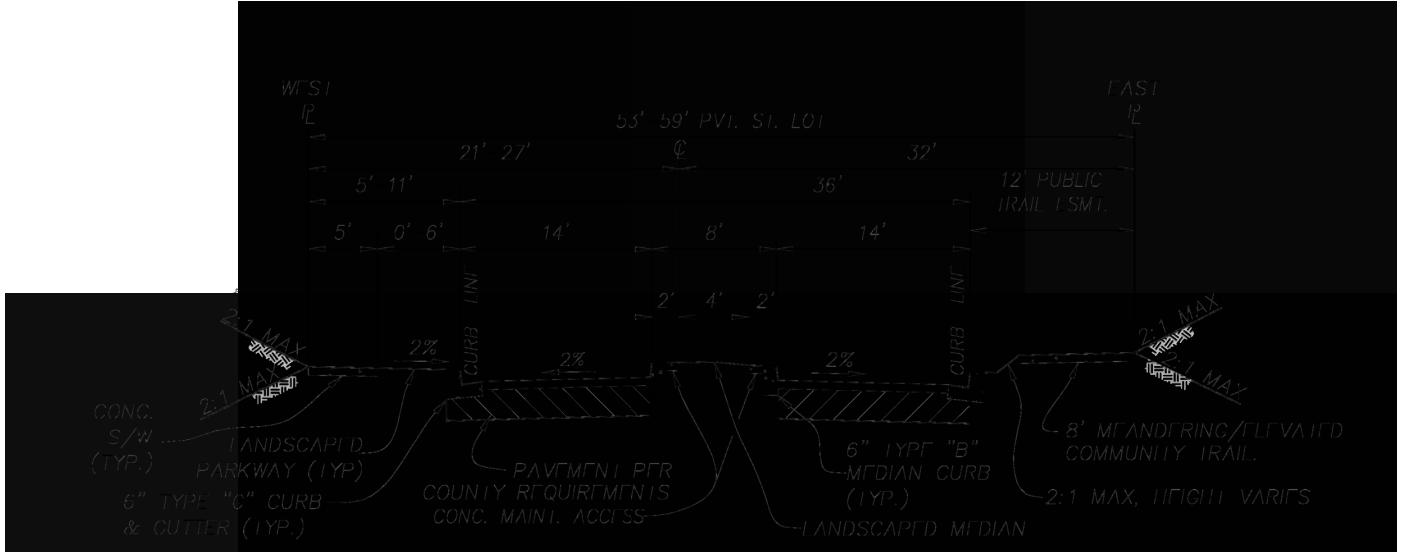
LILAC HILLS RANCH SPECIFIC PLAN

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

(w/ Median, Community Trail and No Parking)

No Scale

(Private)

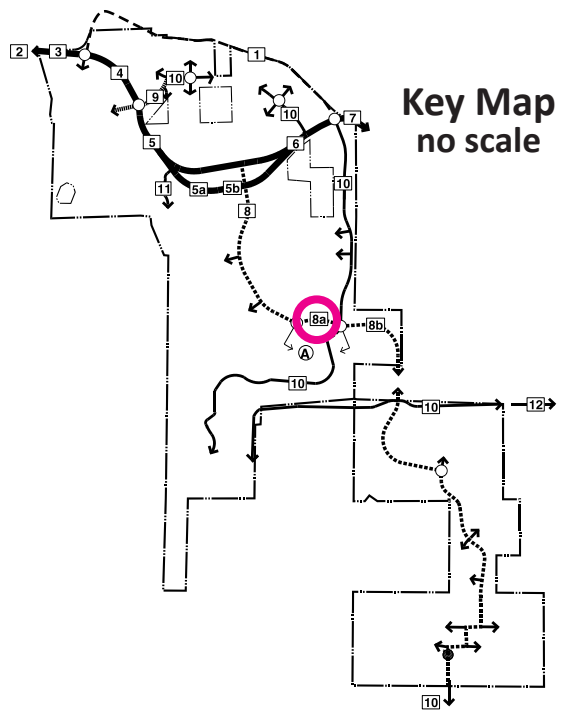
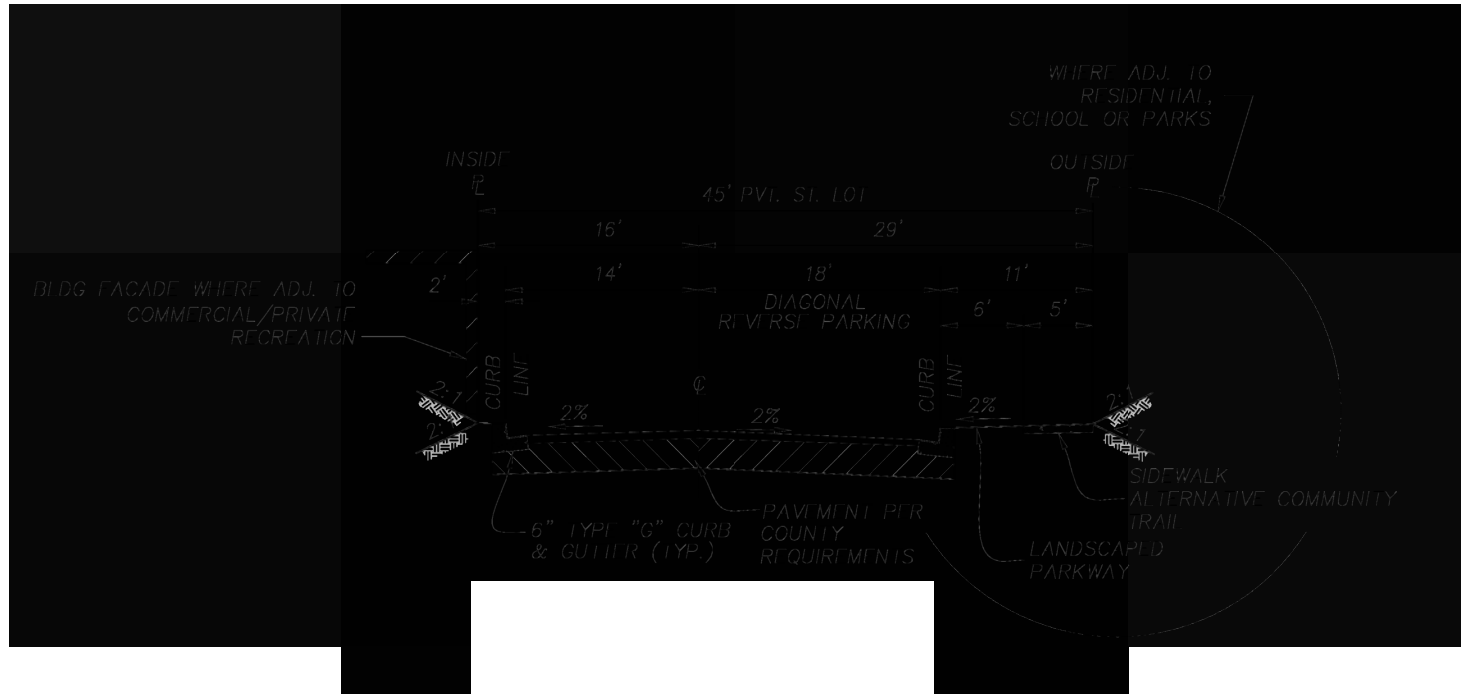


### Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

8a

### Lilac Hills Ranch Road (On-Site) (One-Way Collector Couplet) No Scale (Private)

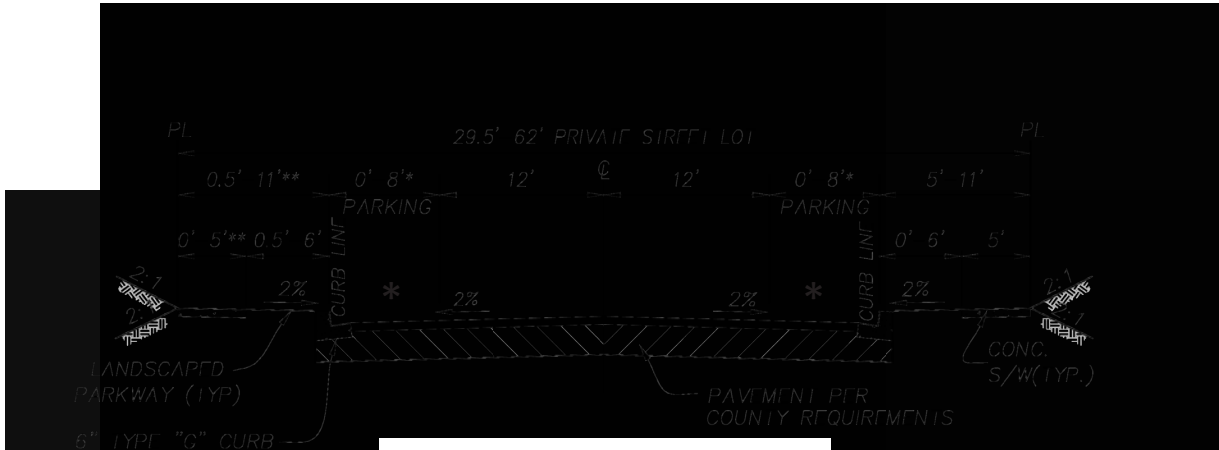


### Typical Street Section

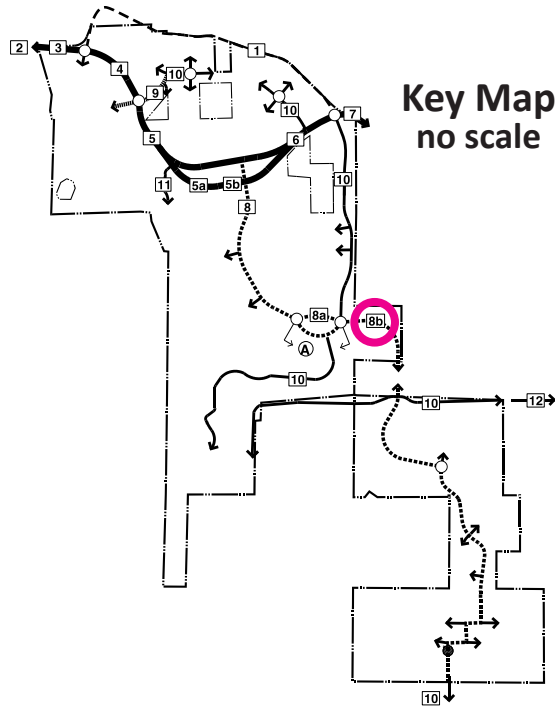
LILAC HILLS RANCH SPECIFIC PLAN

8b

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



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

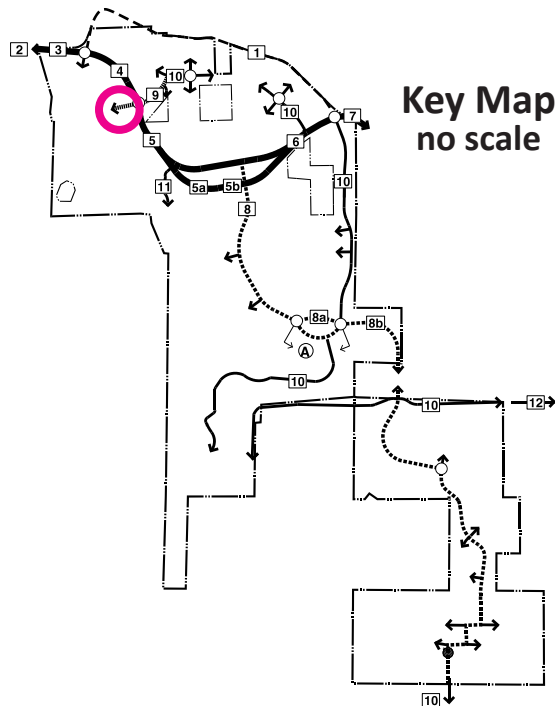
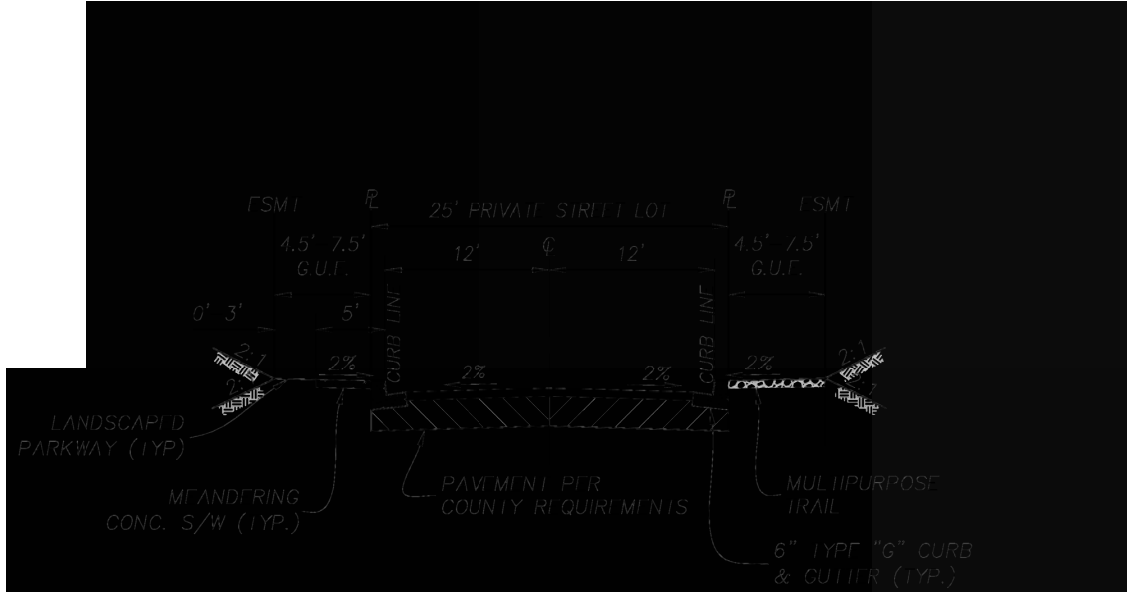


**Typical Street Section**

LILAC HILLS RANCH SPECIFIC PLAN

# Residential Entry Street - Typ.

No Scale  
(Private)

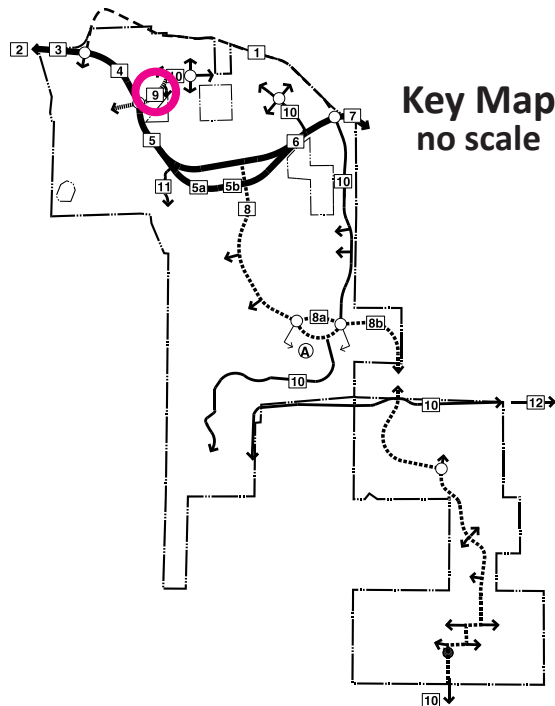
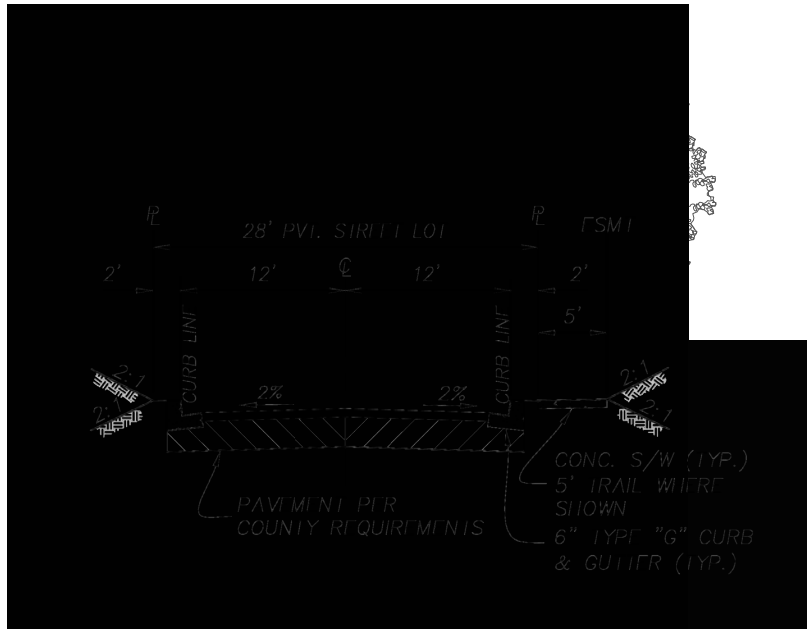


