

SPECIFIC PLAN
for
GREENHILLS RANCH

PERMIT NO. SP 98-004
R98-006
TM 5140 Rpl
Log No 98-14-020

Prepared For: County of San Diego
5210 Ruffin Road, Suite B
San Diego, CA 92123

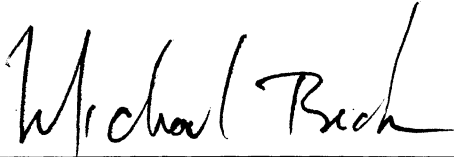
Applicant: AKSYN Corporation
5820 Miramar Rd. Suite 200
San Diego, CA 92121

Prepared By: TRS Consultants
7867 Convoy Court, Suite 312
San Diego, CA 92111

July 2004

CERTIFICATE OF ADOPTION

I hereby certify that this plan, consisting of this text, exhibits, and appendices, is the Greenhills Ranch Specific Plan SP98-004 and that it was considered by the San Diego County Planning Commission on April 16, 2004.

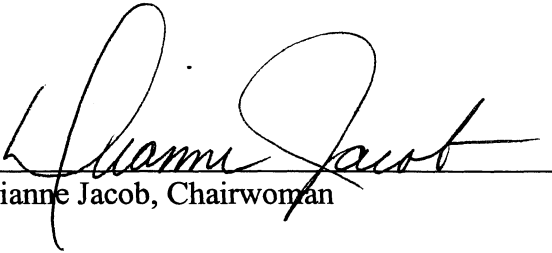


Michael Beck, Chairman

Attest: 

Gary L. Pryor, Secretary

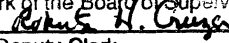
I hereby certify that this plan, consisting of this text, exhibits, and appendices is the Greenhills Ranch Specific Plan SP98-004 and that it was approved by the San Diego County Board of Supervisors on June 23, 2004.



Dianne Jacob, Chairwoman

Attest: 

Thomas J. Pastuszka, Clerk of the Board

Approved and/or authorized by the Board
of Supervisors of the County of San Diego
Date 6/23/04 Minute Order No. 1
THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors
By 
Deputy Clerk 

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS)
APPROVING SPECIFIC PLAN SP 98-004)
GREENHILLS RANCH)

WHEREAS, George and Iris Goodman (hereinafter referred to as "applicant"), submitted a Specific Plan on September 12, 2003, for an area comprising a total of 96.1 acres located north of the terminus of Adlai Road, west of Lake Jennings Park Road, and east of Lakeview Road, in the Lakeside Community Planning Area; and

WHEREAS, said Specific Plan is based upon the Lakeside Community Plan which designates the site as (21) Specific Plan Area (1.6 dwelling units per acre), and provides for guidelines for developing the Specific Plan within the Lakeside Community Plan text; and

WHEREAS, the applicant has stated the intent to:

1. Prepare approximately 12.2 acres of land for 31 residential units,
2. Preserve 39.57 acres of natural open space through dedications of easements to the County of San Diego, and
3. Implement the development in two phases.

WHEREAS, implementation of the Specific Plan will occur in concurrent application(s) for Zone Reclassification R98-006 and Tentative Map TM 5140RPL⁷; and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on April 16, 2004 conducted a duly advertised hearing on said Specific Plan and by a vote of 6-0-1 recommended that the Board of Supervisors approve the Greenhills Ranch Specific Plan because it is consistent with the General Plan and the Lakeside Community Plan; and

WHEREAS, Pursuant to Section 65355 of the Government Code, the Board of Supervisors on June 23, 2004, conducted a duly advertised public hearing on said Specific Plan and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

NOW, THEREFORE, BE IT RESOLVED AND FOUND in accordance with the California Environmental Quality Act (CEQA) Guidelines as follows:

- (a) The Mitigated Negative Declaration dated March 22, 2004 on file with the Department of Planning and Land Use (DPLU) as Environmental Review Number 98-14-020; is hereby adopted.

BE IT FURTHER RESOLVED that the Board of Supervisors makes the following findings:

- (a) The "Multiple Species Conservation Planning Conformance Findings" dated March 19, 2004 on file with DPLU as Environmental Review Number 98-14-020 is hereby adopted."

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the Greenhills Ranch Specific Plan (SP 98-004) is consistent with the San Diego County General Plan and the Lakeside Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Greenhills Ranch Specific Plan as SP 98-004, consisting of the text and map entitled Greenhills Ranch Specific Plan, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to DPLU within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.

