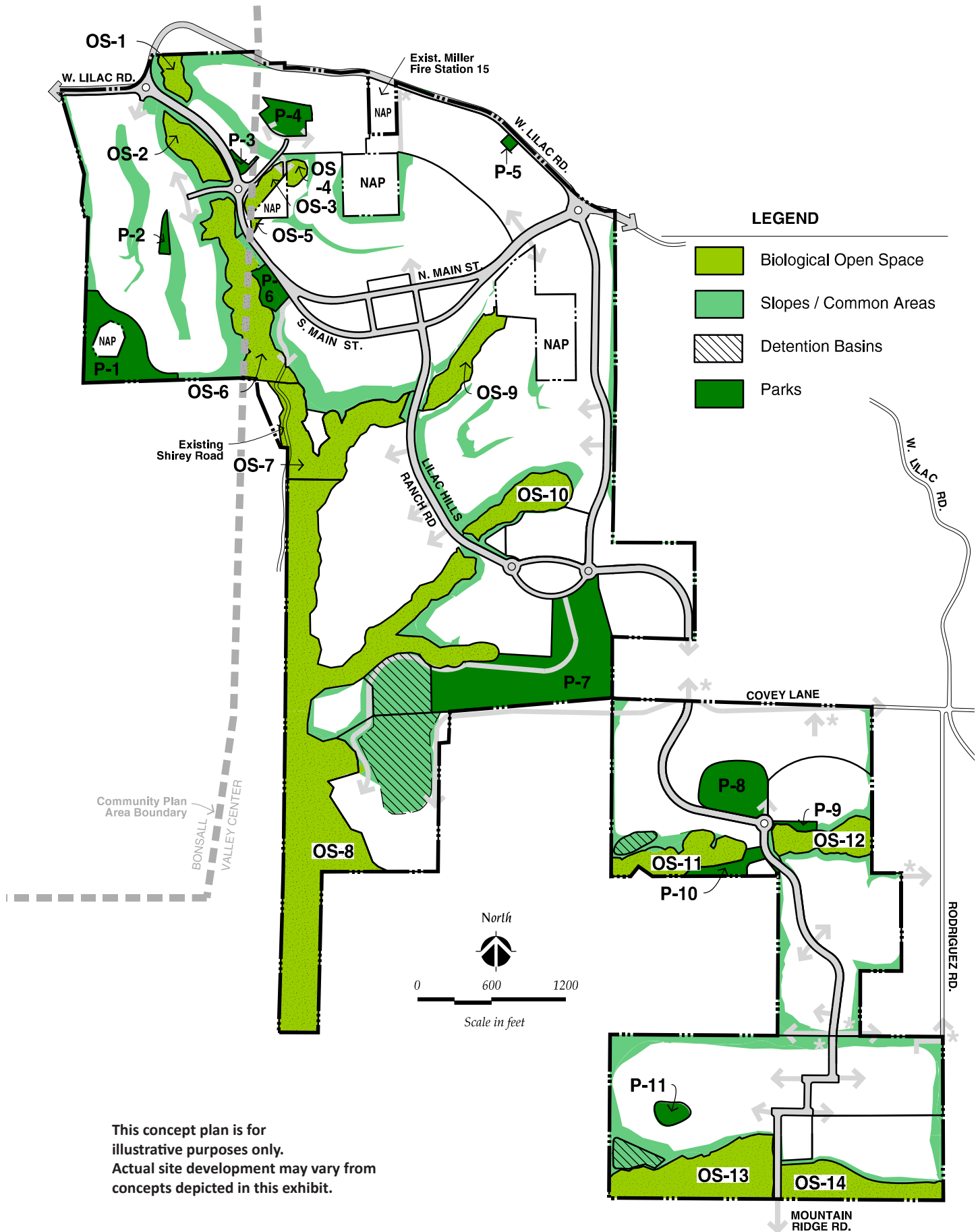


Biological Open Space

LILAC HILLS RANCH SPECIFIC PLAN



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

Open Space and Parks

LILAC HILLS RANCH SPECIFIC PLAN

NGBS CREDIT

404.3 Soil disturbance and erosion. *On-site soil disturbance and erosion are minimized by one or more of the following:*

- (1) Limits of clearing and grading are staked out prior to construction.*
- (2) “No disturbance” zones are created using fencing or flagging to protect vegetation and sensitive areas from construction vehicles, material storage, and washout.*

APPLICANT RESPONSE

In the County of San Diego, for any project that requires grading associated with a discretionary permit, as a condition of approval, all environmentally sensitive areas must be identified and protected with a physical barrier prior to construction. On this project, the environmentally sensitive areas define the limits of clearing/grading. Therefore, the limits of clearing will be staked prior to construction so the physical barrier around the environmentally sensitive areas can be installed.

See attached, Specific Plan Section III.e.i.-iii. “Biological Performance Standards”

- (3) Sediment and erosion controls are installed and maintained.*
- (4) Topsoil is stockpiled and covered with tarps, straw, mulch, chipped wood, vegetative cover, or other means capable of protecting it from erosion for later use to establish landscape plantings.*
- (5) Soil compaction from construction equipment is reduced by distributing the weight of the equipment over a larger area by laying lightweight geogrids, mulch, chipped wood, plywood, OSB (oriented strand board), metal plates, or other materials capable of weight distribution in the pathway of the equipment.*

APPLICANT RESPONSE

Per the attached County of San Diego’s Stormwater Standards Manual, Section F.3, all ground disturbance associated with a grading permit must install and maintain sediment and erosion controls.

- (6) Disturbed areas are stabilized within the EPA recommended 14-day period.*

APPLICANT RESPONSE

Per the attached County of San Diego’s Stormwater Standards Manual, projects are required to be in compliance with the attached “State of California General Permit for Construction Activities.”

(7) Soil is improved with organic amendments and mulch.

APPLICANT RESPONSE

See Section G.5.2.3.3, attached, of the County of San Diego's Stormwater Standards Manual.

III. DEVELOPMENT STANDARDS AND REGULATIONS

2. Biological Performance Standards

- a. All landscape plans shall include only native and low-fuel plant species. [per EIR Section 2.5]
- b. All grading or clearing permits shall limit vegetation clearing as follows; (a) the period of the year outside of the nesting season, roughly defined as mid-February to mid-September. Vegetation clearing activities could occur within potential nesting habitat during the breeding season with written concurrence from the Director of Planning and Development Services (PDS), the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife (CDFW) that nesting birds would be avoided; or (b) If vegetation removal is proposed to take place during the nesting season, a biologist shall be present during vegetation clearing operations to search for and flag active nests so that they can be avoided.
- c. Prior to the approval of any grading or clearing permits during the nesting/breeding season for raptors (roughly from mid-February through mid-July), a “directed” survey shall be conducted to locate active raptor nests, if any. If active raptor nests are present, no grading or removal of habitat will take place within 500 feet of any active nesting sites. The project proponent may seek approval from the Director of PDS if nesting activities cease prior to July 15.
- d. Subdivision Improvement plans shall require culverts under road sections to be sized from 18 to 54 inches in diameter as appropriate to allow for adequate local wildlife movement. [per EIR Section 2.5]
- e. All Grading Plans shall require that a qualified biologist be present during grading operations in order to:
 - 404.3 (1) i. Design and supervise the placement of orange construction fencing or equivalent along the boundary of the development area as shown on the approved grading and improvement plans.
 - ii. Monitor vegetation clearing and earthwork to ensure construction activities remain within the project footprint.
 - 404.3 (3) iii. Precisely identify and mark open space and other sensitive areas using geographic information system (GIS) coordinates with at least 6 inches of accuracy to assure that grading does not result in any un-permitted impacts beyond the designated buffer areas, nor result in any intrusion into any open space areas. [per EIR Section 2.5]

3. Hazards Related Performance Standards

- a. Prior to issuance of grading permit, the impacted soils in the locations referenced within EIR subchapter 2.7 shall be excavated and disposed of at an approved location. Confirmation samples shall be collected to verify removals. The

PART F.3—STANDARDS APPLICABLE TO DISCRETIONARY PERMIT ACTIVITIES

Many County soil disturbance permits and approvals (including “major” and “minor” grading permits) are discretionary and allow for site-specific design features to accomplish pollution protection. For these types of permits, this manual establishes performance standards and provides a menu of available options to allow the project designers to incorporate the BMP features that are most practical and effective for their site.

The application for any of the following discretionary permits or approvals shall be accompanied by plans demonstrating how pollution protection requirements will be met. The permit or approval shall not be approved unless the decision maker determines that the application complies with the requirements of applicable ordinances and this manual:

- a. Administrative Permit for Clearing
- b. Agricultural Exemption
- c. Lot Line Adjustment
- d. Final Map Modification
- e. Grading Plan (including Modification or Renewal)
- f. Improvement Plan (including Modification)
- g. Landscape Plan
- h. Major Use Permit (including Modification, Minor Deviation, or Extension)
- i. Minor Use Permit (including Modification, Minor Deviation, or Extension)
- j. Parcel Map Modification
- k. Reclamation Plan
- l. Site Plan (including Amendment)
- m. Solid Waste Facility Permit
- n. Tentative Map (including Resolution Amendment or Time Extension)
- o. Tentative Parcel Map
- p. Variance
- q. Watercourse Permit

404.3 (3)

F.3.1 Erosion Control

The Property Owner must implement the following minimum Physical Stabilization BMPs or Vegetation Stabilization BMPs, or both, to prevent erosion from exposed slopes. All slopes and disturbed flat areas must be stabilized and protected, including areas disturbed by clearing operations. The County will not accept: tracking, mulch, wood chips, hydroseeding without watering, jute matting or jute netting as a means to protect exposed slopes from erosion, but such measures may be used to protect disturbed soil areas that are flat and level (less than 5% slope).

404.3 (4)

F.3.1.1: Physical Stabilization through use of geotextiles, mats, fiber rolls (SS-7 or EC-7), Bonded Fiber Matrix or Stabilized Fiber Matrix, or other material approved by the County for stabilizing slopes, or Vegetation Stabilization using hydroseed (SS-4 or EC4) or acceptable landscaping may be used only May 1 to September 15. Vegetation proposed to stabilize slopes must be installed by August 15, watered, and established prior to November 11. The property owner shall implement a contingency physical BMP by November 11 if vegetation establishment does not occur by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation shall have a subsurface mat of intertwined mature

roots with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.

F.3.1.2: All manufactured slopes and cleared slopes of 3:1 (horizontal to vertical) and steeper are to be protected with a BMP approved by the County of San Diego, as described in subsection F.3.1.1 above. During the rainy season cleared slopes flatter than 3 to 1 must still be protected from erosion using either an approved BMP or by using hydromulch with a Guar, straw mulch, Gypsum or similar binder. Flat areas of less than 5% (like building pads, parking areas, leach fields) shall have 100% protection using geotextiles, mats (SS-7), or other material approved by the County for stabilizing slopes, or using tracking and soil stabilizers/binders (SS-5), temporary seeding (SS-4), mulch/wood chips (SS-3, SS-6, SS-8), or jute matting (SS-7). The County may reduce this requirement for flat areas and the below requirement, provided full sediment control is provided through use of the standard lot perimeter protection design described in section F.3.1.2.1 below, or through constructed and maintained desiltation basins (SC-2) at all project discharge points. Stabilized Fiber Matrix may be used on slopes that are not steeper than 2 to 1 (horizontal to vertical). During the non-rainy season flat areas of less than 5% may be protected by rolled plastic as part of a weather-triggered action plan until the structure's roof has been completed.

404.3 (5)

F.3.1.2.1: Standard Lot Perimeter Protection Design

Flat areas that have a slope no greater than 3% may be configured as described below to provide a desilting function, thus eliminating the need for other protection. The following requirements control the use of this option:

- Maximum holding time is 72 hours.
- Maximum size for using Lot Perimeter Protection is 1 acre of disturbed area.
- Basin shall be sized for the entire pad. Each pad shall be treated separately.
- A berm with a minimum height of 1 foot, shall be placed and compacted along the outlet side. A berm, with a minimum height of 6 inches, shall be installed and compacted around the remaining perimeter of the pad.
- A rock filter shall be placed at the outlet location to slowly release the captured flows. For basins sized between 1 to 0.75 acre the rock filter shall be 6 feet in length. For basins that are sized less than 0.75 acre but greater than 0.10 acre the rock filter shall be 4 feet in length. For basins that are less than or equal to 0.10 acre the rock filter shall be 2 feet in length.
- The rock filter shall have a minimum width of 1 foot.
- The minimum height of the rock filter shall be 1 foot.
- The rock size shall be between 1 to 3 inches in diameter.
- Fiber roll with the equivalent length of the rock filter shall be properly placed 1 foot downstream of the rock filter
- Access to the pad shall be restricted to prevent tracking off of the pad or appropriate tracking control installed.