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

### Residential Entry Street - Typ.

No Scale  
(Private)

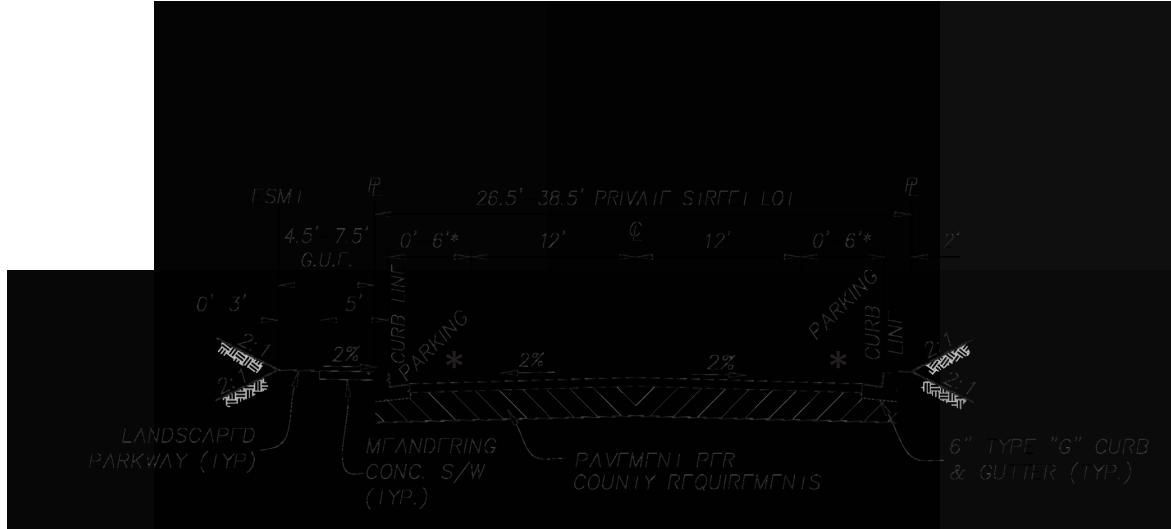


### Typical Street Section

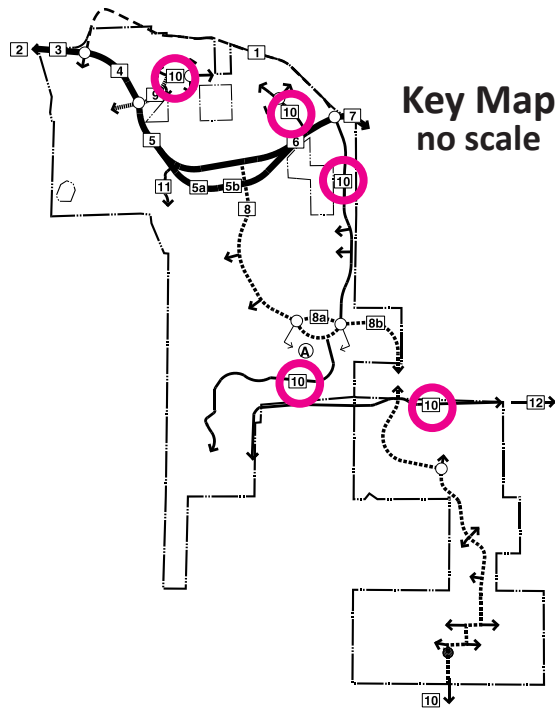
LILAC HILLS RANCH SPECIFIC PLAN

### Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD



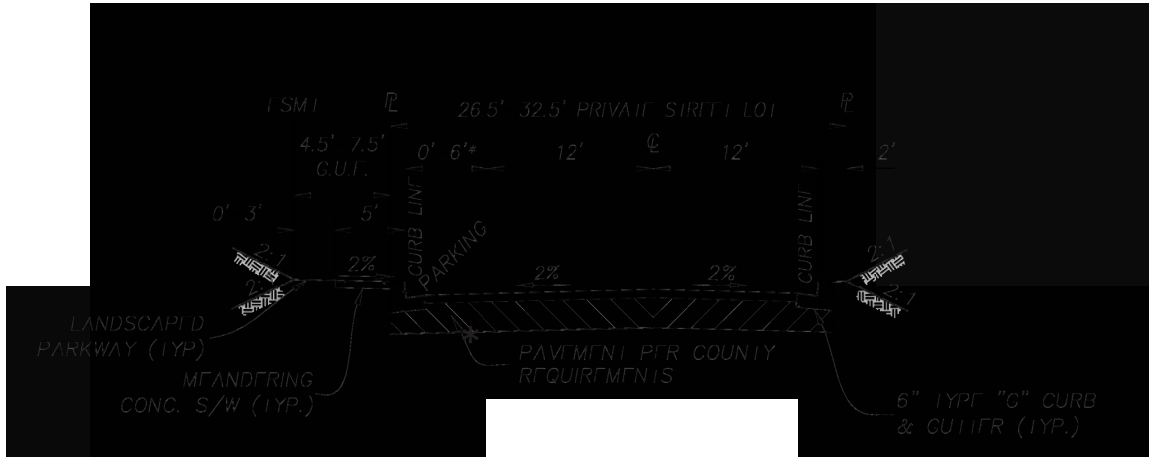
### Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

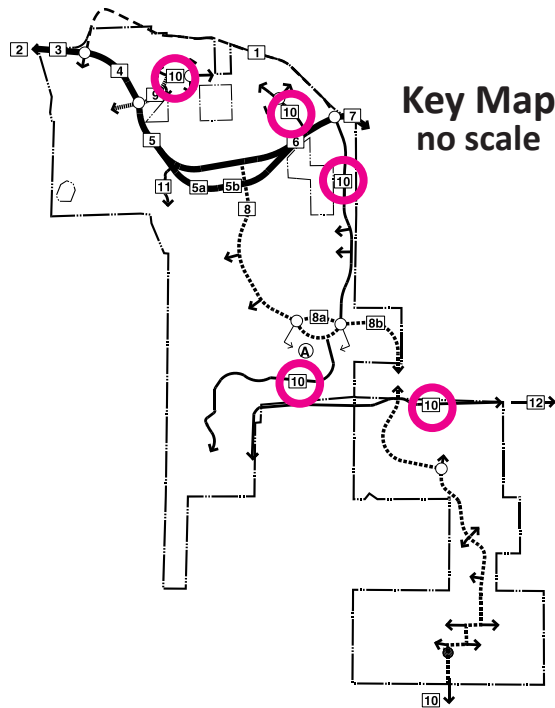


# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

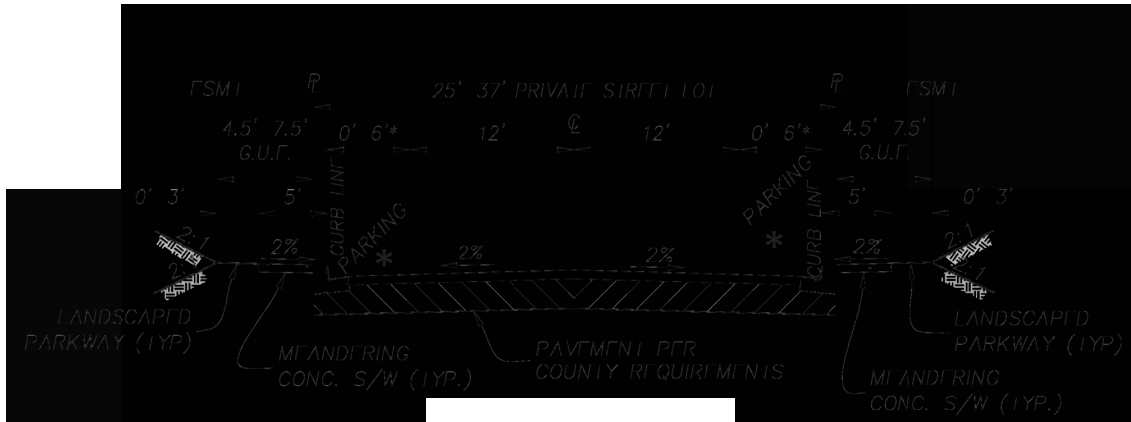


## Typical Street Section

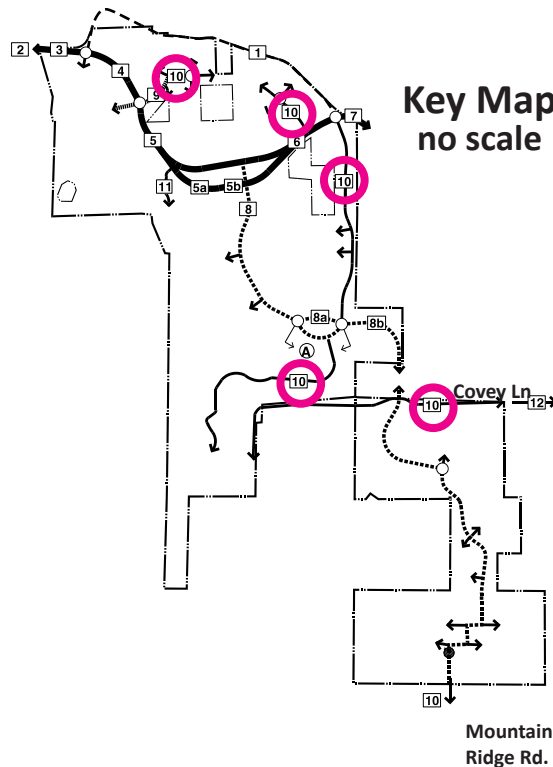
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