BE IT FURTHER RESOLVED that said Specific Plan shall be of no force or effect on June 25, 2011 unless use in reliance has been established. Recordation of a Final Map pursuant to TM 5140RPL⁷ will establish use and reliance on the Greenhills Ranch Specific Plan.

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

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

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Greenhills Ranch Specific Plan (SP 98-004), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

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

NOTICE: Fish and Game Fees have been paid in the amount of \$1,275 for the review of the Mitigated Negative Declaration, Receipt number 211379, date paid September 12, 2003.

BOARD06-23\SP98004-RES;tf

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY Paul Melman
SENIOR DEPUTY 6/3/04

000022

ON MOTION of Supervisor Cox, seconded by Supervisor Slater-Price, the foregoing Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 23rd day of June, 2004, by the following vote:

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

STATE OF CALIFORNIA)
County of San Diego)^{ss}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: Roberta H. Cruzen
Roberta H. Cruzen, Deputy



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Full Size Specific Plan/ Open Space Master Plan Map/Open Space Signage and Fencing Plan Map

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Agency:

Lakeside Sanitation District

Lakeside Water District

Lakeside Fire Protection District

Lakeside Elementary School District

Grossmont High School District

APPENDIX B Greenhills Ranch Specific Plan Public Facilities Financing Plan

APPENDIX C Greenhills Ranch Open Space Master Plan

APPENDIX D Fencing and Signage Plan

1.0 INTRODUCTION

1.1 Background

This Specific Plan describes the area identified as Specific Plan Area 6 (SPA 6) - AKSYN, which is approximately 90-acres within the Lakeside Community Plan, as adopted as part of the General Plan Update in 1988. The current property owners have renamed the area Greenhills Ranch Specific Plan (GRSP), which is the term that will be used in this document. The overall GRSP will govern the development of the 96.1-acre parcel. The document will also describe the proposed development of 31 residential dwelling units and one open space lot on a 51.90-acre portion of the GRSP, hereinafter referred to as Phase 1. The remainder of the GRSP, known as the Phase 2 and consisting of approximately 44.2 acres, will be the subject of a future amendment to the GRSP.

The GRSP is located between Lakeview Road and Lake Jennings Park Road in the community of Lakeside, in east central San Diego County. The site is located at the eastern edge of the Current Urban Development Area (CUDA) of the Lakeside Community Planning Area. The availability of access and services from surrounding urban developments allows for the natural extension of development onto the GRSP, particularly in the northwest portion of the site.

A 9.75-acre portion of the GRSP, located in the northwest corner of the site and to the east of Sohail Drive, was the subject of Habitat Loss Permit (HLP) 94-007 issued by the County of San Diego. The HLP was required by the County of San Diego for loss of Diegan Coastal Sage Scrub habitat, pursuant to the Endangered Species Act. The area has been cleared and filled, and drainage facilities have been installed. This area is proposed for development as part of Phase 1 of the Greenhills Ranch project.

1.2 Purpose of the Specific Plan

The purpose of the Specific Plan, as defined by the California Government Code (Title 7, Article 8, Section 65450 et seq.), is to accomplish the systematic implementation of a general plan. Section 65450.1 of the code states that: "The legislative body or planning agency may designate areas within a city or county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan." County of San Diego Board of Supervisors Policy I-59, in accordance with this portion of the Government Code, provides for the use of Specific Plans at a local level in the review and regulation of large-scale projects.

The purpose of the GRSP is to evaluate the project in light of the following considerations:

1. Consistency with all existing state laws and local ordinances.

2. Conformity to the adopted General Plan Elements, including the Lakeside Community Plan.
3. Compatibility with adjacent land uses.
4. Consistency with the Regional Growth Management Policy.
5. Availability of public services/facilities adequate to serve the development.
6. Open Space Master Plan.

Proposed pursuant to an Initial Determination approved by the Director, Department of Planning and Land Use, on June 10, 1988, the GRSP will also specify the density, distribution, and type of units which are permitted on the site. The GRSP will be accompanied by the appropriate environmental documentation.

1.2.1 Phase 1 of the GRSP

Phase 1 of GRSP will involve processing of the following:

1. The GRSP
2. A Site Plan to establish "V" designator setbacks prior to issuance of building permits;
3. A zone reclassification to establish the RS7 zone over residential areas and the S80 zone over open space areas;
4. A Tentative Map;
5. Annexation to the Lakeside Water District and the Lakeside Sanitation District;
6. Vacation of that portion of the open space easement granted in conjunction with HLP 94-007 that follows an existing haul road for the purpose of establishing a riding/hiking trail, and
7. Exemption from that portion of the San Diego County Trail Specifications requiring that trails not exceed 10 percent slope.