F.3.1.3: Areas of graded pads that must remain unobstructed to allow ongoing construction may be protected by rolled plastic as part of a weather-triggered action plan until the structure's roof has been completed. The remainder of the pad area must continue to be protected using erosion control measures identified above or use of a desilting basin.

404.3 (5) F.3.1.4: Unpaved roads and traveled ways within contractor's onsite yards are exempt from the 100% protection requirement but shall be protected with gravel bag chevrons or an alternative equally effective BMP.

404.3 (3) **F.3.2 Sediment Control**

F.3.2.1: Dischargers must provide protection of the grading site perimeter, all environmentally sensitive areas and all watercourses and at all operational internal inlets to the storm drain system at all times; through the use of filtration devices, silt fencing (SC-1), straw, coconut fiber or wood fiber-rolls, gravel bag barriers (SC-8 or SE-6, SE-8), and gravel inlet filters; and capture of sediment and dust through the use of storm-drain inlet protection (SC-10 or SE-10) and construction road stabilization (TC-2).

F.3.3 Offsite Sediment Control

F.3.3.1: Dischargers must eliminate off-site sediment tracking through use of stabilized construction entrances/exits (TC-1) and street sweeping and vacuuming (SC-7).

F.3.4 Velocity Reduction

F.3.4.1: Dischargers must provide velocity reduction for all runoff leaving the site, and onsite runoff that could cause erosion, through appropriate outlet protection (SS-10). Velocity reduction BMPs shall be designed and constructed for the precipitation intensity from the 10-year, 6-hour rain event. Runoff shall be calculated using $Q=C \times I \times A$ where Q is the discharge rate measured in cubic feet per second; C is the runoff coefficient; I is the precipitation intensity for the 10-year, 6-hour rain event; and A is the area draining into the sediment basin in acres.

F.3.5 Materials Management

F.3.5.1: Waste handling and materials storage areas shall be designated and waste-handling methods identified. Methods for handling; Solid waste (WM-5), Sanitary waste (WM-9), Concrete waste (WM-8), Hazardous waste (WM-6) shall be shown. Material storage methods proposed (WM-1), including storage of emergency BMP materials, shall be implemented.

F.3.6 Structural BMP Sizing

If a project chooses to rely on desiltation basins for treatment purposes, the following shall apply:

F.3.6.1: At a minimum all desiltation basins shall be designed by a registered civil engineer and be sized to either:

- Have at least a capacity equivalent to 3,600 cubic feet of storage per acre drained,

or

- Be designed using the standard equation: $A_s=1.2Q/V_s$. A_s is the minimum surface area for trapping soil particles of a certain size; V_s is the settling velocity of the design particle size chosen; $Q=C \times I \times A$ where Q is the discharge rate measured in cubic feet per second; C is the runoff coefficient; I is the precipitation intensity for

the 10-year, 6-hour rain event and A is the area draining into the sediment basin in acres. The design particle size shall be the smallest soil grain size determined by wet sieve analysis, or the fine silt sized (0.01mm) particle, and the Vs used shall be 100 percent of the calculated settling velocity.

An Authorized Enforcement Official may provide additional guidance for desiltation basins, including standardized design and inspection details for minor projects by preparing, circulating for public comment, and publishing a guidance document.

F.3.6.2: The length of any basin, as measured from inlet to outlet, shall be more than twice the width whenever practical; the depth must not be less than three feet nor greater than five feet for safety reasons and maximum efficiency. The basin(s) shall be located on the site where it can be maintained on a year-round basis, and have a means for dewatering by no later than 5 calendar days following a storm event. Basins should be fenced if safety (worker or public) is a concern, and shall be maintained at least once before the start of the rainy season (October 1) and as needed to retain a minimum of two feet of capacity at all times.

F.3.7 Plan Notes

F.3.7.1: Discretionary grading plans shall contain advisory notes concerning erosion and sediment protection to the satisfaction of the Director of the County Department issuing the permit. The Director shall prepare, circulate for public comment, disseminate and maintain guidance documents to provide additional information, specific wording, and guidance concerning these required plan notes. The notes shall be shown on erosion control plans or the erosion control portion of grading plans, and the Plans shall include details and drawings of the erosion control methods.

PART F.4—STANDARDS APPLICABLE TO MINISTERIAL PERMIT ACTIVITIES AND TO GRADING THAT DOES NOT REQUIRE A PERMIT

Land development and redevelopment projects that do not require a permit or that can be issued ministerial permits, and which satisfy the requirements of this Part F.4, are not subject to the requirements in Parts F.1 through F.3 of this Manual.

Ministerial projects must meet the other applicable requirements in the Ordinance including the design requirements set out in Part G.9 of this Manual

The application for any of the following ministerial permits or approvals shall be accompanied by plans demonstrating how the specifically applicable requirements, if any, set out below will be met, and the permit or approval shall not be approved unless the decision maker determines that the application complies with those requirements.

- a. Building Permit (not minor grading)
- b. Construction Right of Way Permit
- c. Encroachment Permit
- d. Excavation Permit
- e. On-Site Waste Water System Permit
- f. Underground Tank Permit
- g. Well Permit

COUNTY OF SAN DIEGO
STORMWATER STANDARDS MANUAL



**Appendix A to the Watershed Protection,
Stormwater Management and Discharge Control Ordinance**

An Excerpt From The San Diego County Code Of Regulatory Ordinances

(Amended by Ordinance No. 9589 (N.S.), adopted 8/5/03)
(Amended by Ordinance No. 9518 (N.S.), adopted 1/10/03)
(Ordinance No. 9426 (N.S.), adopted 2/1/02)

- G.2.1.2: Permit applications shall include details and drawings of the BMPs proposed to be implemented, and any other storm water-related forms designated by the issuing Department.
- G.2.1.3: Permit applicant shall certify that the BMPs proposed to support the permit application will be installed, monitored, maintained or revised as appropriate to ensure continued effectiveness.

G.2.2 Construction-Phase Requirements

During construction, all development projects must comply with the state General Stormwater Permit for Construction Activities, if applicable; with the conditions imposed in permits required for construction; and with County ordinances and sections for construction activities.

see attached section
from State General
Permit for Storm
Water Discharges

G.2.3 Additional Requirements in Permits; Role of Guidance

- G.2.3.1: Urban land development activities that require a discretionary County permit are subject to the applicable requirements in the Ordinance and this manual, and to any additional requirements imposed in County permits or Orders. Those additional requirements may implement the Ordinance or other County ordinances, or may be imposed to reduce or mitigate the environmental impacts of the permitted activity.
- G.2.3.2: Permits may modify the minimum BMPs specified in Parts G.4 and G.5 below by approving specific BMPs as alternatives. Any such alternative BMP must be at least as effective as the BMP the alternative replaces.
- G.2.3.3: County permits or orders approving or requiring the use of alternative BMPs may take into account any guidance issued pursuant to section 67.804(h) of the Ordinance, in the manner authorized by that section.

G.2.4 Non-Storm Water Discharges

Dischargers shall identify and implement BMPs to address all potential non-stormwater discharges from the permitted activity.

G.2.5 Industrial Facility General Permit Coverage

Prior to commencing industrial operations, any new industrial facility subject to the State General Industrial Storm Water Permit must provide evidence to the County that the Notice of Intent required to be filed under that general permit has been filed.

PART G.3—ENVIRONMENTAL PERFORMANCE STANDARDS

G.3.1 Flow Control and Erosion Prevention

- G.3.1.1: Post-construction peak runoff flow rates and velocities from the project site shall be maintained at levels that will not cause a significant increase in downstream erosion.
- G.3.1.2: Measures to control flow rates and velocities shall not disrupt flows and flow patterns that are necessary to support downstream wetlands or riparian habitats. Diversion of runoff to regional facilities shall not be allowed to deprive immediate downstream habitats of the minimum flows and /or over-bank flow events they need.



Linda S. Adams
Secretary for
Environmental Protection

State Water Resources Control Board



Arnold Schwarzenegger
Governor

Division of Water Quality

1001 I Street • Sacramento, California 95814 • (916) 341-5455
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Fax (916) 341-5463 • <http://www.waterboards.ca.gov>

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

GENERAL PERMIT FOR STORM WATER DISCHARGES

ASSOCIATED WITH CONSTRUCTION AND LAND DISTURBANCE
ACTIVITIES

ORDER NO. 2009-0009-DWQ
NPDES NO. **CAS000002**

This Order was adopted by the State Water Resources Control Board on:	September 2, 2009
This Order shall become effective on:	July 1, 2010
This Order shall expire on:	September 2, 2014

IT IS HEREBY ORDERED, that this Order supersedes Order No. 99-08-DWQ [as amended by Order No. 2010-0014-DWQ] except for enforcement purposes. The Discharger shall comply with the requirements in this Order to meet the provisions contained in Division 7 of the California Water Code (commencing with section 13000) and regulations adopted thereunder, and the provisions of the federal Clean Water Act and regulations and guidelines adopted thereunder.

I, Jeanine Townsend, Clerk to the Board, do hereby certify that this Order with all attachments is a full, true, and correct copy of an Order adopted by the State Water Resources Control Board, on September 2, 2009.

AYE: Vice Chair Frances Spivy-Weber
Board Member Arthur G. Baggett, Jr.
Board Member Tam M. Doduc

NAY: Chairman Charles R. Hoppin

ABSENT: None

ABSTAIN: None

Jeanine Townsend
Clerk to the Board

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Attachment A – Linear Underground/Overhead Requirements
Attachment A.1 – LUP Type Determination
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Attachment B – Permit Registration Documents
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LIST OF APPENDICES

Appendix 1 – Risk Determination Worksheet
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Appendix 3 – Bioassessment Monitoring Guidelines
Appendix 4 – Adopted/Implemented Sediment TMDLs
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Appendix 7 – State and Regional Water Resources Control Board Contacts

3. Risk Level 2 dischargers shall clean streets in such a manner as to prevent unauthorized non-storm water discharges from reaching surface water or MS4 drainage systems.

D. Erosion Control

1. Risk Level 2 dischargers shall implement effective wind erosion control.
2. Risk Level 2 dischargers shall provide effective soil cover for inactive¹ areas and all finished slopes, open space, utility backfill, and completed lots.
3. Risk Level 2 dischargers shall limit the use of plastic materials when more sustainable, environmentally friendly alternatives exist. Where plastic materials are deemed necessary, the discharger shall consider the use of plastic materials resistant to solar degradation.

E. Sediment Controls

1. Risk Level 2 dischargers shall establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from the site.
2. On sites where sediment basins are to be used, Risk Level 2 dischargers shall, at minimum, design sediment basins according to the method provided in CASQA's Construction BMP Guidance Handbook.
3. **Additional Risk Level 2 Requirement:** Risk Level 2 dischargers shall implement appropriate erosion control BMPs (runoff control and soil stabilization) in conjunction with sediment control BMPs for areas under active² construction.
4. **Additional Risk Level 2 Requirement:** Risk Level 2 dischargers shall apply linear sediment controls along the toe of the slope, face of the slope, and at the grade breaks of exposed slopes to comply with sheet flow lengths³ in accordance with Table 1.

¹ Inactive areas of construction are areas of construction activity that have been disturbed and are not scheduled to be re-disturbed for at least 14 days.

² Active areas of construction are areas undergoing land surface disturbance. This includes construction activity during the preliminary stage, mass grading stage, streets and utilities stage and the vertical construction stage.

³ Sheet flow length is the length that shallow, low velocity flow travels across a site.

- ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or
- iii. The maximum flow rate of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in pollutant loads and flows as achieved by mitigation of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

G5.2.3.2: Step 9: Locate BMPs Near Pollutant Sources. Structural treatment control storm water BMPs, if proposed, should be implemented close to pollutant sources to minimize costs and maximize pollutant removal prior to runoff entering receiving waters. Such BMPs may be located on- or off-site, used singly or in combination, or shared by multiple new developments, pursuant to the following requirements:

- (a) Any structural treatment control BMPs shall be located so as to infiltrate, filter, and/or treat the required runoff volume or flow prior to its discharge to any receiving water body supporting beneficial uses.
- (b) Multiple post-construction structural treatment control BMPs for a single development project shall collectively be designed to comply with the design standards.
- (c) Any structural treatment BMPs are to be located to infiltrate, filter, or treat the required runoff volume or flow prior to its discharge to any receiving water body supporting beneficial uses. In most cases, on-site BMPs will be the best alternative for protecting all downstream water bodies. However, in some situations, better results may be achieved when structural treatment BMPs are shared by multiple new development projects. The County may elect to allow the use of a shared structural treatment BMP provided construction of the shared structural treatment BMP is completed (or an equivalent temporary alternative is put in place) prior to the post-construction use of any new development project from which the structural treatment BMP will receive runoff. Ongoing long-term maintenance of any shared structural post-construction BMP must be identified before a shared BMP will be considered “effective”. Shared storm water BMPs shall be operational prior to the use of any dependent development or phase of development. The shared BMPs shall only be required to treat the dependent developments or phases of development that are in use.
- (d) Interim storm water BMPs that provide equivalent or greater treatment than is required may be implemented by a dependent development until each shared BMP is operational. If interim BMPs are selected, the BMPs shall remain in use until permanent BMPs are operational.

G.5.2.3.3: Step 10: Restrictions on Use of Infiltration BMPs. Three factors significantly influence the potential for urban runoff to contaminate ground water. They are (i) pollutant mobility, (ii) pollutant abundance in urban runoff, (iii) and soluble fraction of pollutant. The risk of contamination of groundwater may be reduced by pretreatment of urban runoff. A discussion of limitations and guidance for infiltration practices is contained in, *Potential Groundwater Contamination from Intentional and Non-Intentional Stormwater Infiltration, Report No. EPA/600/R-94/051, USEPA (1994).*

To protect groundwater quality, the County the use of Infiltration BMPs (such as infiltration trenches and infiltration basins) to accept Urban Runoff from land development projects subject to the Ordinance is restricted as set out below. These restrictions do not apply to areas developed prior to February 20, 2002.

- (a) Runoff shall undergo pretreatment such as sedimentation or filtration prior to discharge to an Infiltration BMP.
- (b) Prohibited non-stormwater discharges shall be diverted from Infiltration BMPs, unless treated prior to discharge.
- (c) Pollution prevention and source control BMPs shall be implemented at a level appropriate to protect groundwater quality at sites where Infiltration BMPs are to be used.
- (d) The vertical distance from the base of any Infiltration BMP to the seasonal high groundwater mark shall be at least 10 feet. Where groundwater does not support beneficial uses, this vertical distance criteria may be reduced, provided groundwater quality is maintained.
- (e) Infiltration BMPs may not be used unless the soil through which infiltration is to occur is shown to have physical and chemical characteristics (such as appropriate cation exchange capacity, organic content, clay content, and infiltration rate) that are adequate for proper infiltration durations and treatment of urban runoff for the protection of groundwater beneficial uses.
- (f) Infiltration BMPs shall not be used for areas of industrial or light industrial activity; areas subject to high vehicular traffic (25,000 or greater average daily traffic on main roadway or 15,000 or more average daily trips on any intersecting roadway); automotive repair shops; car washes; fleet storage areas (bus, truck, etc.); nurseries; and other high threat to water quality land uses and activities as designated by the County in their Local SUSMP.
- (g) Infiltration structural BMPs shall be located a minimum of 100 feet horizontally from any water supply wells.

404.3 (7)

G.5.3 Examples

Application of the process and requirements described above could, for example, lead to design requirements and permit conditions such as the following:

- o A commercial development might have loading/unloading dock areas where material spills could be quickly transported to the storm water conveyance system. The project should be required to cover loading dock areas or design drainage to minimize run-on and runoff of storm water. Direct connections to storm drains from depressed loading docks (truck wells) should be prohibited.
- o A vehicle repair facility could handle oil and grease, solvents, car battery acid, coolant and gasoline from the repair/maintenance bays that can negatively impact storm water. Design plans should show repair bays indoors or designed to prohibit storm water contact; the drainage system should be designed to capture all wash water, leaks and

NGBS Credit

404.4 Wildlife habitat. Measures are implemented to support wildlife habitat.

(1) Wildlife habitat is maintained.

APPLICANT RESPONSE

See attached, Conceptual Biological Resources Management Plan, Table 1 and Section 4.0

(2) Measures are instituted to establish or promote wildlife habitat.

Applicant Response

See attached, Biological Resources Technical Report, Section 8.0 and Table 10

(3) Open space is preserved as part of a wildlife corridor.

Applicant Response

See attached, Biological Resources Technical Report, Section 6.0, and Figures 14a and 14b

**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

Conceptual Biological Resources Management Plan for On-Site Biological
Open Space for Lilac Hills Ranch

TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS

Check if applies	Tasks	Frequency (times per year)	Hours Required per Year
Biological Tasks			
X	Baseline inventory of resources (if original inventory is over 5 years old)	One time	40 hrs.
X	Update biological mapping	Once every 5 years	24 hrs.
	Update aerial photography	Once every xx years	
X	Removal of invasive species	Monthly/First Year Quarterly/Next 10 years Annually/After 10 years	First year: 300 hrs.; Next 10 years: 300 hrs.; After 10 years: 150 hrs.
	Predator control	Monthly/Quarterly/ Annually	
X	Habitat Restoration/Installation	Installation	200 hrs.
X	Habitat Restoration/Monitoring and Management	Monthly/Quarterly	40 hrs. / 160 hrs.
	Poaching control	Monthly/Quarterly	
	Species Surveys	Once every xx years	
	Species management	(add frequency)	
	Noise management, if required	(add frequency)	
X	Biological Resource Monitoring	Quarterly	160 hrs.
Operations, Maintenance, and Administration Tasks			
X	Establish and maintain database and analysis of data	Annually	20 hrs.
X	Write and submit annual report to County	Annually	40 hrs.
X	Submit review fees for County review of annual report	Annually	
X	Review and if necessary, update management plan	Every 5 years	40 hrs.
X	Construct permanent signs	One time	200 hrs.
X	Replace signs	10 signs per year	40 hrs.
X	Construct permanent fencing/gates	One time	200 hrs.
X	Maintain permanent fencing/gates	Three times per year	60 hrs.
X	Remove trash and debris	Twice per year	40 hrs.
	Coordinate with DEH and Sheriff	(add frequency)	
	Maintain access road	(add frequency)	
	Install storm water BMPs		
	Maintain storm water BMPs	(add frequency)	
	Restore built structure	One time	
	Maintain built structure	(add frequency)	
	Maintain regular office hours	(add frequency)	
	Inspect and service heavy equipment and vehicles	(add frequency)	
	Inspect and repair buildings, residences, and structures	(add frequency)	
	Inspect and maintain fuel tanks	(add frequency)	
	Coordinate with utility providers and easement holders	(add frequency)	

**TABLE 1
BIOLOGICAL RESOURCES MANAGEMENT TASKS**

Check if applies	Tasks	Frequency (times per year)	Hours Required per Year
	Manage hydrology (as required)	<i>(add frequency)</i>	
	Coordinate with law enforcement and emergency services (e.g., fire)	<i>(add frequency)</i>	
	Coordinate with adjacent land managers	<i>(add frequency)</i>	
	Remove graffiti and repair vandalism	<i>(add frequency)</i>	
Public Use Tasks			
X	Construct trail(s)	One time	200 hrs.
X	Monitor, maintain/repair trails (unless a trails easement has been granted to the County)	Annually	200 hrs.
X	Control public access	Monthly	200 hrs.
	Provide Ranger patrol	<i>(add frequency)</i>	
	Provide visitor/interpretive services	<i>(add frequency)</i>	
	Manage fishing and/or hunting program (if one is allowed)	<i>(add frequency)</i>	
	Provide Neighbor Education – Community Partnership	<i>(add frequency)</i>	
X	Prepare and reproduce trail maps and interpretive materials	Twice per year	40 hrs.
	If HOA is funding management, provide annual presentation to HOA	Annually	
	Coordinate volunteer services	<i>(add frequency)</i>	
	Provide emergency services access/response planning	<i>(add frequency)</i>	
Fire Management Tasks			
X	Coordinate with applicable fire agencies and access (gate keys, etc.) for these agencies	Annually	20 hrs.
	Plan fire evacuation for public use areas	One time	
	Protect areas with high biological importance	<i>(add frequency)</i>	
	Hand-clear vegetation	<i>(add frequency)</i>	
	Mow vegetation	<i>(add frequency)</i>	
Post-Fire Tasks			
X	Control post-fire erosion	After each fire event	100 hrs.
X	Remove post-fire sediment	After each fire event	100 hrs.
X	Reseed after fire	After each fire event	80 hrs.
X	Replant after fire	After each fire event	200 hrs.

1.2.4 Reporting Requirements

An RMP Annual Report will be submitted to the County (and resource agencies, as applicable), along with the submittal fee to cover County staff review time. The Annual Report shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

hawks) were also commonly observed in the orchard trees. Pacific tree frogs (*Pseudacris regilla*) were most common along the intermittent drainage courses and freshwater marsh areas. Reptile species (i.e., lizards, snakes) and small and large mammals were most common in the coastal sage scrub, mixed chaparral, riparian woodland, and riparian scrub areas.

Fourteen sensitive wildlife species were observed on the property. The sensitive wildlife species observed include Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), Coastal western whiptail (*Cnemidophorus multiscultatus tigris*), Red diamond rattlesnake (*Crotalus ruber*), Cooper's hawk (*Accipiter cooperii*), White-tailed kite (*Elanus leucurus*), turkey vulture (*Cathartes aura*), loggerhead shrike (*Lanius ludovicianus*), western bluebird (*Sialia mexicana occidentalis*), yellow warbler (*Dendroica petechia*), yellow-breasted chat (*Icteria virens auricollis*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego desert woodrat (*Neotoma lepida intermedia*), southern mule deer (*Odocoileus hemionus fuliginata*), and coast horned lizard (*Phrynosoma coronatum blainvillii*). Habitat for each of these species is being preserved in open space.

4.0 Biological Resource Management

4.1 Management Goals

404.4 (1)

The management goals for the on-site biological open space include the following:

- Preserve and manage the open space lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the RMP land.
- Manage the land for the benefit of sensitive plant and wildlife species and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics.
- Reduce, control, and where feasible, eradicate non-native, invasive flora and/or fauna known to be detrimental to native species and/or the local ecosystem.
- Maintain the character and function of certain agricultural areas within the wetland buffer and open space area.

4.2 Biological Management Tasks

See Table 1.

4.3 Adaptive Management

The Resource Manager is responsible for interpreting the results of site monitoring to determine the ongoing success of the RMP. If it is necessary to modify the plan between regularly scheduled updates, plan changes shall be submitted to the County and agencies for approval as required.

4.4 Operations, Maintenance, and Administration Tasks

See Table 1.

4.5 Public Use Tasks

See Table 1.

4.6 Fire Management Tasks

See Table 1.

5.0 Cultural Resource Management

The cultural resources on-site were analyzed by Affinis in the 2014~~3~~ technical report Cultural Resources Inventory and Assessment: Lilac Hills Ranch, Escondido, San Diego County, California. Under the proposed project, ~~104.13-6~~ acres of the project site (17 percent) will be designated as archaeological and biological open space. ~~Two~~^{One} archaeological sites will be preserved within dedicated open space as a significant resource on-site. Site CA-SDI-18362 as it contains important data related to regional prehistory and/or history and is deemed significant according to the California Environmental Quality Act (CEQA) and RPO. ~~One additional archaeological site~~ Site CA-SDI-20436 is a significant resource under CEQA and is of cultural importance to the Native American community and is outside the grading footprint of the project, although it is not within dedicated open space.

8.0 Summary of Project Impacts and Mitigation

A summary of the proposed direct impacts to habitat/vegetation communities and required mitigation acreages is provided in Table 8. A summary of the proposed mitigation measures for the project is provided in Table 9. Mitigation for impacts to upland natural communities (e.g., coast live oak woodland, coastal sage scrub, southern mixed chaparral) would be achieved through the purchase and conservation of off-site habitat within future PAMA lands. A conceptual Resource Management Plan for the proposed off-site upland mitigation areas has been prepared that contains the criteria for site selection and management guidelines (Attachment 18).

Mitigation for impacts to riparian/wetland habitats would be achieved through a combination of on-site/off-site wetland establishment (creation) and the restoration/enhancement of on-site wetland areas through the removal of non-native invasive plant species within biological open space (Figures 14a,b). Potential on-site wetland mitigation may provide up to 6 acres of creation and 12 acres of restoration/enhancement mitigation. Biological open space areas on-site will be dedicated with each phase of development (Table 10 and Figure 15). Open space dedication is phased to include adjacent open space areas in the phase of development that borders the phase under construction to reduce the chance for inadvertent impacts to occur to the resources in these open space areas. Open space fencing and signage would be implemented upon dedication of the open space area.