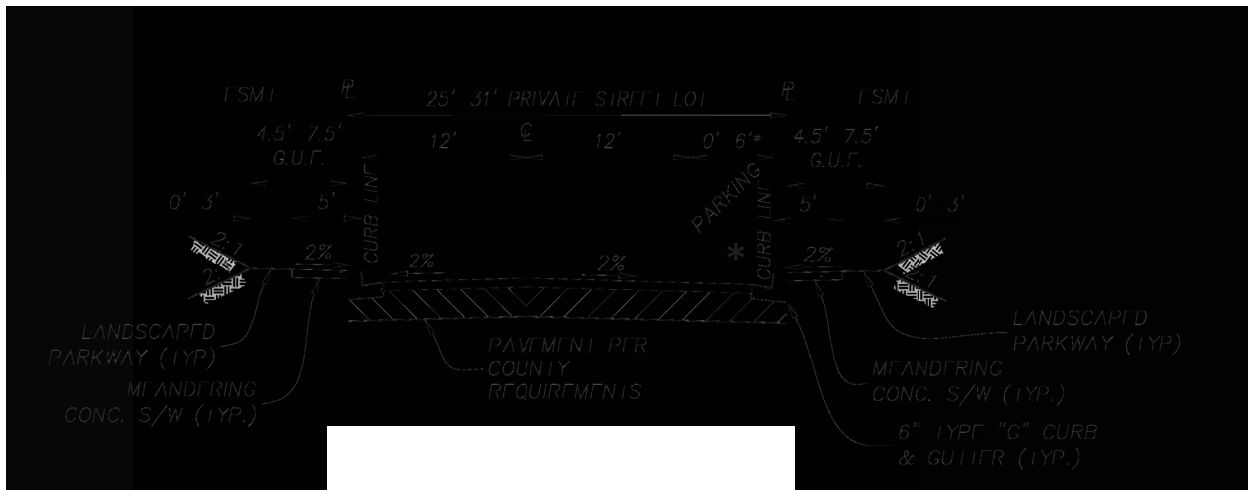


## Typical Street Section

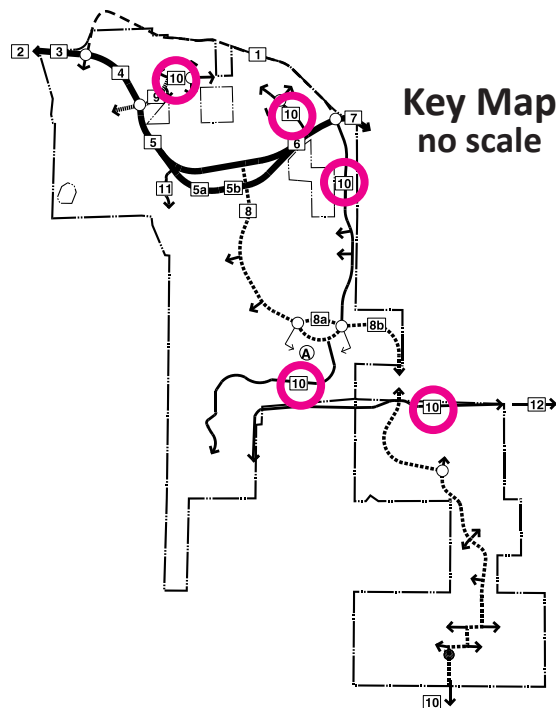
LILAC HILLS RANCH SPECIFIC PLAN

# Typical Residential Road

No Scale  
(Private)



\* PARKING WHEN ADJACENT TO HOMES FRONTING ROAD

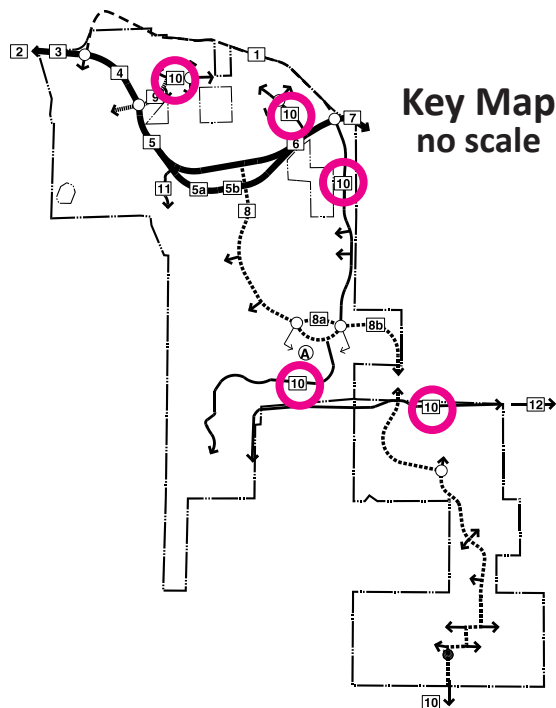
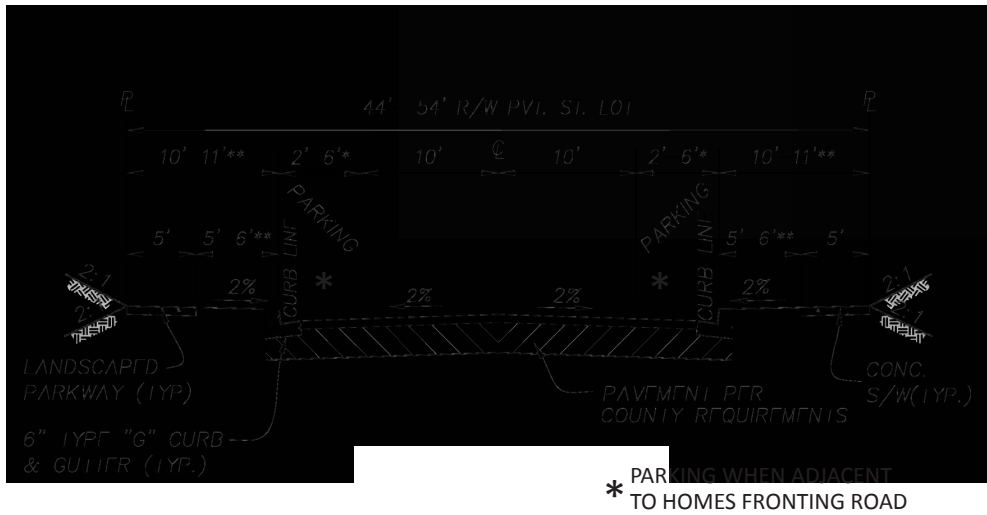


## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

# Typical Private Residential Street Cul-De-Sac or Loop

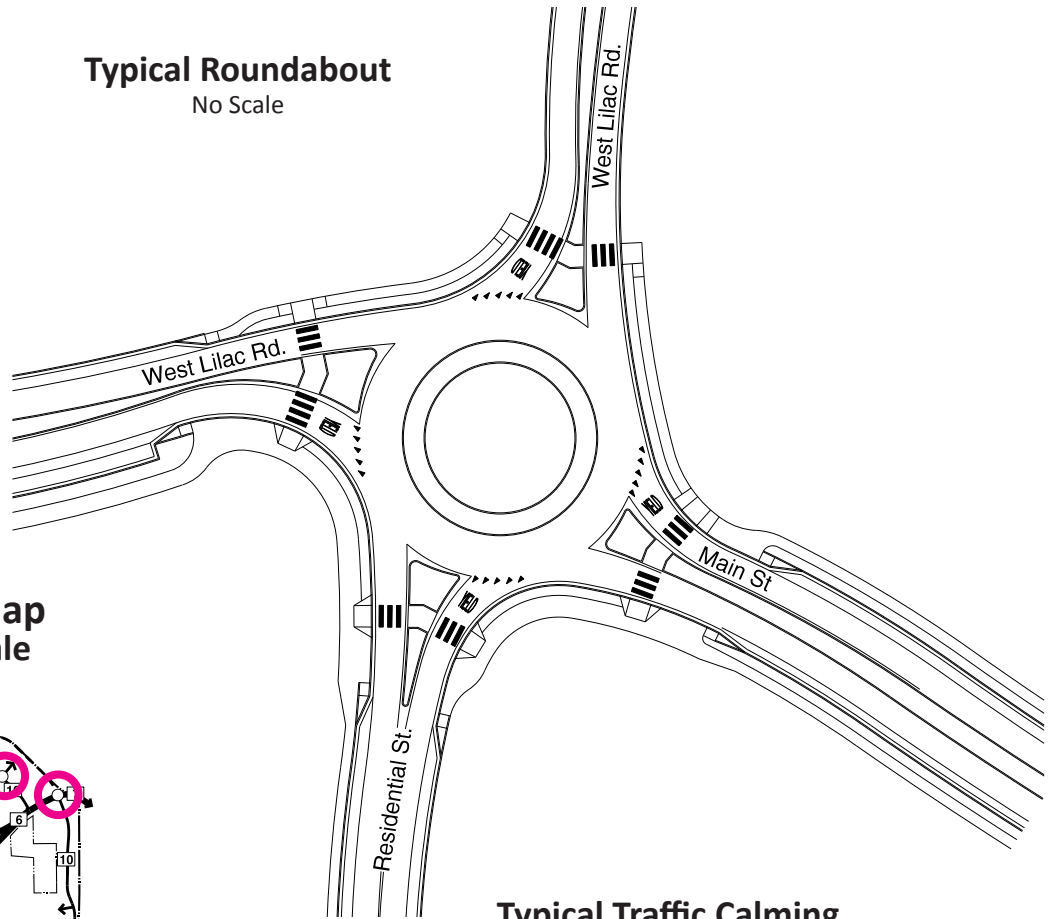
No Scale  
(Private)



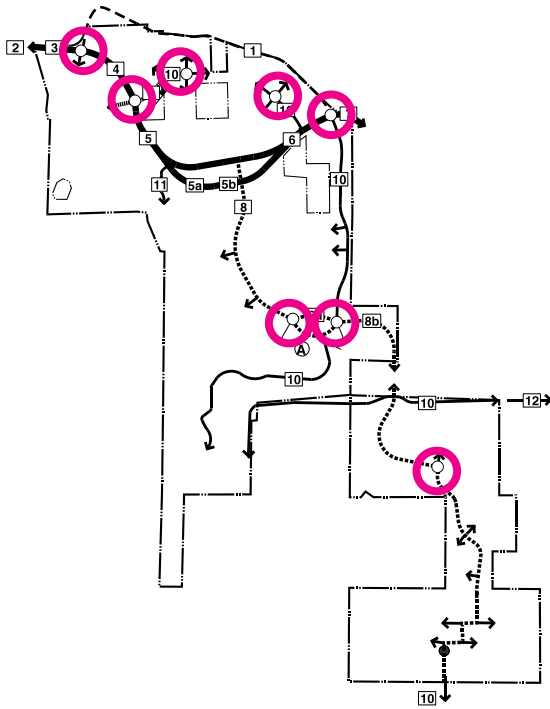
## Typical Street Section

LILAC HILLS RANCH SPECIFIC PLAN

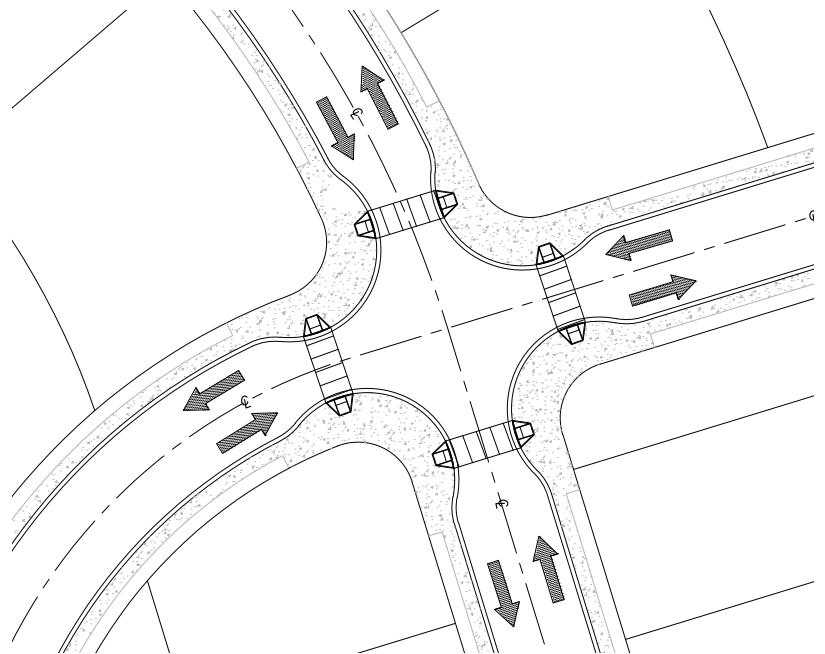
**Typical Roundabout**  
No Scale



**Key Map**  
no scale

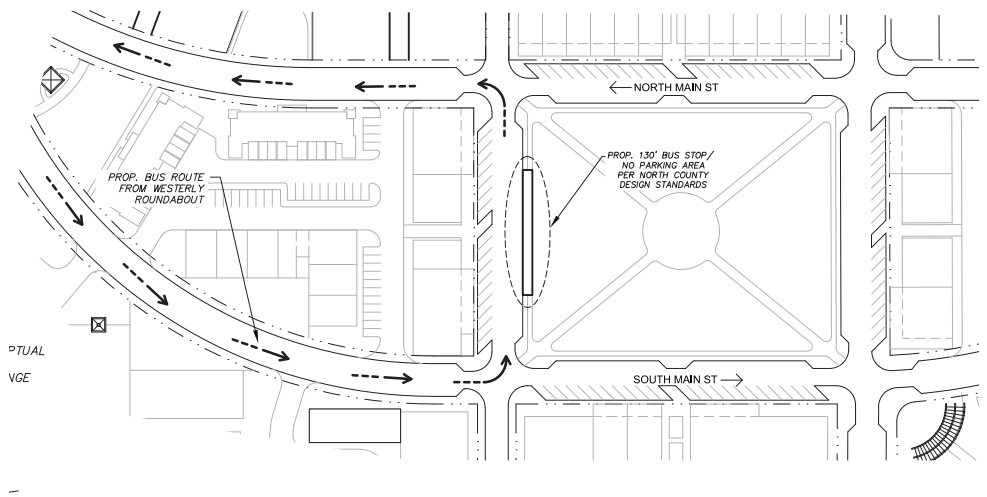
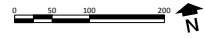