Development parameters include 31 single-family detached residences within a development area of 12.17 acres. Maximum density is 2.54 dwelling units per acre

(DU/Ac) in the developed area; the overall density is 0.59 DU/Ac. Residential lots will range upward from a minimum of 9,000 net square feet. Implementation of Phase 1 will include an open space area of 39.53 acres, 76.1 percent of the total acreage. Phase 2, consisting of approximately 44.2 acres, will be the subject of a Specific Plan amendment and additional environmental review when it is proposed for development.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Greenhills Ranch Specific Plan (GRSP) area encompasses approximately 96.1 acres in the unincorporated area of east-central San Diego County, approximately fifteen miles east of the City of San Diego. Phase 1 consists of 51.90 acres in the northern half of the GRSP. It is situated within the urban limit of the Lakeside Community Planning Area. The property is bounded on the west by Lakeview Road and on the east by Lake Jennings Park Road and lies just north of the existing terminus of Adlai Street. The relative location of the GRSP can be seen on Figure 2-1, "Regional Location Map," page 2-7 and Figure 2-2, "Vicinity Map," page 2-9.

Regional access to Phase 1 of the GRSP is from Interstate 8 (I-8) to Lake Jennings Park Road, a north-south Major Road on the County's Circulation Element; then north roughly one mile to Julian Avenue; then west to Lakeview Road, then south to Sohail Street.

2.2 Environmental Setting

The unincorporated community of Lakeside, situated well east of the City of San Diego, remained a typically rural locale until the 1950s. The onset of population growth was the result of increased employment opportunities within the City of San Diego, and the need for housing to accommodate new employees. Lakeside, within easy commuting distance to San Diego via the then newly-completed I-8, experienced a dramatic increase in population between 1950 and 1970, precipitating the adoption of the first Lakeside Community Plan by the County Board of Supervisors in 1975. Since then, the community plan has been amended several times, with the most recent amendment adopted in December 1994.

The influx of residents and the accompanying increase in residential development during the accelerated growth from 1950 to 1970 substantially "suburbanized" the previously rural character of Lakeside. New residential neighborhoods, as well as commercial and civic buildings, constructed during this period mingled with the existing rural farmlands and open field ambience. The community of Lakeside grew from a population of 49,654 in 1996 to 57,554 in 2000. Continued growth is expected.

Bounded by the City of El Cajon to the south, and the cities of Santee and Poway to the west and northwest, respectively, the unincorporated community of Lakeside currently accommodates a mix of its rural ambience past and a recent, more suburban quality. Small farms, though declining in number, are still scattered throughout the community. Adding to the rural character, horse corrals and small animal-keeping facilities associated with single-family residences are common in the area.

Although undeveloped land still exists in the area, the vicinity of the GRSP is largely urbanized, incorporating various sized residential parcels and both single- and multiple-family dwelling units. Commercial and light industrial uses, as well as multiple-family residential, border the I-8 Business Route west of Lake Jennings Park Road.

Lakeside, situated in the foothills of the Cuyamaca Mountains, is characterized by several natural features. Lindo Lake, for which Lakeside was originally named, lies within the community's town center and is associated with a 54-acre park. The 540-acre Lake Jennings Park, located just outside the town center, compliments recreation-oriented activities at Lake Jennings. In general, elevations over the project area ascend from the level flood plain of Lindo Lake and rise toward the south and east. The terrain range from the flat plain to the steep hillsides near Lake Jennings Park. Land use is predominantly residential, with parcel sizes ranging from 6,000 square feet to 10 acres.

The GRSP is essentially surrounded by existing or proposed single-family residential development on parcels ranging upward from a minimum 5,000 square feet in size. To the southwest, older homes are intermingled with newer custom residences situated on lots ranging from approximately 6,000 square feet to over ten acres in size. Southeast of the property, along Lake Jennings Park Road, lies a 64-home subdivision associated with Jack Oak Road. Approximately 4.6 acres of vacant land, mapped as TM 5009 Rpl and proposed for nine residential units, is adjacent to the southwest. Acreage to the west of the GRSP site, extending to Lakeview Drive, is both developed and contains open space. To the northwest is Lakeview Meadows, a contemporary residential development that contains 38 homes on 10,000 square foot lots.