Mitigation for upland and wetland habitats would also compensate for the loss of habitats that support special status wildlife species by providing conserved habitat within future PAMA lands that may also support these wildlife species. The on-site biological open space areas and associated buffers would help reduce potential edge effects and provide for the maintenance of local secondary wildlife movement corridors. Enhancement of the habitats in the biological open space areas achieved by the removal of non-native invasive plant species and the establishment of native plant species will also benefit wildlife on-site and local wildlife movement. Implementation of resource management plans for conserved lands on-site and off-site associated with the project mitigation would provide for the preservation and long-term maintenance of these lands.

Mitigation for potential impacts to nesting raptors and other general birds would be achieved through either avoidance of impacts to vegetation during the nesting season, and/or pre-construction surveys and avoidance of identified nests during construction.

Indirect impacts associated with edge effects from development would be mitigated through project design features that reduce the effects of noise, lighting, invasive species, drainage, and access to biological open space areas. Noise impacts would be

**TABLE 9
SUMMARY OF MITIGATION MEASURES**

Proposed Mitigation	Level of Significance after Mitigation	Guideline Number(s)
Biological Open Space/Conservation Easement of Fee Title Transfer of Open Space	Below significant	4.2; 4.3; 4.4
Off-site Purchase or Preservation of Habitat	Below significant	4.1B
Preparation and Implementation of Revegetation Plans	Below significant	4.2B; 4.3; 4.5C
Revegetation and/or Enhancement of Open Space	Below significant	4.2B; 4.3; 4.5C
Resource Management Plan	Below significant	4.2B; 4.3; 4.5C
Breeding Season Avoidance	Below significant	4.1H; 4.2D; 4.4D
Permanent Fencing/walls	Below significant	4.1H; 4.2D; 4.5C
Temporary Fencing	Below significant	4.1H; 4.2D; 4.4D
Evidence of Federal or State Permits	Below significant	4.3
Restrictions on Lighting, Runoff, Access, and/or Noise	Below significant	4.1H; 4.2D; 4.4D
Biological Monitoring	Below significant	4.1H; 4.2D; 4.4D
Wetland Buffer	Below significant	4.2E; 4.3; 4.4D
Limited Building Zone Easement	Below significant	4.1H; 4.2D; 4.4D

**TABLE 10
LILAC HILLS RANCH ON-SITE BIOLOGICAL OPEN SPACE DEDICATION BY DEVELOPMENT PHASE**

Development Phase	Biological Open Space Area Dedication*	Acres
1	OS1	1.4
1	OS2	3.2
1	OS3	1.3
1	OS4	0.76
1	OS5	0.1
1	OS6	8.95
2	OS7	9.04
2	OS9	3.6
3	OS8	44.23.9
3	OS10	4.86
4	OS11	5.34
4	OS12	4.34
5	OS13	10.87
5	OS14	0.36.5
5	OS15	6.2
TOTAL		104.12.7

*See Figure 15 for locations of biological open space areas.

6.0 **Wildlife Movement and Nursery Sites**

The project site does not support nursery sites for wildlife. Direct and indirect impacts to the local wildlife movement corridors on-site are discussed in this section of the report.

6.1 **Guidelines for Determination of Significance**

The determination of the significance of impacts to wildlife movement and nursery sites is made with regard to the following:

The project would interfere substantially with the movement of a native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (County of San Diego 2010).

6.2 **Analysis of Project Effects**

Direct and indirect impacts from the project would reduce the relatively large patches of native upland vegetation in the project area and increase fragmentation of the riparian woodlands that form blocks native vegetation between regional habitat linkages to the north, south, and west. These impacts would reduce suitable habitat on-site that supports local populations of plant and wildlife species and they would reduce any potential natural upland habitat “stepping stone” connections for wildlife that can migrate between the larger regional connections. Minor impacts to portions of the draft PAMA area along the I-15 corridor from proposed off-site road improvements would not disrupt these wildlife movement areas. However, the project, through mitigation, would add lands to the future PAMAs when the draft North County MSCP is adopted. The local wildlife corridors identified on-site are not recognized as important regional linkages in the draft North County MSCP. However, the preservation of the local wildlife corridors on-site along the major drainage courses would continue to provide secondary corridor connections between the identified regional linkages to the north (Keys Canyon), south (Moosa Creek), and west (I-15 Escondido–Temecula). These direct and indirect impacts to local wildlife movement would not be considered significant.

6.2.1 Impacts to Wildlife Access to Foraging Habitat, Breeding Habitat, and Water Sources Necessary for Reproduction

No barriers will be created that would isolate portions of the existing riparian habitat within the local wildlife movement corridors from breeding or foraging habitat, or prevent access to water sources necessary for reproduction. The project has been designed to avoid direct impacts to the majority of the riparian habitat along the local wildlife movement corridors on the drainages within the project site, and provides a minimum 50-foot buffer to reduce the potential for edge effects on wildlife use of these movement corridors. No significant impacts to wildlife access to foraging or breeding habitat or water sources necessary for reproduction will occur.

6.2.2 Impacts to Connectivity of Blocks of Habitat and Local/Regional Wildlife Corridors and Linkages

The project would not impact the connectivity of blocks of habitat within regional wildlife corridors or linkages. Impacts to the local wildlife corridors and linkages along the major drainage courses that support riparian habitat have been minimized to road crossings. The establishment of a minimum 50-foot buffer, in addition to limited building zones adjacent to the buffer, will reduce the potential for indirect edge effects. The movement of wildlife, including large animal movement through the project, can continue along the drainage courses as vegetation cover will be sufficient to provide shelter and cover during movement. Culverts at the roads crossing the local movement corridors will range in size from 18 inches to 54 inches, depending on the particular drainage course. The culverts will be sufficient to allow small walking-terrestrial animals to avoid roads, while the larger walking-terrestrial animals could not use some of the will need to pass around the smaller culverts. Avian movement through the site would be minimally affected, as birds would be able to continue to use the riparian woodlands by flying along the habitat corridor.

6.2.3 Impacts from Artificial Wildlife Corridors

The project will not create an artificial wildlife corridor. Existing local wildlife corridors along the major drainage courses will be preserved and only impacted by road crossings.

6.2.4 Impacts on Wildlife Corridors/Linkages from Noise and Nighttime Lighting

The project has been designed to reduce noise and nighttime lighting to levels that will not significantly impact local wildlife behavior. Lighting adjacent to on-site biological open

space areas will be shielded and directed away from the surrounding habitat. Noise will not be sustained at levels that would disrupt wildlife movement during construction through breeding season noise restrictions or general post-project conditions through establishment of buffers and limit building zones.

Impacts from noise and lighting due to potential increases in traffic on the improved West Lilac Road between the project and I-15 are anticipated to be less than significant. Ambient noise levels at the native habitat within this wildlife corridor/linkage are already influenced by the current noise generated by the I-15 traffic and additional significant increases in noise levels are not expected to occur from the proposed West Lilac Road traffic. The native habitat occurs mostly on steep slopes at this location within the wildlife corridor/linkage and therefore additional nighttime light from vehicle headlights is not expected to pollute the habitat significantly above the existing condition as the light from the headlights would shine above the habitat.

6.2.5 Impacts to Wildlife Corridor/Linkage Widths

The project would not impact regional wildlife corridor or linkage widths. Minor impacts within regional wildlife corridor/linkage along the I-15 freeway due to the widening of existing roads would not affect the widths of these existing areas. The widths of local wildlife corridors along the major drainage courses are being preserved in biological open space with little impact to their existing widths. The establishment of a minimum of a 50-foot buffer around the biological open space helps preserve the existing widths of the local wildlife corridor/linkage.

6.2.6 Impacts to Visual Continuity of Wildlife Corridors/Linkages

The project will not impact the visual continuity of any regional wildlife corridor or linkage. Local wildlife corridors/linkages being preserved on-site will be set back from the adjacent development by a wetland buffer and limited building zones that will reduce the potential for any significant indirect visual impacts and maintain the visual continuity of these local corridors.

6.3 Cumulative Impact Analysis

Cumulative impacts from the proposed project were evaluated with regards to past, present, and future projects within the local cumulative study area. As described above in Section 3.3, the cumulative study area consists of the local wildlife ecoregion (see Figure 12). Twelve projects were identified for the evaluation of cumulative impacts (see Table 7). Given the project's limited impact to wildlife corridors as discussed in

Section 6.2 above, the cumulative analysis below only addresses overall wildlife movement impacts.

~~Eight projects were identified for the evaluation of cumulative impacts (see Table 7). All eight of these projects are within the draft North County MSCP area but are outside of any draft PAMA areas.~~

Cumulative projects 1 and 3 are partially located within a future PAMA area that serves as a wildlife corridor along I-15. While those projects may contribute impacts to the regional or local wildlife corridors or linkages, the remaining cumulative projects would have negligible wildlife movement impacts because of their relatively small size and their location away from future PAMAs. The project would not directly or indirectly impact the future PAMA or other areas that serve as a regional wildlife corridor. As such, the project would not contribute to a cumulative regional wildlife corridor impact.

~~Direct and indirect impacts to wildlife movement corridors on the project site would contribute to the general cumulative impacts to be limited to local wildlife movement. Given the location of the cumulative projects, only impacts of cumulative projects 1 and 2 could combine with the project to impact local wildlife movement. These general cumulative impacts would not be substantial enough to adversely affect any of the core wildlife movement corridors or linkages identified in this portion of northern San Diego County. At this time, it appears that none of the projects within the cumulative impact area of analysis would significantly contribute to impacts to any regional or local wildlife corridors or linkages as these projects would be relatively small. Preservation of the local wildlife corridors along the major drainage courses in the project area would continue to provide for secondary linkages to more important wildlife corridors off-site. Wetland buffers of a minimum of 50 feet will be established to reduce edge effects and maintain wildlife movement. Therefore, cumulative impacts to wildlife movement corridors from the project would not be considered significant.~~

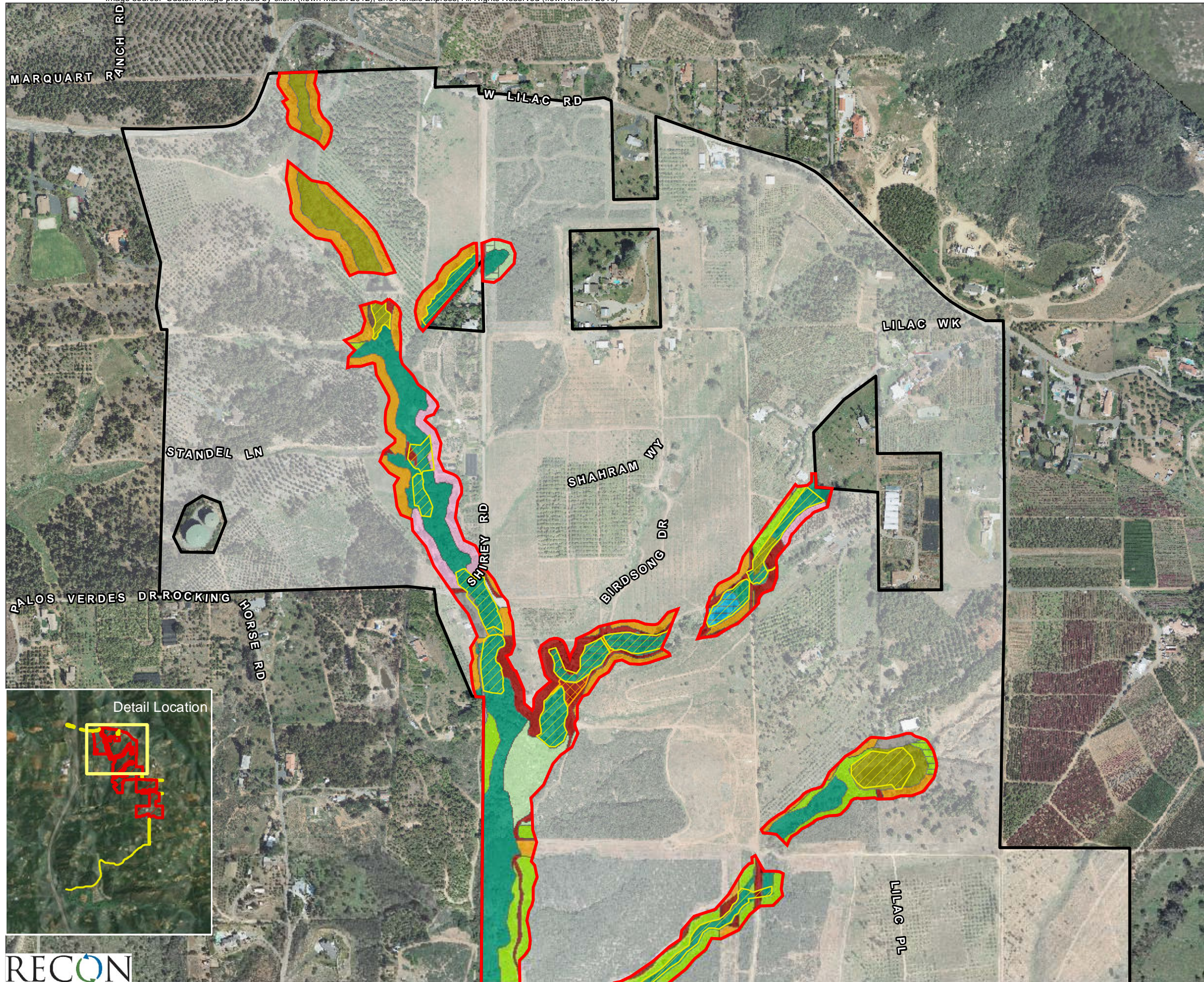
6.4 Mitigation Measures and Design Considerations