**Typical Traffic Calming Intersection Neckdown**  
No Scale

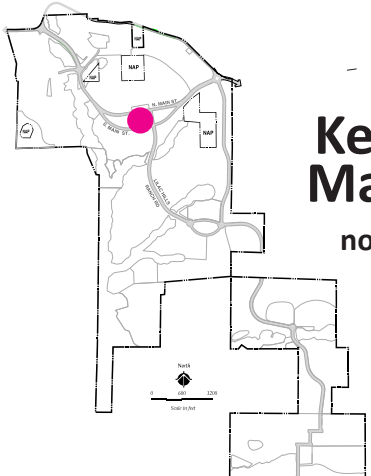


**Roundabout & Traffic Calming Intersection Neckdown**

LILAC HILLS RANCH SPECIFIC PLAN



**CONCEPTUAL TOWN CENTER  
TRANSIT STOP**  
no scale

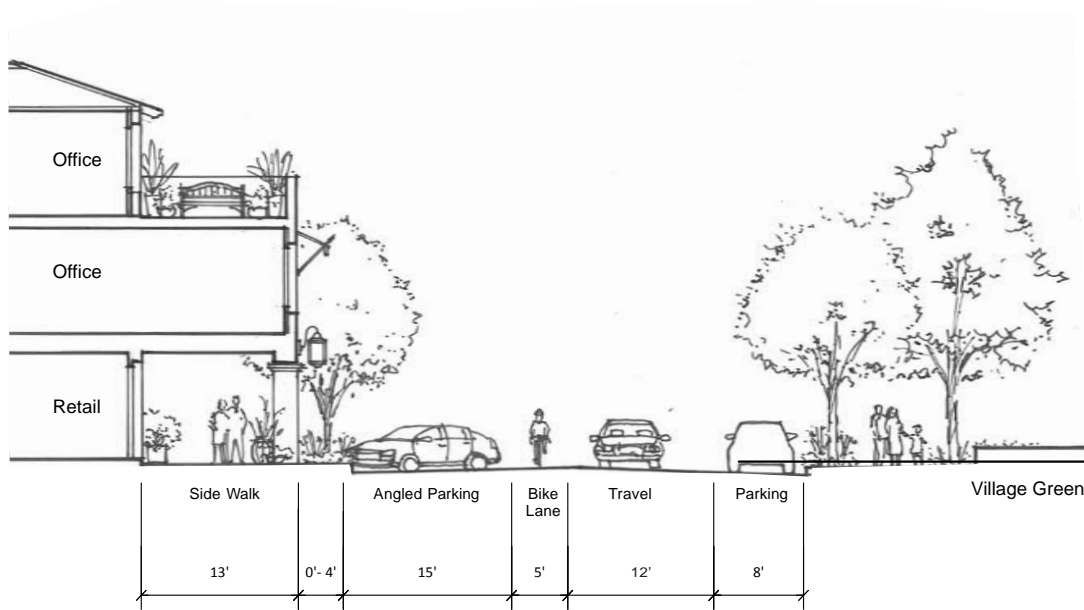


**Key Map**  
no scale

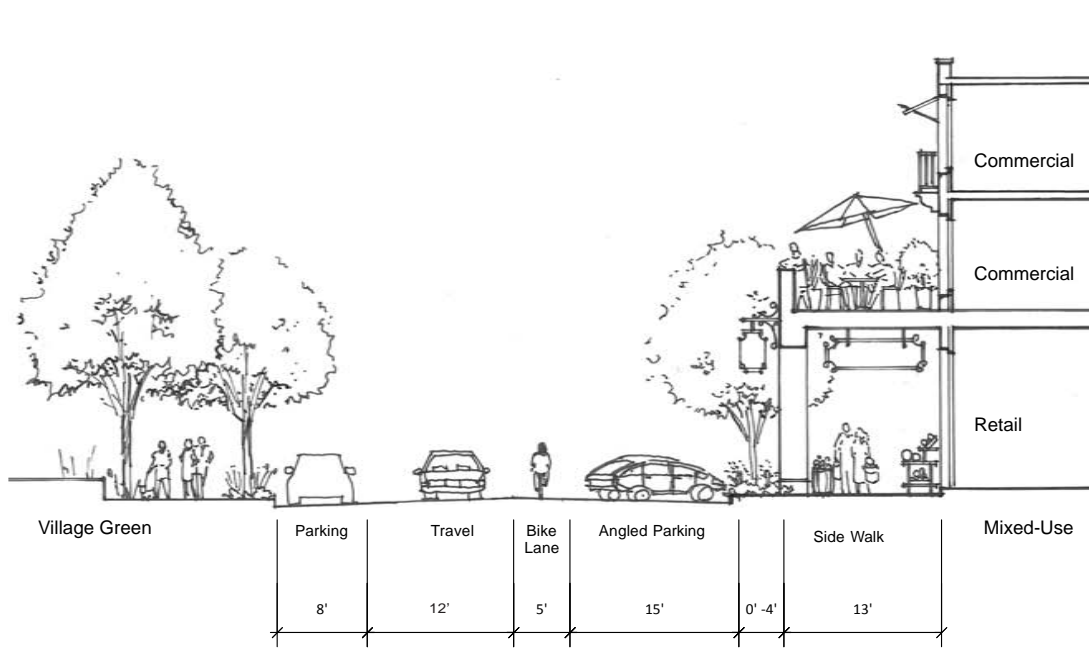
This concept plan is for illustrative purposes only. Actual site development may vary from concepts depicted in this exhibit.