Immediately west of Lakeview Drive are two single-family residential developments, known together as "Woodridge," totaling 203 dwelling units on approximately 96.1 acres, with residential lot sizes ranging from 5,000 to 10,000 square feet. A recently-constructed single-family home occupies ten acres to the northwest of the GRSP. Single-family residences on lots of approximately 10,000 square foot and larger occupy the remainder of the area north of the GRSP site to Julian Avenue. Helix Water District owns a 28-acre parcel northeast of the property, which supports a water treatment facility. A 297-unit mobile home park occupies roughly 46 acres, directly east of Lake Jennings Park Road. An aerial view of the vicinity is shown in Figure 2-3, "Aerial Photograph," page 2-11.

Despite urban pressures, the area is considered an important wildlife link between areas north and south of Lakeside, particularly for avian species such as the California gnatcatcher. This important biological area is referred to as the Lakeside Archipelago. Exhibit A of Attachment C, "Open Space Master Plan," illustrates the GRSP's relationship to open spaces in the area. Diegan Coastal Sage Scrub is the predominant vegetation type in the undeveloped, uncleared areas in the vicinity.

The property remains undeveloped, although the area proposed for development was graded in conjunction with HLP 94-007. Onsite topography includes ridges, steep slopes, and canyons, as well as the graded area. Several ridge features extend through the site, creating a relatively level plateau in the southeast adjacent to Lake Jennings Park Road. The central portion of the site is largely defined by a substantial north-south drainage course and associated sideslopes; less substantial swales feed into the larger swale in several locations.

2.3 Site Analysis of Phase 1

2.3.1 Existing Site Conditions

The Phase 1 site is situated at the eastern edge of the urban limit in the Lakeside Community Planning area, with the urban limit boundary located at the project frontage on Lake Jennings Park Road. Old Highway 80, Lake Jennings Park Road, Julian Avenue, Lakeview Road, and Interstate 8 constitute the primary means of vehicular circulation in the vicinity.

Phase 1 site elevations range from approximately 473 feet above mean sea level (AMSL) in the northwest, to 720 feet AMSL along the south boundary. The property has been extensively used as an illegal dumping ground for garbage and other debris. The site lies directly west and outside of the El Cajon Mountain-El Capitan Reservoir Resource Conservation Area (RCA), known for its Diegan Coastal Sage Scrub habitat. One of the drainage courses onsite in Phase 1 supports a Resource Protection Ordinance (RPO) - defined wetland.

2.3.2 Planning and Zoning

The majority of the GRSP site is designated (21) Specific Planning Area (1.6 DU/Ac) on the Lakeside Community Plan and zoned S-88 in conformance with its Specific Plan land use designation. A sliver of land in Phase 1 at the northwest boundary contiguous to Sohail Street is zoned RS-4 and will be part of the access road extension. The triangular area along the western boundary is zoned RR-1 and will be part of open space dedication. The long narrow protrusion at the north central boundary is zoned A-70, and will be part of open space dedication. The parcel is bounded by an area which is planned for residential use involving a relative mix of densities, ranging from (1) Residential (1 dwelling unit per 1, 2, and 4 acres) to (5) Residential (4.3 DU/Ac), (6) Residential (7.3 DU/Ac and higher). On the south, the parcel is bounded by 44.2 acres of the GRSP which is known as Phase 2. This area is not proposed for development at this time. Density in Phase 1 is subject to Lakeside Community Plan limitations, which is an overall density of 0.59 DU/Ac, and a density in developed areas of the site of 2.54 DU/Ac. Figure 2-4, "Lakeside Community Plan Map," page 2-13, illustrates the land use designations of the site and the surrounding vicinity per the Lakeside Community Plan Map. Figure 2-5,

“Existing Area Zoning Map,” page 2-15, shows the current zoning of the property and its vicinity. Table 2-1, page 2-21, summarizes the current zoning of the property and its vicinity.

In summary, the project site lies at the eastern edge of the urban limit area in the community of Lakeside, within the Current Urban Development Area (CUDA) of the San Diego County General Plan Regional Land Use Element. This category has been applied to “those County lands to which near-term urban development should be directed.” (San Diego County General Plan, Regional Land Use Element, 1995: II-vi.). The site is also within a Biological Resources Core Area of the Multiple Habitat Conservation Program. As such, the site is a part of the Lakeside Archipelago, a corridor of high quality habitat that provides linkage for the movement of wildlife in this area.