The off-site preservation of native habitats in future PAMA lands provides an opportunity to enhance and contribute to regional wildlife movement corridors. On-site preservation of local wildlife movement corridors along the major drainage courses would continue to provide secondary linkages to future off-site PAMAs. Wetland buffers of a minimum of 50 feet will be established to reduce edge effects and maintain wildlife movement. Culverts have been sized according to the drainage width and will provide avenues for small walking animals to continue to use the open space areas for movement. Signage and fences will be provided to restrict access to the biological open space areas from

human encroachment and help direct larger walking animals to the movement corridors in the open space areas.

6.5 Conclusions

No significant impacts to regional wildlife movement corridors would occur from the project. Preservation of off-site native habitat in future PAMA lands may provide an opportunity to enhance some of the regional wildlife movement corridors through the addition of conserved lands within or adjacent to these corridors and linkages. The on-site preservation of local wildlife movement corridors along the major drainage courses within the biological open space on the project site would continue to provide secondary linkages to future PAMA lands off-site by limiting impacts to existing corridor widths, and reducing the potential for indirect impacts to the local wildlife movement corridors by providing a wetland buffer and limiting the number of road crossing on most movement corridors to just one.



- Project Boundary
- Biological Open Space Boundary
- Wetland Creation
- Wetland Enhancement
- Vegetation Communities and Landcover**
- 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
- Southern Willow Riparian Woodland
- Intensive Agriculture - Nursery
- Orchard (18100)
- Vinyard (18100)
- Disturbed Habitat (11300)
- Developed (12000)

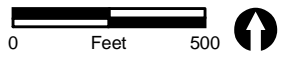
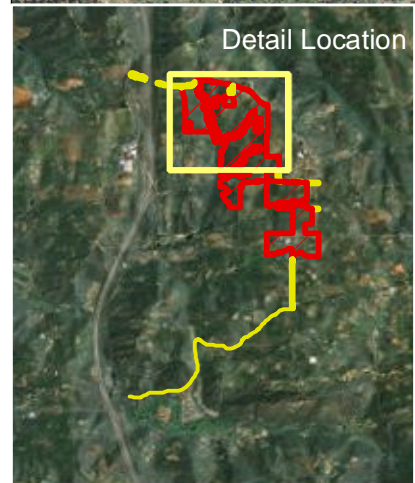
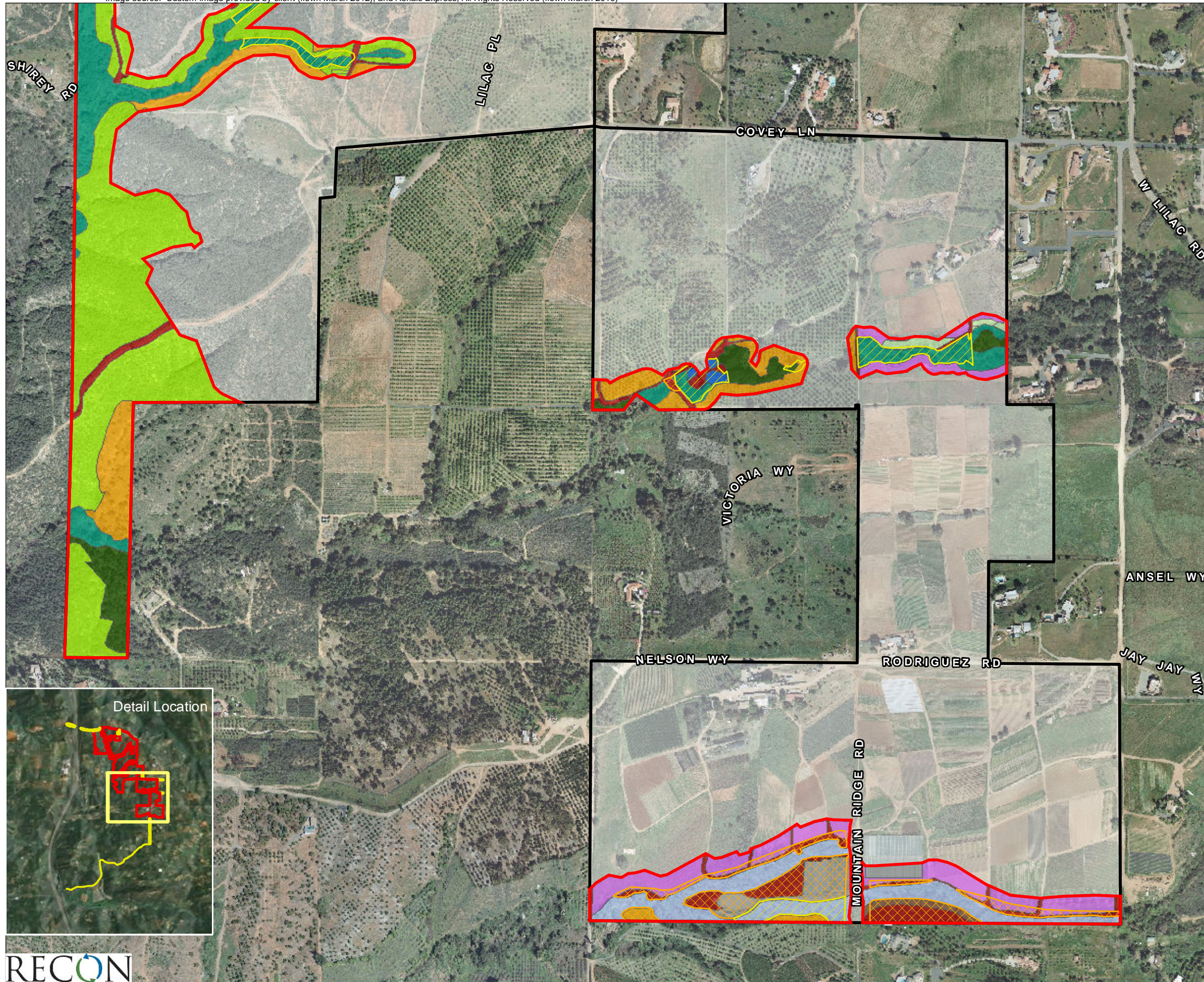


FIGURE 14a
Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation



- 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
 - Orchard (18100)
 - Disturbed Habitat (11300)
 - Developed (12000)

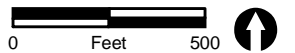


FIGURE 14b
Vegetation Communities/Land Cover Types within Biological Open Space and Location of Potential Wetland Mitigation

NGBS CREDIT

405.1 Driveways and parking areas. Driveways and parking areas are minimized by one or more of the following:

(2) In multi-unit projects, parking capacity is not to exceed the local minimum requirements.

APPLICANT RESPONSE:

See Attached, Specific Plan, Section III.B.2.d (Parking)

III. DEVELOPMENT STANDARDS AND REGULATIONS

this scenario it is likely that improvements for the new public road would require some level of encroachment into a recorded open space easement. A Vacation of and Re-dedication of Open Space would be required to adjust the Vacation boundaries and mitigation under the standards then in force will be required.

- v. **Rodriguez Road;** This existing 40-foot wide private road easement bisects Phase 5 of Lilac Hills Ranch, approximately 1,300 feet northerly of the southern-most project boundary, and then heads offsite, northerly, for about 2,650 feet until it dead-ends into Covey Lane about 60' westerly of the intersection of Covey Lane and West Lilac Road. This existing paved private road will only provide emergency access for Phases 4 & 5 of Lilac Hills Ranch. Access to Rodriguez Road from Lilac Hills Ranch will be restricted by a fire apparatus access gate that will only be opened during emergencies. Rodriguez Road may require surface improvements necessary to accommodate the emergency access requirements for Phases 4 & 5.

d. **Parking**

Residential developments will provide off-street parking in the form of garages and on residential driveways. On-street parking will also be provided.

The Town Center will accommodate its parking needs through a combination of on-site parking spaces required for each dwelling unit, a shared parking permit (Administrative Permit) as required by County Ordinances for the Mixed-Use and Commercial services parking, and use of on-street parking.

e. **Senior Transportation Service**

With the build out of the Senior Neighborhood the HOA may, if financially feasible, operate a private transportation service such as a small van or flex shuttle within the Community capable of providing door-to-door delivery of resident seniors from their residences to the various senior facilities within the Senior Neighborhood. The service may be expanded to provide service between the Senior Neighborhood and the Town and Neighborhood Centers.

The school, public parks, private parks, private recreation site, and Water Reclamation Facility site provide on-site parking areas adequate to accommodate average daily needs for staff and visitors and this parking shall be shared with the adjoining uses when possible. The parking areas will all include perimeter and interior landscaping. Street parking when provided will be considered as part of the overall parking requirements for each permitted project. These facilities will provide additional shared parking opportunities for the surrounding uses.

3. Trail Network

NGBS CREDIT:

405.3 Cluster development. Cluster development enables and encourages flexibility of design and development of land in such a manner as to preserve the natural and scenic qualities of the site by utilizing an alternative method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks, and landscaping.

APPLICANT RESPONSE:

The project involves development of a new urban Village based on sustainable development principles and objectives, including the sustainability Goals and Policies of the County General Plan resulting in a compact, clustered, mixed-use community where the project design encourages residents to walk to amenities and services.

See attached, Specific Plan, Section V.B. (Page V-9)

V. GENERAL PLAN CONFORMANCE

The local road network is densest at the Town Center. The Project trail network consists of 16 miles of community trails, feeder trails and ranch multi-use trails, connected at key points to county regional trails. The trail network will be designed for pedestrian and bicycle uses, with bike lanes and community trails placed alongside the local road network. Equestrian trails and a staging area will be placed nearer the Project edges, and there will be a parking area for visitors who wish to access the Project trail network. This trail network threads the higher intensity urban uses at the Town Center to the lower intensity residential-oriented uses in the Neighborhoods and weaves the “Village” as a whole to the still lesser intensity rural uses in the surrounding “Semi-Rural” and “Rural Areas.”

The Project will provide all necessary services and facilities

The Project will provide all of the necessary facilities and services required to meet the needs of the Project. Lilac Hills Ranch is located within the County Water Authority, Valley Center Municipal Water District (VCMWD), Valley Center School District, Bonsall School District and the Deer Springs Fire Protection District (DSFPD). As detailed in EIR Chapter 1, the project includes parks and recreational facilities, an opportunity for an on-site school, an internal private road system, storm drain facilities, underground utility lines, water lines, and an on-site water reclamation facility with distribution system, detention basins and wet weather storage ponds. The Project includes a looped potable water system and a water reclamation facility that would provide service from the VCMWD. The “Lilac Hills Ranch Fire Protection Plan,” prepared by FIREWISE 2000, Inc., described how the DSFPD will provide fire services to the Project and the Capabilities Assessment Report by Dudek and Hunt, dated April 16, 2014, demonstrates that the District has the capacity to provide fire protection services. In addition, the project includes four options for fire service. All options would allow fire service to be provided to the project in conformance with the requirement of the General Plan (see subchapter 2.7).