**Town Center Concept Plan / Conceptual Transit Stop**

LILAC HILLS RANCH SPECIFIC PLAN



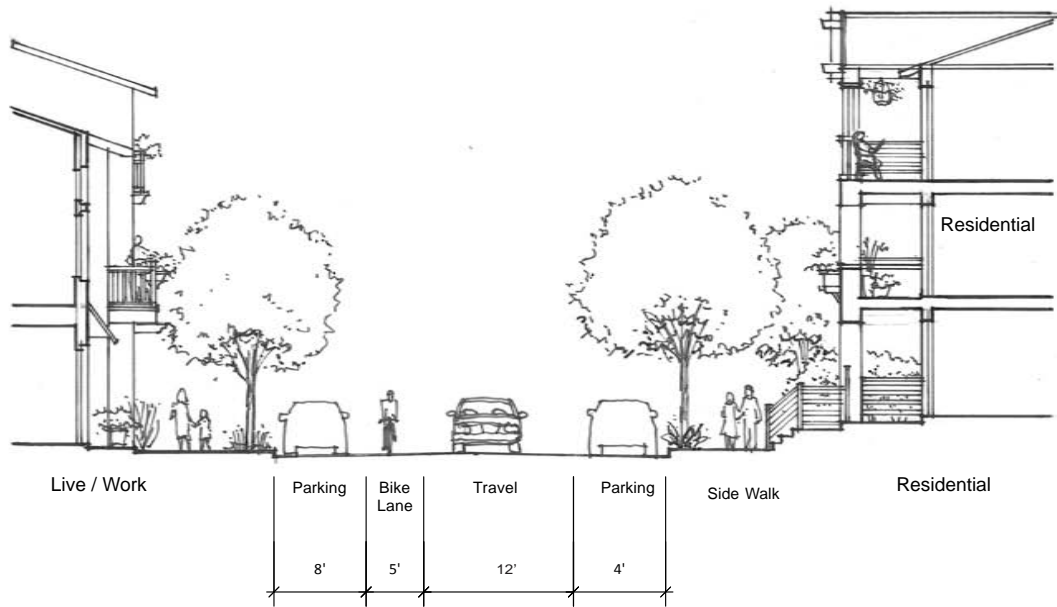
**North Main Street**  
no scale



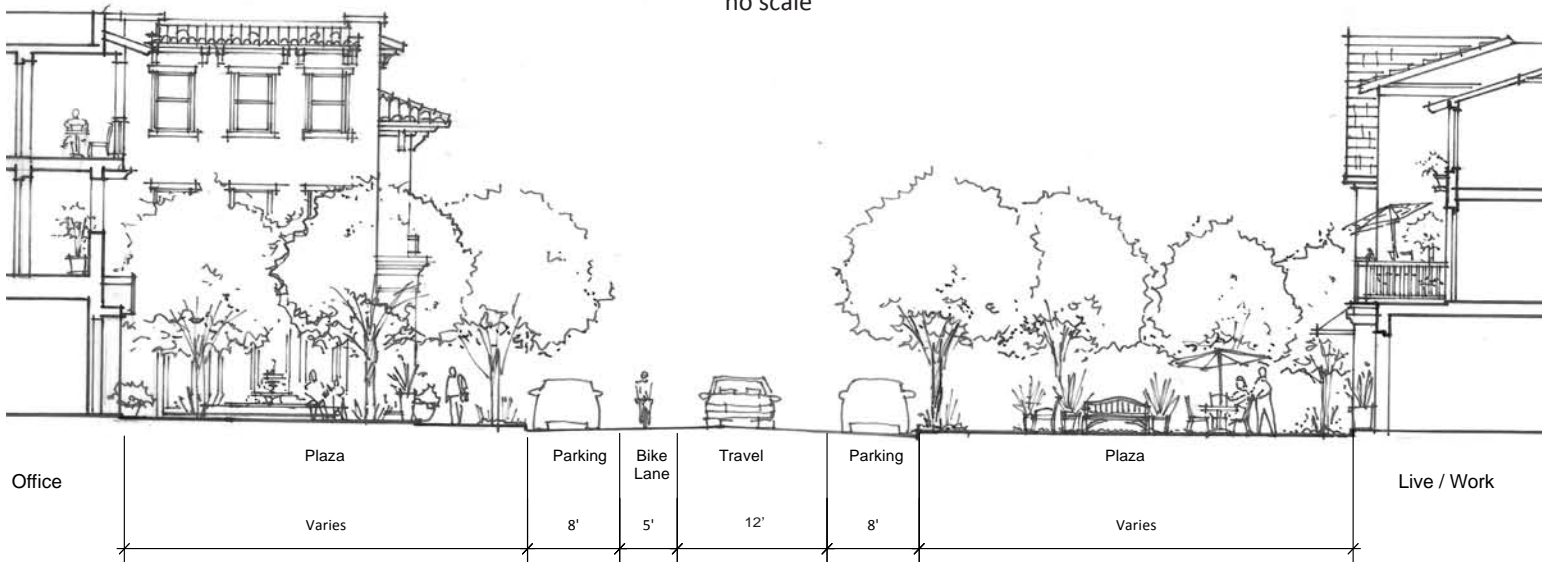
**South Main Street**  
no scale

**Town Center Sections**

LILAC HILLS RANCH SPECIFIC PLAN



**South Main Street  
East of Lilac Hills Ranch Rd.**  
no scale

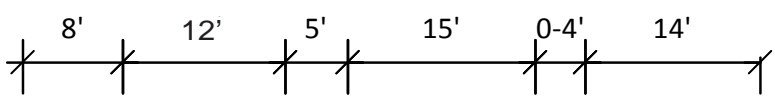
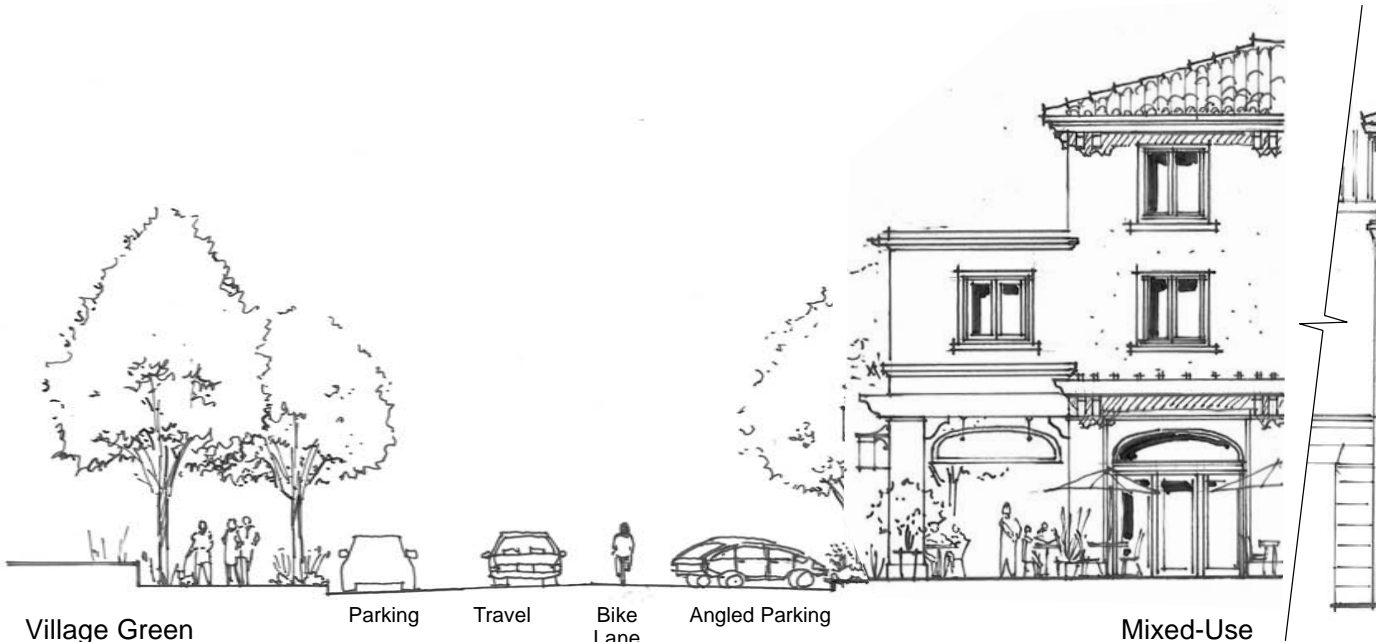


**South Main Street  
West of Market Street**  
no scale

**Town Center Sections**

LILAC HILLS RANCH SPECIFIC PLAN





South Main Street

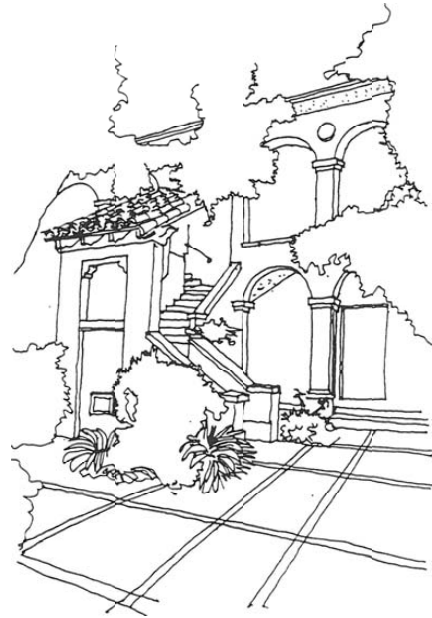
**Promenade Section - Town Center Retail**  
no scale

**Town Center Sections**

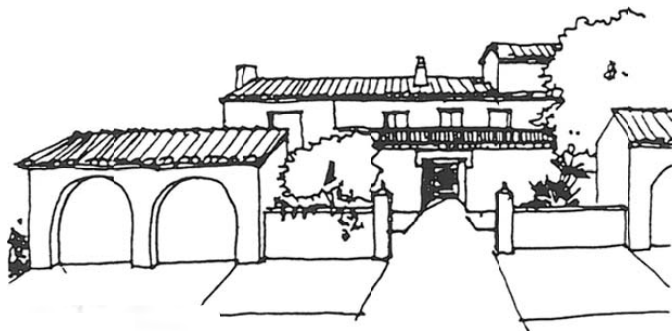
LILAC HILLS RANCH SPECIFIC PLAN



View of Cluster Courtyard from above



Enhanced exterior staircase and Loggia



SF Attached Garage and entry court



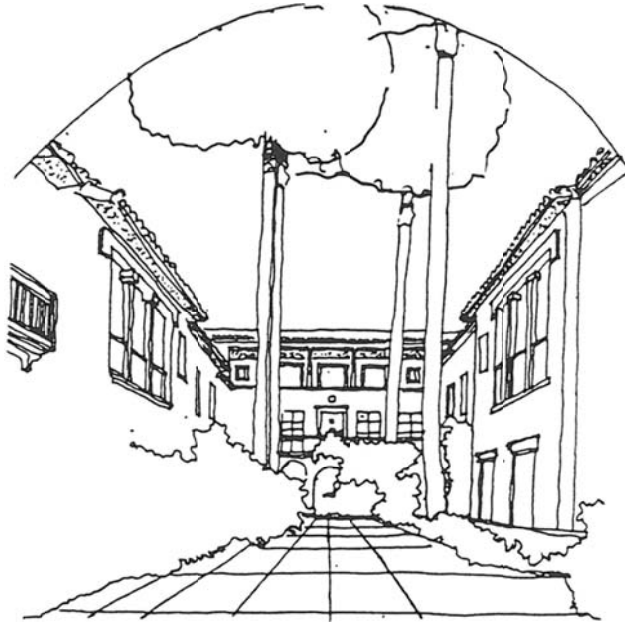
Garages integrated into building mass with pedestrian paseo.



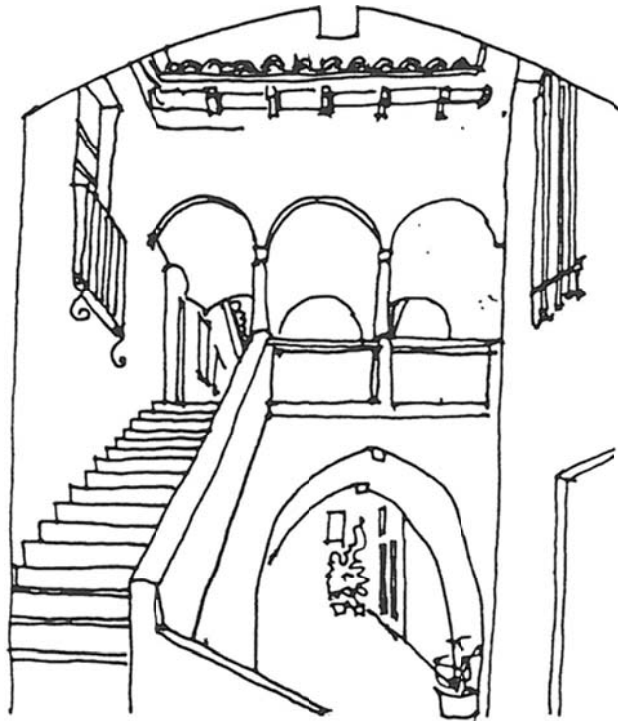
Town Center courtyard with fountain

## Single Family Attached Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN



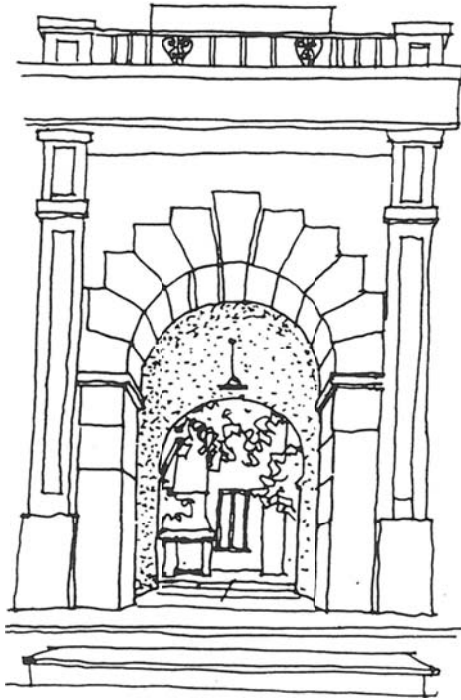
Courtyard framed with single family / attached buildings