2.3.3 Existing Public Services and Utilities

Public facilities presently exist in the project vicinity and are accessible to the Greenhills Ranch site. Maps displaying the existing sewer and water lines in the area, as well as those proposed by the project, are included as Figure 2-6, “Sewer District and Sphere of Influence Boundaries and Proposed Annexation,” and Figure 2-7, “Water District and Sphere of Influence Boundaries and Proposed Annexation,” pages 2-17 and 2-19, respectively.

2.3.3.1 Sewage Disposal

A very small portion of the street opening at Sohail Street is within the Lakeside Sanitation District (LSD). The remainder is within the LSD Sphere of Influence. (Figure 2-6)

2.3.3.2 Water Service

Water Service to the property is presently provided by the Lakeside Water District (LWD). A small section of the westerly boundary is within the LWD. The remainder is in the Sphere of Influence of the LWD. (Figure 2-7)

2.3.3.3 Solid Waste Disposal

Solid waste disposal services are provided by Western Waste Industries. They are capable of handling the hauling requirements for the proposed project. The solid waste collected will be disposed of in Santee at the Sycamore Landfill, which has a life expectancy through the year 2008.

2.3.3.4 Fire Protection

Fire protection services are provided to the project by the Lakeside Fire Protection District. The nearest station is located at 14008 Highway 8 Business, El Cajon.

2.3.3.5 Police Protection

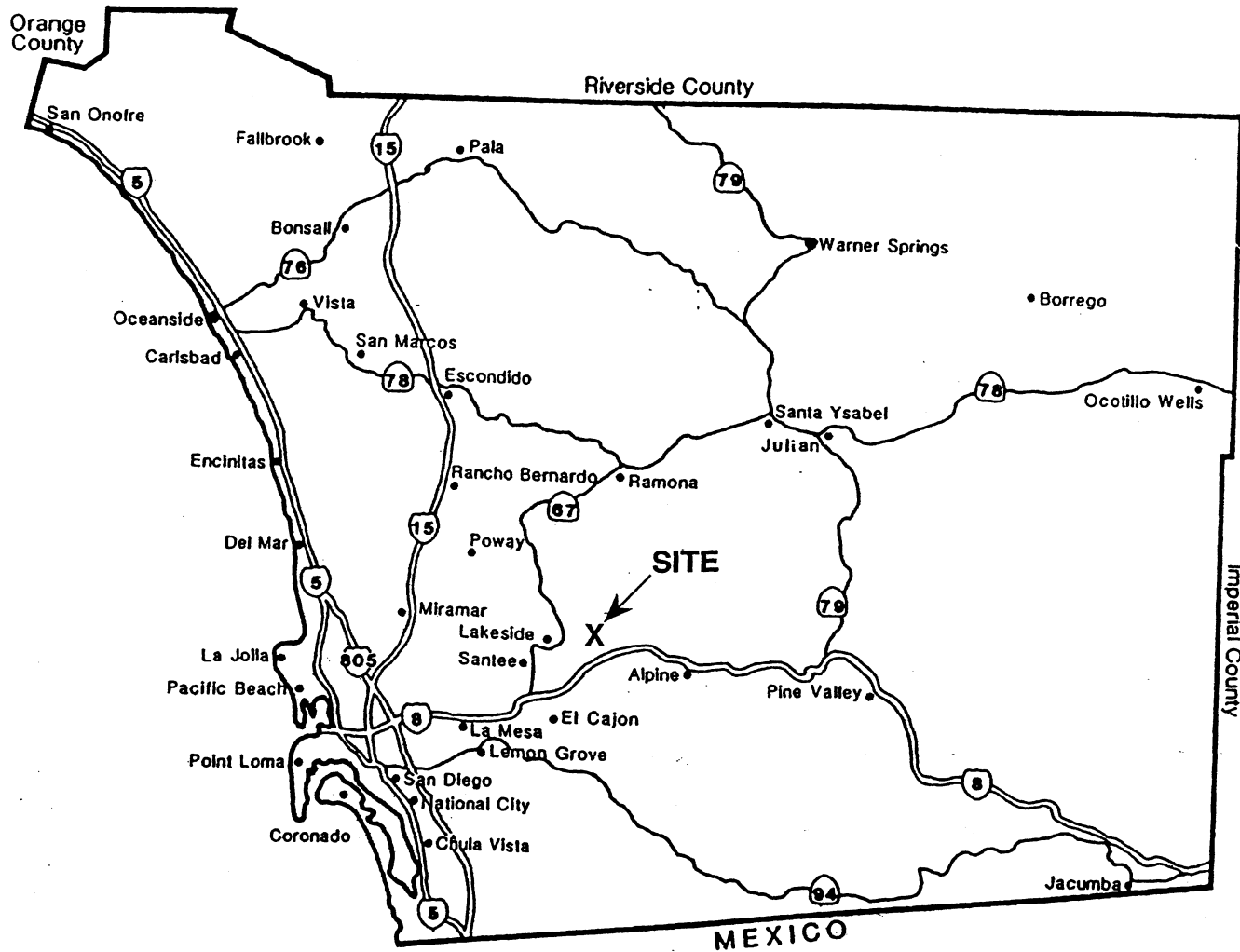
The San Diego County Sheriff's Department provides police protection to the subject site. The subject property lies within Sheriff's Beat Number 531. Response time to the site is roughly 11.2 minutes for priority calls and 33.2 minutes for non-priority calls. Actual response times vary depending on the location of deputies at the time of the call.