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

Lilac Hills Ranch integrates the principles of smart growth, new urbanism and green building at the community design level. The Lilac Hills Ranch planning and design applies these sustainable development principles to site selection, compact and efficient development footprints, variation in lot and building design, mixed-use and clustered development, innovative zoning techniques, conservation of wildlife habitat, soil, steep slopes, water and energy, best practices storm water management, water efficient and native palette landscaping, operation and maintenance plans, recycling and innovating wastewater technology, and extensively integrated pedestrian and bike paths connecting the community amenities and subordinating dependence on the automobile. (See also the EIR, Appendix W, LU-1.2 analysis for thorough explanation of compliance with this General Plan Policy.)

The aforementioned principles when integrated at the design level for an entire community become one of the most effective, forward approaches to reducing the carbon footprint. Lilac Hills Ranch encourages sustainability through the following sustainable development practices:

NGBS CREDIT

405.4 Zoning. *Innovative zoning techniques are implemented in accordance with the following;*

(1) Innovative zoning ordinances or local laws are used or developed for permissible adjustments to population density, area, height, open space, mixed use, or other provisions for the specific purpose of open space, natural resource preservation or protection and/or mass transit usage. Other innovative zoning techniques may be considered on a case by case basis.

APPLICANT RESPONSE:

The County Zoning Ordinance allows for a variety of innovative techniques to address development criteria and standards.

The Specific Plan also includes detailed development design criteria and standards for both subdivision design and for architectural design, resulting in a compact, clustered, mixed-use community:

*Lilac Hills Ranch integrates the principles of smart growth, new urbanism and green building at the community design level. The Lilac Hills Ranch planning and design applies these sustainable development principles to site selection, compact and efficient development footprints, variation in lot and building design, mixed-use and clustered development, **innovative zoning techniques** [emphasis added], conservation of wildlife habitat, soil, steep slopes, water and energy, best practices storm water management, water efficient and native palette landscaping, operation and maintenance plans, recycling and innovating wastewater technology, and extensively integrated pedestrian and bike paths connecting the community amenities and subordinating dependence on the automobile. See attached, Specific Plan, Section V.B. (Page V-9)*

(2) An increase to the permissible density, area, height, use, or other provisions of a local zoning law for a defined green benefit.

APPLICANT RESPONSE:

The project proposes to amend the Regional Land Use Element Map to change the Regional Category Designation from Semi-Rural to the Village Land Use Element Regional Category. The Specific Plan includes proposed changes from the existing zoning of (1 unit per 4, 8 and 10 acres), to (2.9 units per acre).

See attached, Specific Plan Section I.F. (1)-(6) and Figures 7-12.

The Project contains several Goals and Policies that mandate compliance with this NGBS stated credit.

See attached, Specific Plan, Community Goal 5, contained in Section II.A.5

See attached, Specific Plan, Community Policy 6, contained in Section II.A.6

(3) Place-based amenities such as plazas, squares, and attached greens located around civic, commercial, and mixed-use property are accessible by sidewalks, on-street parking, or provide for bike racks for the purpose of promoting higher density living.

APPLICANT RESPONSE:

The project proposes the development of a 608 acre mixed-use pedestrian oriented sustainable community. In addition to the residential and mixed use area, the community will contain the following amenities: an active park system with one 13.5-acre public park and a number of private parks, public trails, a K-8 school site, a 50-room Country Inn, a Private HOA Community Center, a Private Recreation Center, a Senior Neighborhood with a Senior Center, a 200-bed Memory Care Facility, a community recycling center, a Farmers Market, Community Gardens, Community Agricultural Areas, a 10-acre institutional site, an optional Fire Station and a 104-acre open space preserve system. These community based amenities promote higher density living beyond code requirements by creating a compact, walkable, pedestrian oriented community.

See attached, Specific Plan Section I.B (Project Description)

See attached, Specific Plan Section II – “Specific Plan Summary”

V. GENERAL PLAN CONFORMANCE

The local road network is densest at the Town Center. The Project trail network consists of 16 miles of community trails, feeder trails and ranch multi-use trails, connected at key points to county regional trails. The trail network will be designed for pedestrian and bicycle uses, with bike lanes and community trails placed alongside the local road network. Equestrian trails and a staging area will be placed nearer the Project edges, and there will be a parking area for visitors who wish to access the Project trail network. This trail network threads the higher intensity urban uses at the Town Center to the lower intensity residential-oriented uses in the Neighborhoods and weaves the “Village” as a whole to the still lesser intensity rural uses in the surrounding “Semi-Rural” and “Rural Areas.”

The Project will provide all necessary services and facilities

The Project will provide all of the necessary facilities and services required to meet the needs of the Project. Lilac Hills Ranch is located within the County Water Authority, Valley Center Municipal Water District (VCMWD), Valley Center School District, Bonsall School District and the Deer Springs Fire Protection District (DSFPD). As detailed in EIR Chapter 1, the project includes parks and recreational facilities, an opportunity for an on-site school, an internal private road system, storm drain facilities, underground utility lines, water lines, and an on-site water reclamation facility with distribution system, detention basins and wet weather storage ponds. The Project includes a looped potable water system and a water reclamation facility that would provide service from the VCMWD. The “Lilac Hills Ranch Fire Protection Plan,” prepared by FIREWISE 2000, Inc., described how the DSFPD will provide fire services to the Project and the Capabilities Assessment Report by Dudek and Hunt, dated April 16, 2014, demonstrates that the District has the capacity to provide fire protection services. In addition, the project includes four options for fire service. All options would allow fire service to be provided to the project in conformance with the requirement of the General Plan (see subchapter 2.7).

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

Lilac Hills Ranch integrates the principles of smart growth, new urbanism and green building at the community design level. The Lilac Hills Ranch planning and design applies these sustainable development principles to site selection, compact and efficient development footprints, variation in lot and building design, mixed-use and clustered development, innovative zoning techniques, conservation of wildlife habitat, soil, steep slopes, water and energy, best practices storm water management, water efficient and native palette landscaping, operation and maintenance plans, recycling and innovating wastewater technology, and extensively integrated pedestrian and bike paths connecting the community amenities and subordinating dependence on the automobile. (See also the EIR, Appendix W, LU-1.2 analysis for thorough explanation of compliance with this General Plan Policy.)

The aforementioned principles when integrated at the design level for an entire community become one of the most effective, forward approaches to reducing the carbon footprint. Lilac Hills Ranch encourages sustainability through the following sustainable development practices:

I. INTRODUCTION

Batholith. This portion of San Diego County is made up of foothills that span elevations from 600 to 2000 feet above mean sea level (MSL).

Steep slopes are limited within the Community as shown on **Figure 64 - Existing Topography and RPO Steep Slopes**. Specifically, 99.7 percent of all proposed grading will not impact RPO Steep Slope land. The rolling hills are predominately composed of Tonalite of the Couser Canyon geologic formation with a minor amount of the Granodiorite of Indian Mountain exposed at the northern boundary of the project. The geologic units underlying the project are characterized by weathered and decomposed granitic rocks with a very minor amount of exposed outcrops of hard granitic boulder core stones. A relatively thin veneer of surficial units including artificial fill, topsoil, alluvium, and older alluvium cap the granitic rocks. Topsoil on the property is generally medium brown to reddish brown clayey to silty sands that are dry to slightly moist and loose to moderately dense. The site is suitable for development as proposed. No geologic hazards or other adverse conditions have been located on the site to date.

F. County Land Use Regulations

1. **Existing Land Use Element Regional Category:** The Community lies within the Bonsall and Valley Center Community Plan Areas as designated in the San Diego County General Plan and as shown on **Figure 6 - Existing Regional Land Use Categories**. The General Plan Land Use Element Regional Category for the Community in both plan areas is Semi-Rural. The Community includes 530 acres in the Valley Center Community Plan Area and 78 acres in the Bonsall Community Plan Area.
2. **The Project proposes to amend the Regional Land Use Element Map to change the Regional Category Designation from Semi-Rural to Village (see Figure 8 - Proposed Regional Land Use Categories).** Land Use Element Regional Category: The General Plan Amendment.
3. **Existing Community Plan Land Use Designations:** The 530 acres within the Valley Center Community Plan currently include two land use designations; Semi-Rural 10 (131 acres) and Semi-Rural 4 (399 acres). The 78 acres within the Bonsall Community Plan are entirely designated with the Semi-Rural 10 land use designation as shown on **Figure 9 - Existing Community Plan Land Use Designations**.
4. **Proposed Community Plan Land Use Designations:** The Lilac Hills Ranch General Plan Amendment proposes to amend the Valley Center Community Plan map to change approximately 530 acres in the Semi-Rural SR-10 (1 unit per 10, or 20 gross acres, depending on slope) and Semi-Rural SR-4 (1 unit per 4, 8, or 16 gross acres, depending on slope) to Village Residential (2.9) and Village Core (C-5) (**Figure 10 - Proposed Community Plan Land Use Designations**) and add appropriate language into the Valley Center Community Plan text describing the project.

I. INTRODUCTION

The General Plan Amendment will also amend the Bonsall Community Plan map by changing approximately 78 acres from Semi-Rural SR-10 to Village Residential (2.9) (**Figure 10 - Proposed Community Plan Land Use Designations**) and add appropriate language into the Bonsall Community Plan text describing the project.

The majority of the Community (580.2 acres) will be designated with the VR 2.9 designation which allows a theoretical maximum of 2.9 dwelling units per acre over the 580.2 acres with this designation. The proposed Specific Plan includes a Town Center in the north central portion of the project. The Town Center consists of 16.4-acres that will be designated with the Village Core/Mixed-Use (C-5) designation which, as the name suggests, allows a mix of commercial, residential, and mixed-use development within the Town Center. Two smaller Neighborhood Centers south of the Town Center will also be designated with the C-5 designation. The Specific Plan will allow a maximum of 1,746 total dwelling units.

5. **Existing Zoning:** The 530 acres within the Valley Center Community Plan are zoned with the A70 "Limited Agriculture" Use Regulation. The 78 acres within the Bonsall Community Plan are zoned with the "Rural Residential" Use Regulation as shown on **Figure 11 - Existing Zoning**.
6. **Proposed Zoning:** To implement the proposed changes resulting from the proposed General Plan Amendments, the zoning replaces both the existing A70 Use Regulation and the RR Use Regulation with two new Use Regulations. Outside of the Town Center and two Neighborhood Centers all of the land is zoned with the Urban Residential Use Regulation (RU). The Town Center is proposed for the General Commercial-Residential Use Regulation (C34) as are the two Neighborhood Centers south of the Town Center (**Figure 12 - Proposed Zoning**).

G. Residential Yield Analysis (Existing Land Use Regulations)

1. **Land Use Designations:** The General Plan Update adopted by the Board of Supervisors in August 2011 includes a Land Use element in which there are standards for calculating the gross density allowed on all property with Slope Dependent land use designations. Yield on Semi-Rural land is calculated per Table LU-2 in the Land Use element. In this case, approximately 208.6 acres of the property is designated as Semi-Rural 10, which allows 1 du/10 gross acres on land with slopes under 25%, and 1 du/20 gross acres on land with slopes over 25%. Approximately 398.3 acres of the property is designated as Semi-Rural 4, which allows 1 du/4 gross acres on land with slopes of 0-25%, 1 du/8 gross acres on land with slopes of 25-50%, and 1 du/16 acres on land with slopes over 50%. The existing Land Use designations are shown on **Figure 9 - Existing Community Plan Land Use Designations**. Estimated yield of the existing General Plan is shown in Table 2.

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

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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.