Exterior entry to units on the second floor

## Single Family Attached Design Vignettes

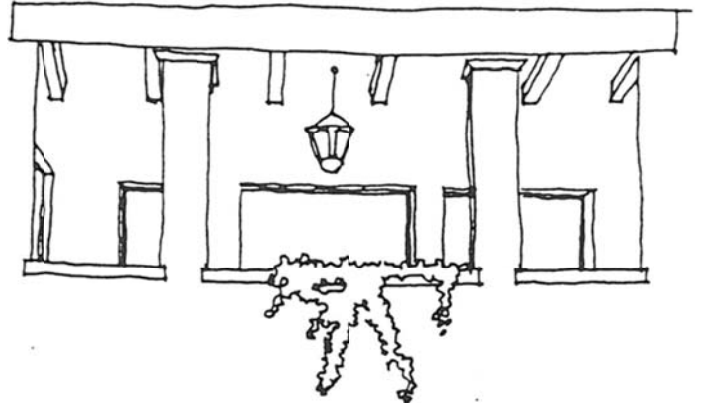
LILAC HILLS RANCH SPECIFIC PLAN



Main entry in building with a courtyard



Two and Three story massing with a corner deck



Exterior living area on an upper floor



Enhanced entry sequence with landscaping, steps and walls.

## Single Family Attached/Mixed-Use Design Vignettes

LILAC HILLS RANCH SPECIFIC PLAN

### III. DEVELOPMENT STANDARDS AND REGULATIONS

segment within the loop is labeled as a Ranch Multi-Use Trail which also allows for equestrian uses. This connects to the Ranch Multi-Use Trail that extends to the southern edge of the Community including linkages to the County Multi-Purpose trail at the southeast and southwest of the Community in Phase 5.

#### **b. Ranch Multi-Use Trail**

The Ranch Multi Use Trail type includes two different trail standards. The County Master trail segment which passes through the southern portion of the Community over the SDCWA easement will be classified as a Ranch Multi Use trail, but will be built to the same Type D standard as the Type D trail along West Lilac Road (12-foot to 15-foot trail easement with an 8' graded/surfaced treadway and surfaced with decomposed granite or other suitable material).

The north-south Ranch Multi-Use Trail system located within the natural and/or improved open space is also located within a public trail easement. The Ranch Multi-Use Trail is used to connect to the County Master trail segments on the north and south of the Community and the Feeder Trails. This public trail easement will be 10 to 12 feet wide and the treadway will be a minimum 3-foot wide constructed with decomposed granite or other suitable material per the county Type C trail standards.

#### **c. Community Trails**

The Community Trails as shown on the Lilac Hills Ranch Trails Plan (**Figure 20**) provide access from one neighborhood to another, from the Town Center to the northern Neighborhood Center and connect to the County Regional Trails, Ranch Multi-Use Trails and Feeder Trails. Community private trail easements will be 5-12 feet wide with a minimum 3-foot decomposed granite treadway. These trails will be privately owned and maintained by the HOA and open to the public except the trails within Phases 4 and 5, which would not be available to the public.

#### **d. Feeder Trails**

The Feeder Trails are multi-purpose trails, located within private neighborhoods, community open space, and dedicated open space within private trail easements which parallel private streets in the Community. These trail easements will be between 5 to 12 feet wide and the treadway will be a minimum of 2 feet wide constructed with native materials from their immediate location, decomposed granite or other suitable material. These trail will be privately owned and maintained by the HOA and open to the public except the trails within Phases 4 and 5, which would not be available to the public.

#### **e. Bike Lanes, Paths and Parking**

Bike travel is accommodated both on Main Street with 5-foot wide bike lanes in each direction (including through the Town Center) and on all of the Multi-Purpose and Multi-Use trails. These bike lanes and trails will provide another alternative to the

## III. DEVELOPMENT STANDARDS AND REGULATIONS

automobile and further prioritize non-automotive transportation within the Community. In addition, these bike lanes and trails are designed to increase the safety of the bicyclist as they navigate the road and trail system in this part of the County.

All trail locations are graphically depicted on **Figure 20 – Trails Plan & Biological Open Space Signage**. Trail cross sections are depicted on **Figure 21** and **22**. The majority of trails dedicated to the public and maintained by the Lilac Hills Ranch HOA are in Phases 1 through 3. The private trail system is within the gated Senior Citizen Neighborhood in Phases 4 and 5. **Bicycle parking facilities will be provided at various locations throughout the Community in accordance with the Zoning Ordinance.**

#### **4. Transportation Demand Management**

To reduce vehicle generated trips to the extent feasible, the project applicant proposes implementation of a Transportation Demand Management (TDM) program that would be prepared prior to Final Map, to reduce vehicle trips in favor of alternative modes of transportation. The TDM program will facilitate increased opportunities for transit, bicycling, and pedestrian travel, and would include implementation of the following TDM measures during project design and development. Prior to the recordation of the last Final Map in the Town Center the Community HOA shall:

- a) Implement a ride-share program with transit vouchers or other options that may be determined by the HOA.
- b) Implement bicycle circulation improvements to improve internal bicycle circulation and encourage the usage of bicycles to include requiring provision of bicycle parking facilities including secured bicycle parking facilities in specific locations as specified in this Specific Plan.**
- c) Promote Carpool/Vanpool programs which may include a Senior Transportation service.
- d) Promote available websites providing transportation options for residents and businesses.
- e) Create and distribute a “new resident” information packet addressing alternative modes of transportation.
- f) Promote programs to encourage workplace peak hour trip reduction, including staggered work hours, regional ride-matching services, and telecommuting.
- g) When transit routes are extended to the Community, participate in providing the necessary transit facilities, such as bus pads, shelters, signs, lighting, and trash receptacles.
- h) Coordinate with the NCTD as to the future sighting of transit stops/stations within the project site.

## III. DEVELOPMENT STANDARDS AND REGULATIONS

- f. Prior to Final Map an HOA Operations and Maintenance Manual will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the common open space management activities.
- g. As a condition of the conveyance of the biological open space properties to third party open space managers (TPOSM). The TPOSM will provide to the HOA an appropriate document which details the standards and scheduling for the open space operations and maintenance practices. Included with the documentation will be contact information so that the HOA and TPOSM can effectively coordinate any ongoing issues and concerns.
- h. The onsite stormwater system will be owned and managed by the HOA. Prior to Final Map a Stormwater Management and Operations Manual, approved by the RWQCB, will be prepared and adopted by the HOA. The manual will provide guidelines and standards for the operations and management activities for the storm drain system. Included with the documentation will be contact information so that the HOA and the County Department of Public Works can effectively coordinate issues and concerns regarding the operation of the system.

**3. Circulation Systems**

- a. Permeable road pavers, meeting applicable private road and Consolidated Fire Code requirements may be allowed as a road surface on the private road system within the Lilac Hills Ranch Community.
- b. The pathway within the road right of way for West Lilac Road along the Communities northern boundary will be maintained by a Landscape Maintenance District.
- c. Bicycle parking spaces shall be provided in accordance with the Zoning Ordinance on all Site Plans for uses that require bicycle parking. In addition the Site Plans for the civic uses allowed outside of the town and neighborhood centers (School, Private Recreation, Senior Center, etc.) shall also include bike parking in accordance with the Zoning Section. The Private Community Ride Share facility (**Figure 130**) at the western entrance to the Community shall also provide secured bicycle parking.

**4. Building Use Standards**

- a. Site Plans shall be conditioned to require all buildings to include the infrastructure necessary to accommodate the future use of solar panels and/or systems, including wiring for roof mounted solar systems and an electrical vehicle charging connection in the garage.
- b. Site Plans for Mixed-use projects shall be conditioned to require that recycling bins are included in their trash enclosures. Residents will be notified that recycling is required when they move in.