2.3.3.6 Schools

The Greenhills Ranch site is located within the Lakeside Union School District for grades K - 8 and the Grossmont High School District for grades 9 - 12. The nearest schools are Lakeview Elementary School, located two miles from the site, for grades K - 5, and Tierra del Sol Middle School, four miles from the site, for grades 6 - 8. High school age students will go to El Capitan High School, located approximately 3.3 miles from the site, for grades 9 - 12.

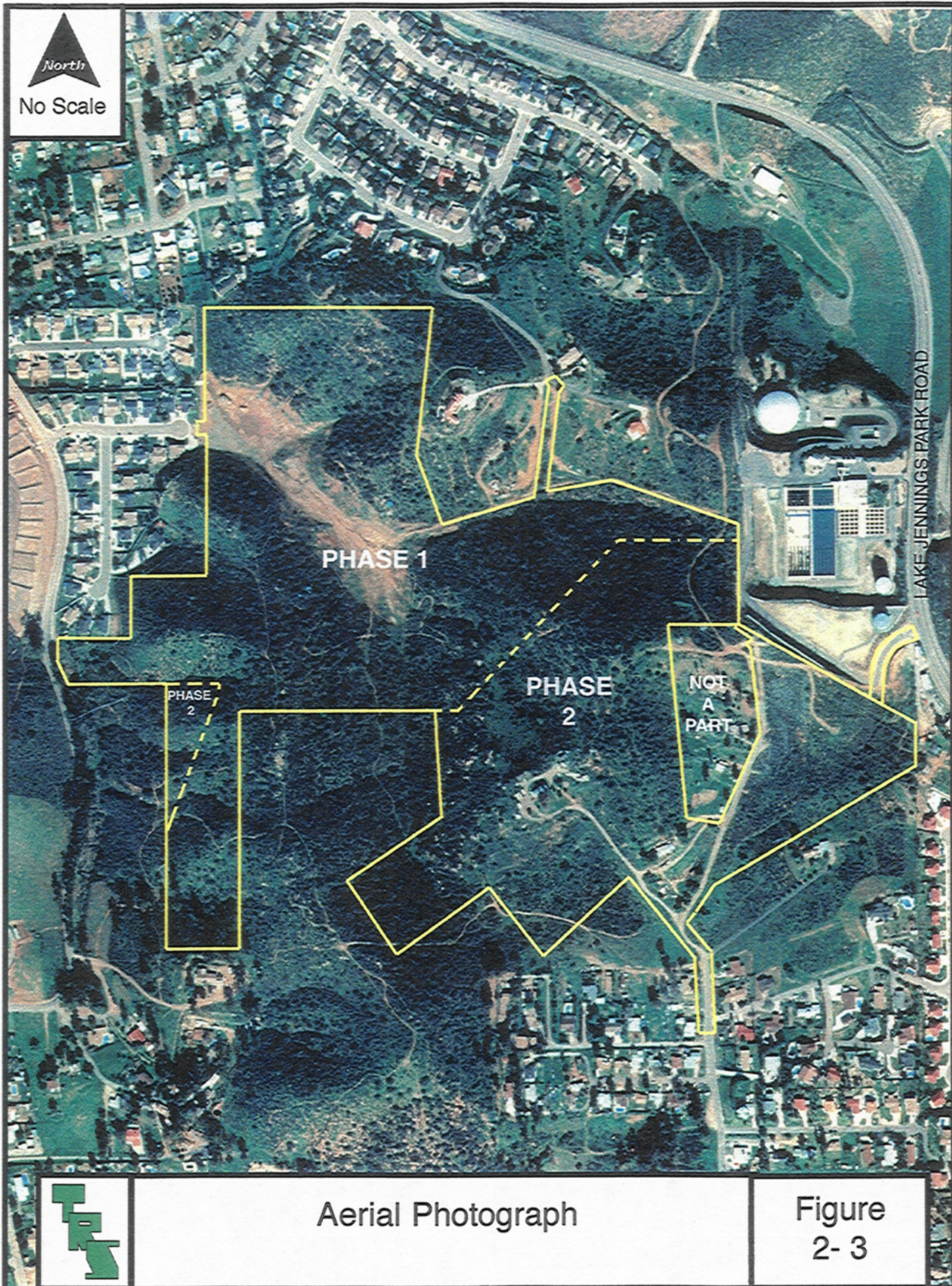
2.3.3.7 Public Transit

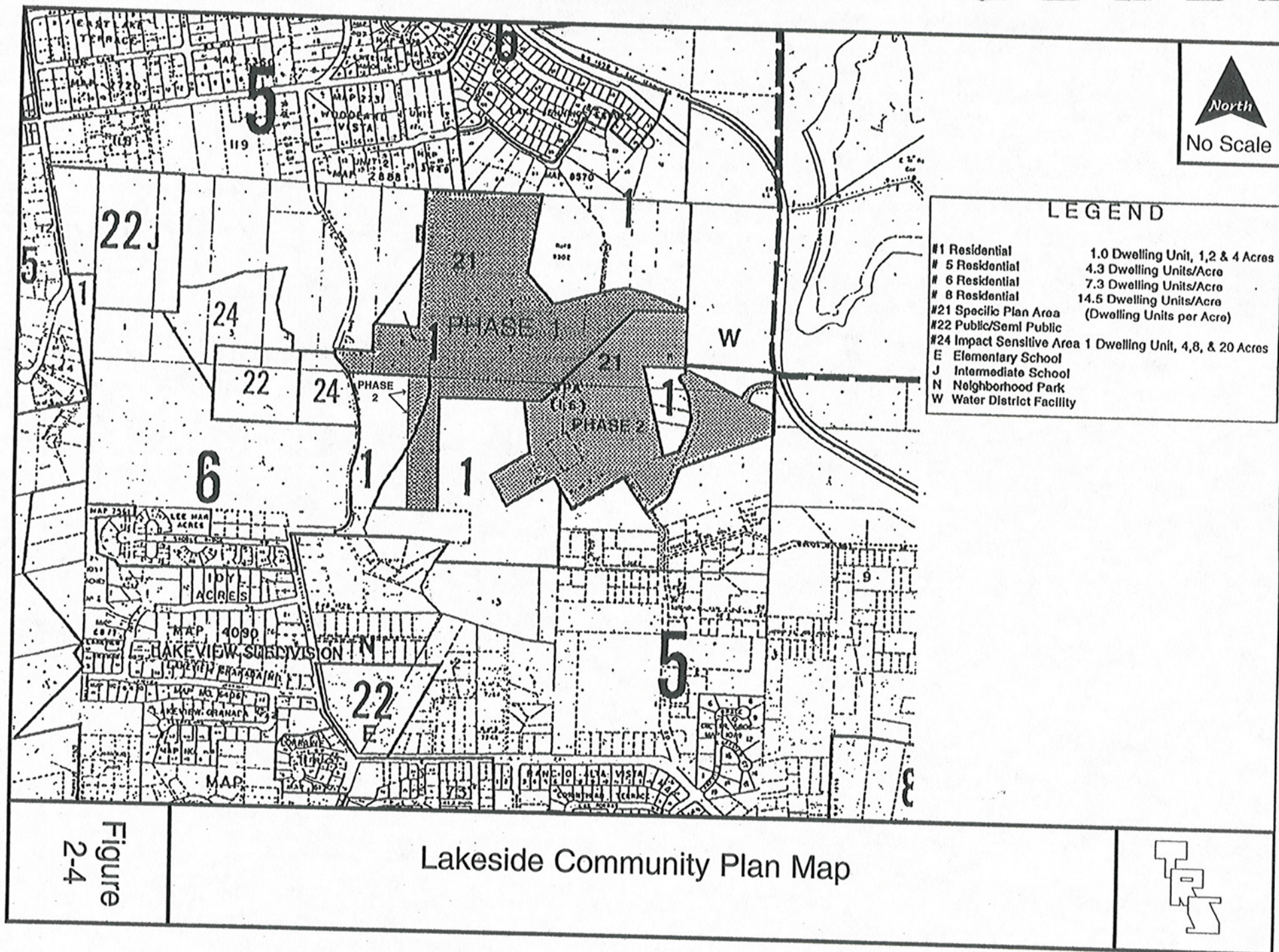
Public transportation is available on Old Highway 8, where the Alpine-El Cajon Shuttle stops at the Lake Jennings Park Road intersection. Service is provided five times daily eastbound and westbound, connecting Alpine to the El Cajon Transit Center. From the El Cajon Transit Center connection can be made to a variety of public transit facilities including the San Diego Trolley.