II. SPECIFIC PLAN SUMMARY

6. Sustainable Community Policies

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

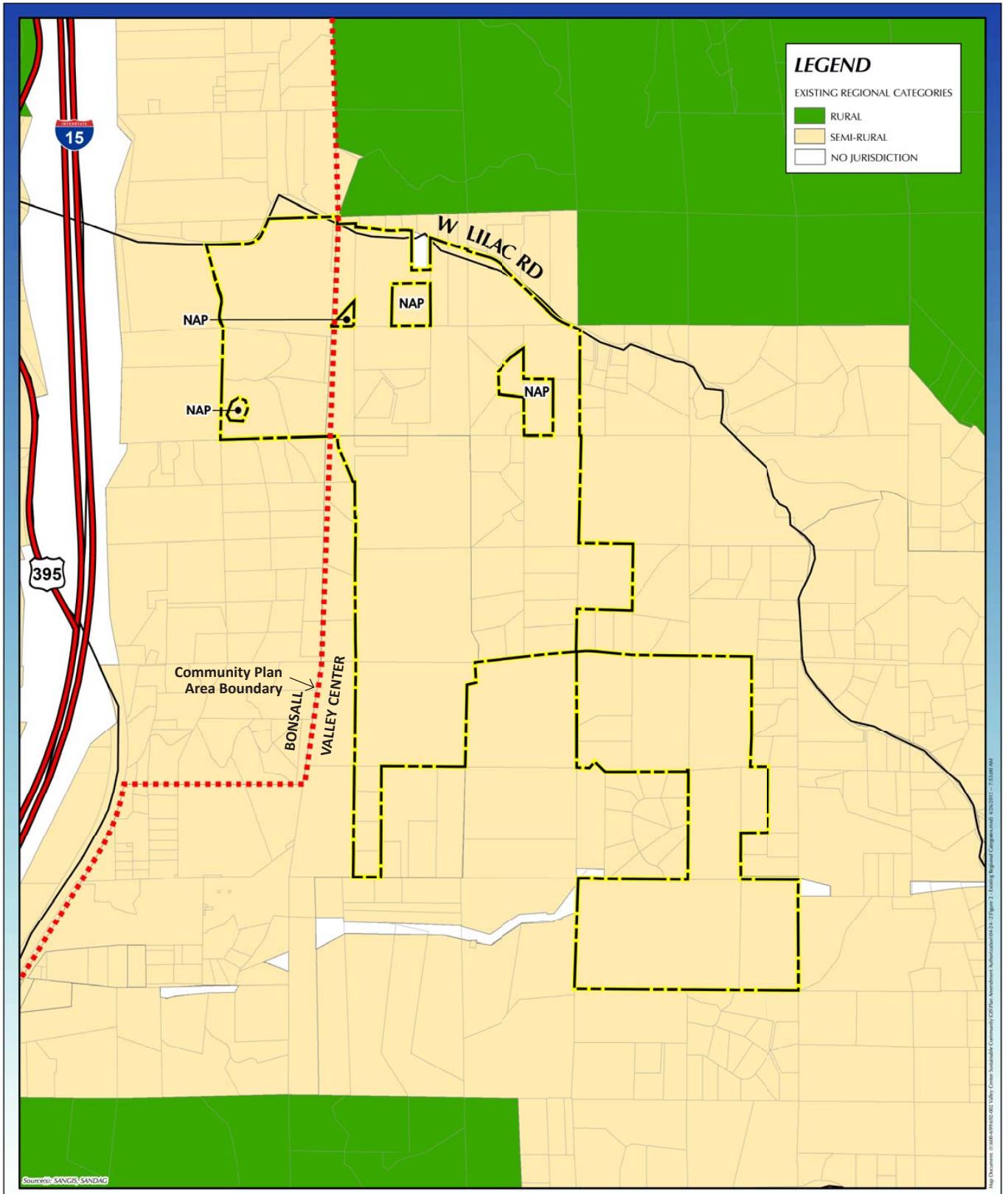
7. Open Space/Conservation Goal

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

8. Open Space/Conservation Policies

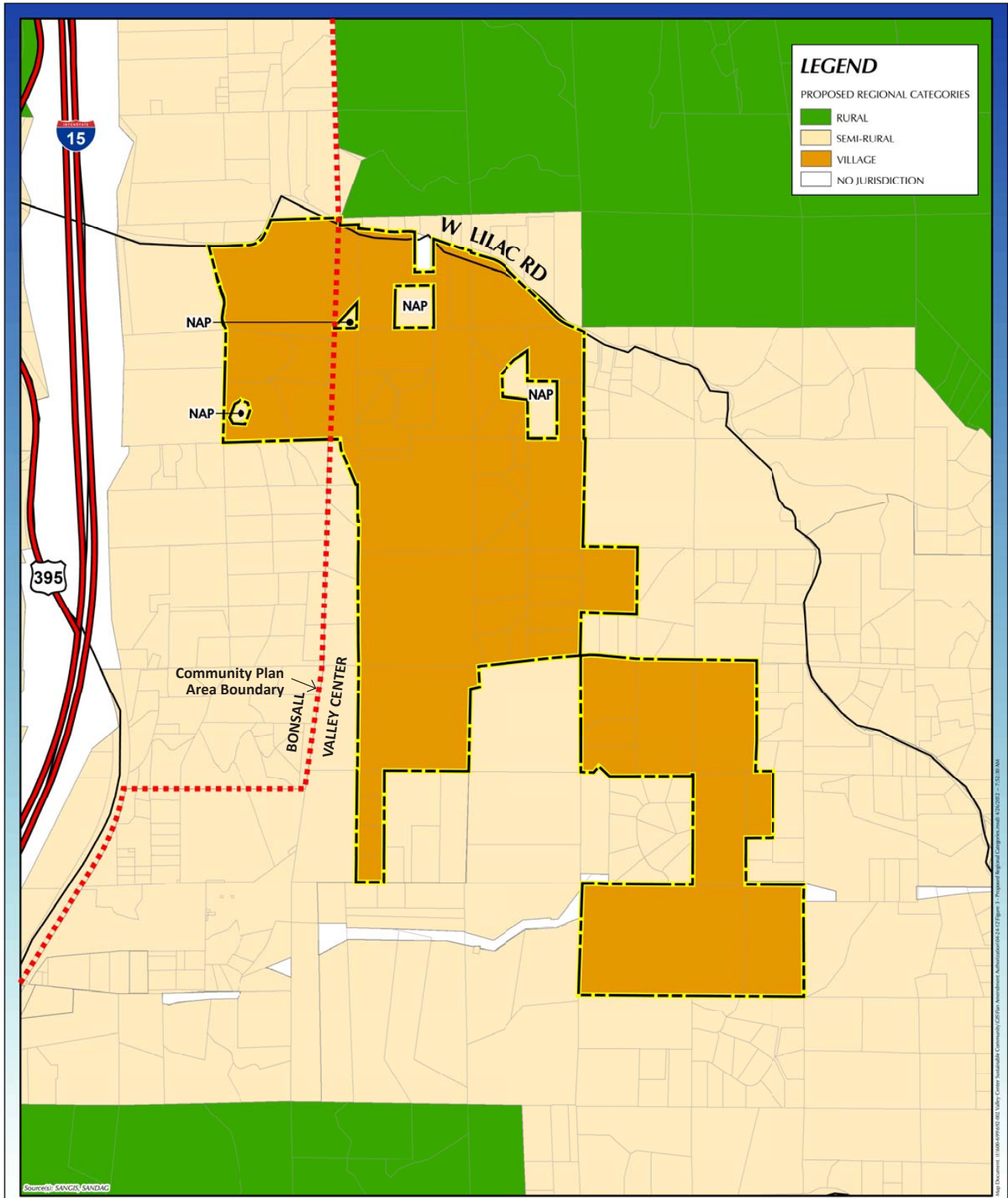
- a) Conserve environmentally sensitive areas within the Lilac Hills Ranch planning area requiring protection and/or management as shown in this Specific Plan. The Community Home Owners Association will be responsible for the necessary maintenance of open space areas.

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



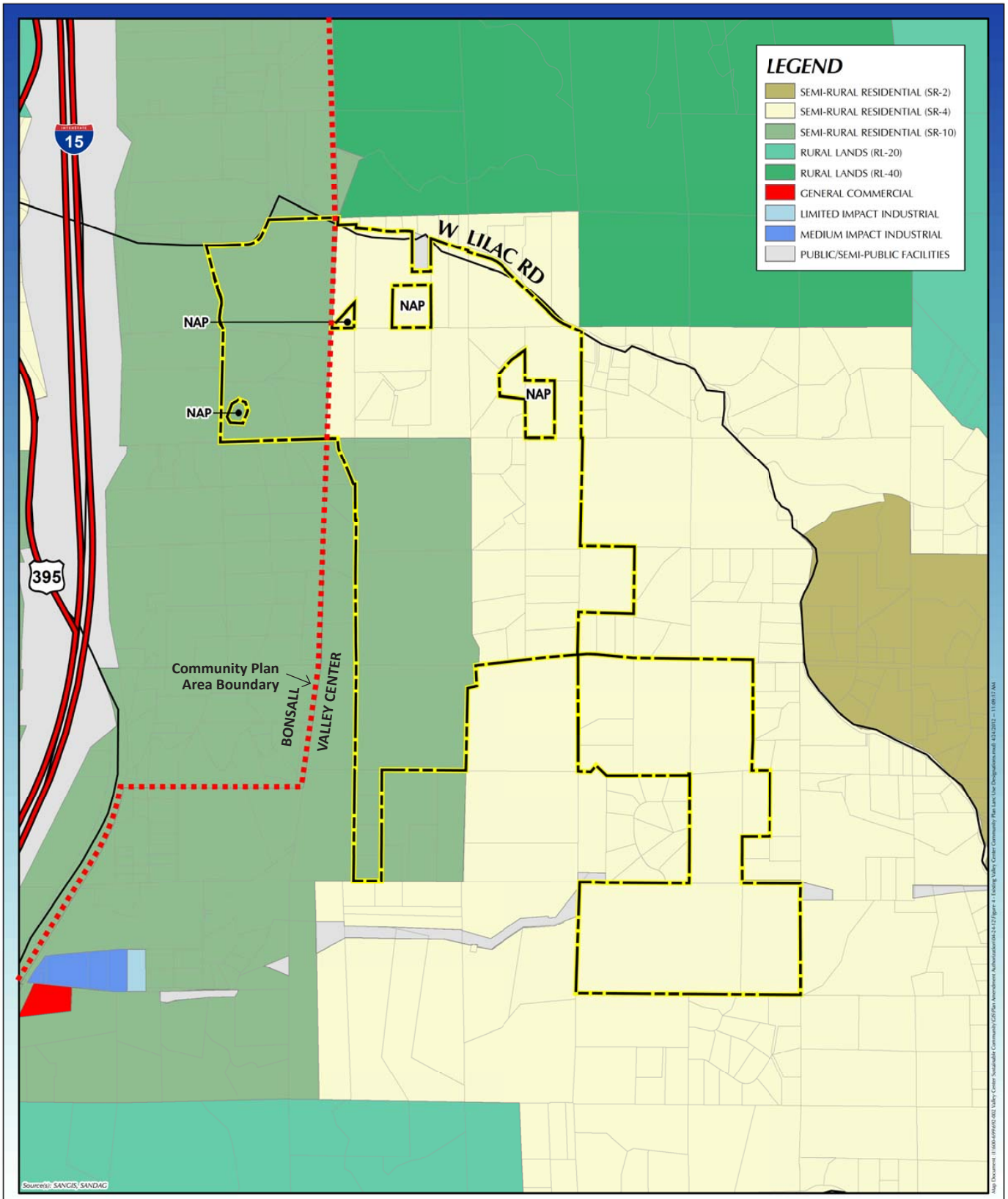
Existing Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN



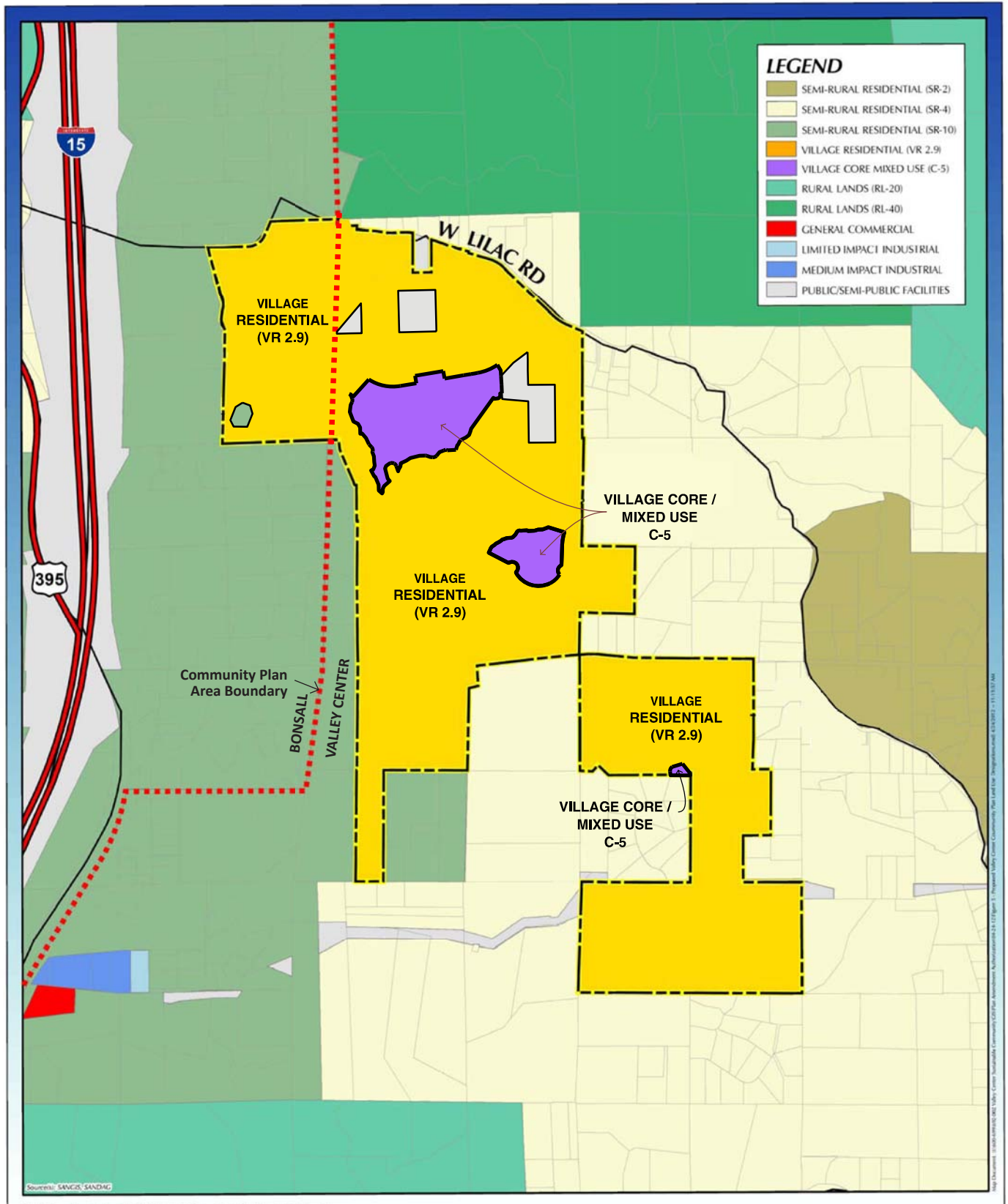
Proposed Regional Land Use Categories

LILAC HILLS RANCH SPECIFIC PLAN



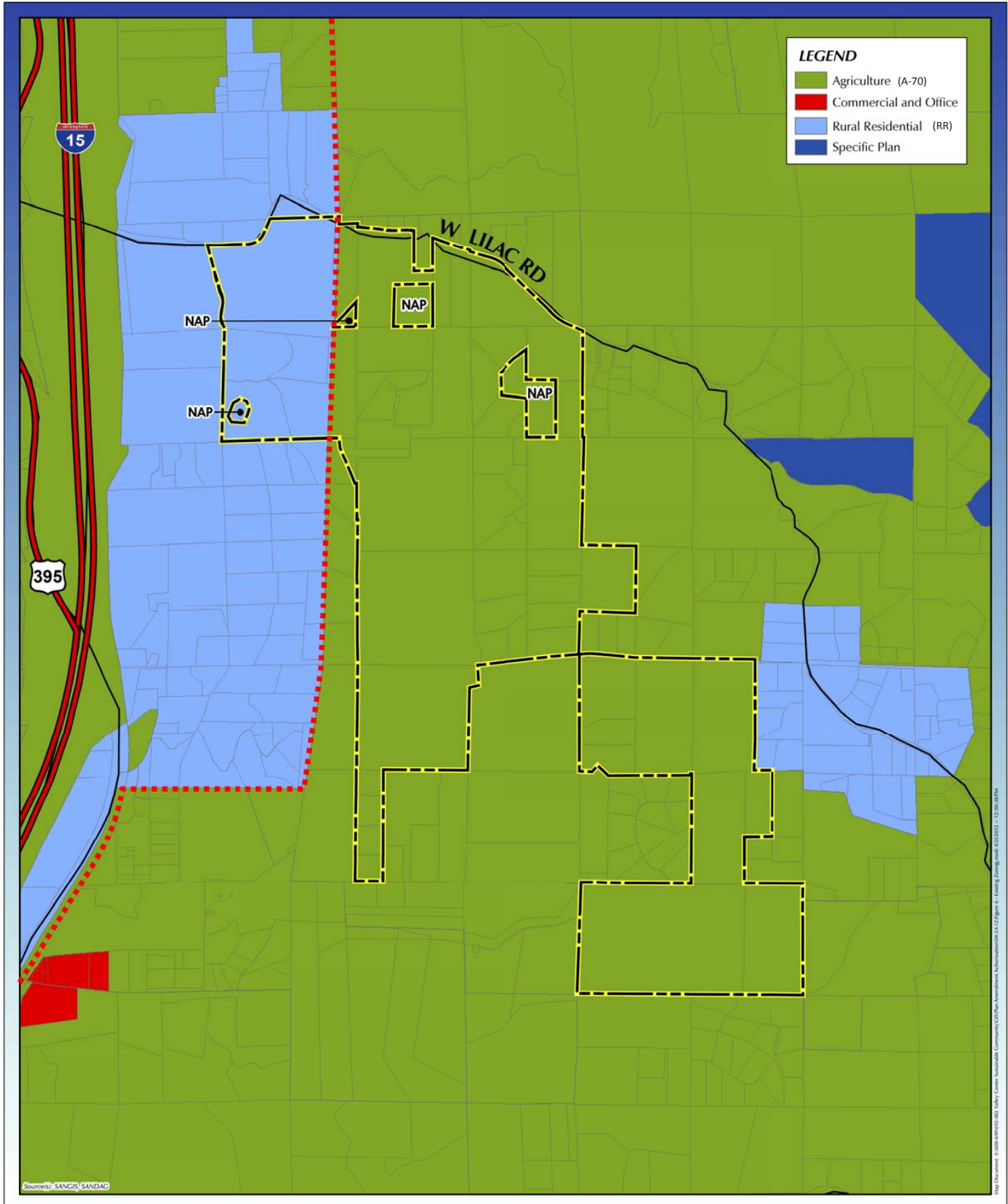
Existing Community Plan Land Use Designations

LILAC HILLS RANCH SPECIFIC PLAN



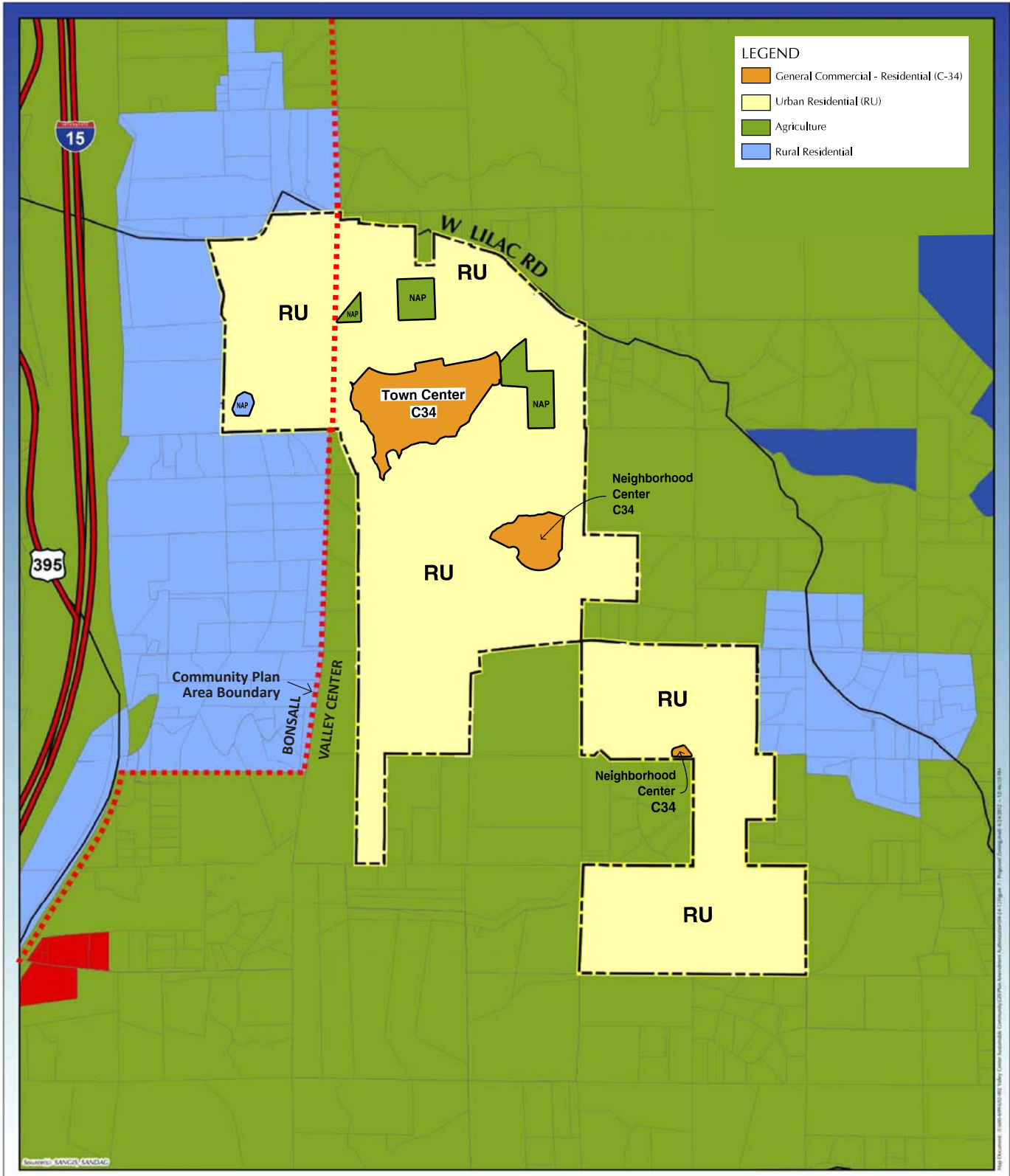
Proposed Community Plan Land Use Designations

LILAC HILLS RANCH SPECIFIC PLAN



Existing Zoning

LILAC HILLS RANCH SPECIFIC PLAN



Proposed Zoning

LILAC HILLS RANCH SPECIFIC PLAN

FIGURE 12

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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.
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- j) Provide educational, recreational and neighborhood retail opportunities in close proximity to residential uses, accessible by roads, bike lanes, and trails.
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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

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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.

II. SPECIFIC PLAN SUMMARY

6. Sustainable Community Policies

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

7. Open Space/Conservation Goal

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

8. Open Space/Conservation Policies

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

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

I. INTRODUCTION

I. INTRODUCTION

A. Purpose of the Specific Plan

California Government Code (S.65450) authorizes the County of San Diego to adopt Specific Plans. This Specific Plan provides the guidelines for preparation of the subdivision and improvement plans and determines permitted land uses, densities, maximum residential units, required public facilities, and compliance with applicable County policies. It is anticipated that refinements such as final road and trail alignments, minor changes in Planning Area configuration will occur during the development of the implementing subdivisions. Such refinements, with approval of the Director of Planning and Development Services (PDS), will not require amendments to this Specific Plan provided the number of residential dwelling units is not exceeded and the overall character of the Community is maintained (for further detail see Section IV-C Amending the Specific Plan).

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 designed to meet the requirements of Regional Land Use Policy LU-1.2 as discussed in further detail in Section V-B and in the EIR Appendix W (“General Plan Amendment Matrix”). 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 **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 173.9-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 one 13.5-acre public park and a number of private parks, public trails, and a school site. Also, proposed within the Community are a 50-room Country Inn, Private HOA Community Center, Private Recreation Center, Senior Center, Recycling Facility; a Water Reclamation Facility; and other supporting infrastructure.

II. SPECIFIC PLAN SUMMARY

II. SPECIFIC PLAN SUMMARY

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

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

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

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

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

II. SPECIFIC PLAN SUMMARY

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

A. Specific Plan Goals and Policies

1. Community Design and Operation Goal

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

2. Community Design and Operation Policies

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

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

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

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

II. SPECIFIC PLAN SUMMARY

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

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

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

3. Specific Plan Goals

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

4. Specific Plan Policies

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

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

b) Provide a variety of recreational opportunities including active and passive parks with trails that connect the residential neighborhoods to the Town Center and regional trails.

c) Integrate, maintain, and preserve the major physical features into the Community design, including major drainages, woodlands as described in this Specific Plan.

d) Preserve sensitive natural resources on-site and enhance connectivity to designated preserve areas.

e) Provide for a compact pattern of development that meets the demand for housing in the region, consistent with the general character of the adjacent I-15 corridor.