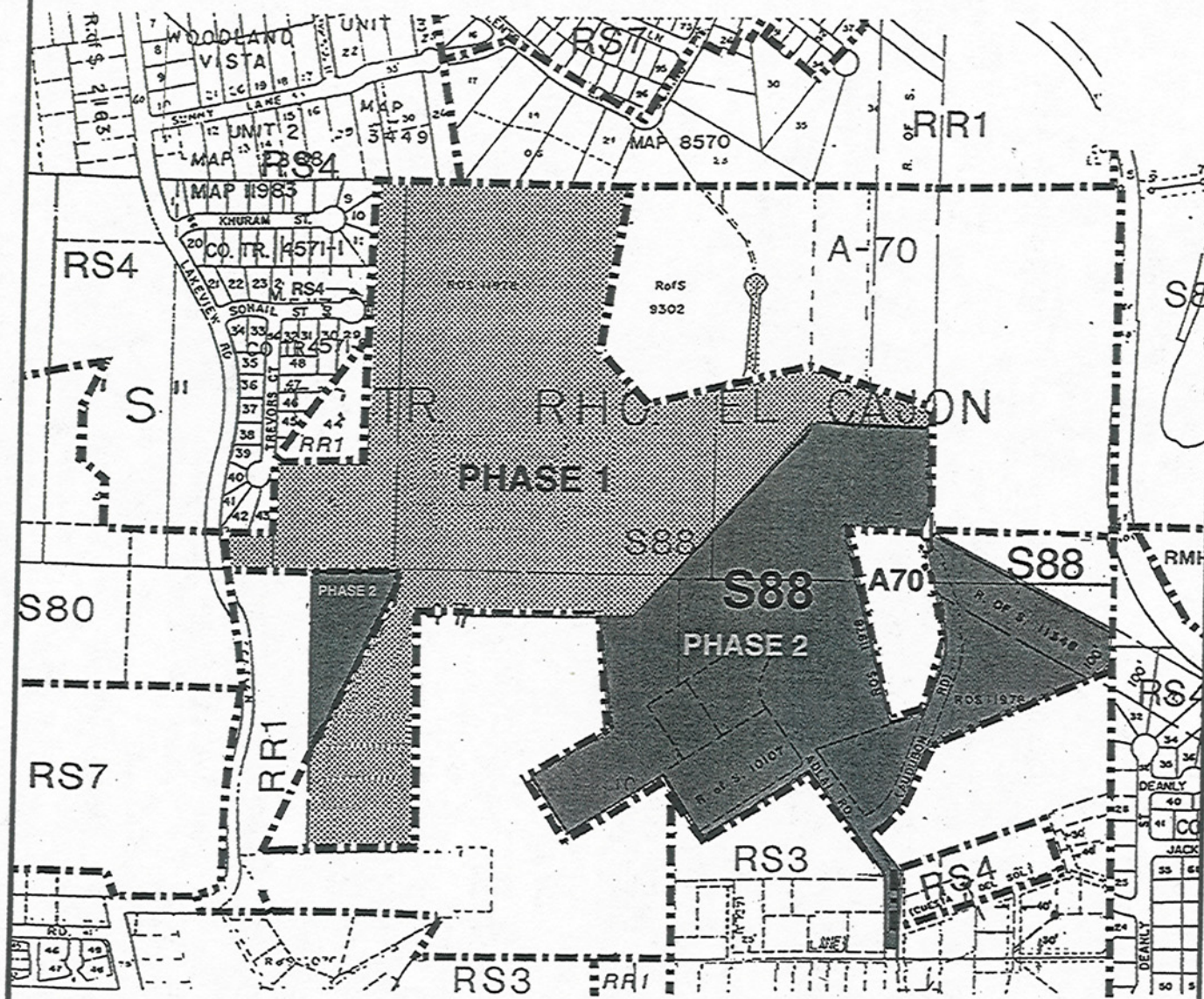


Regional Location Map

Figure
2-1

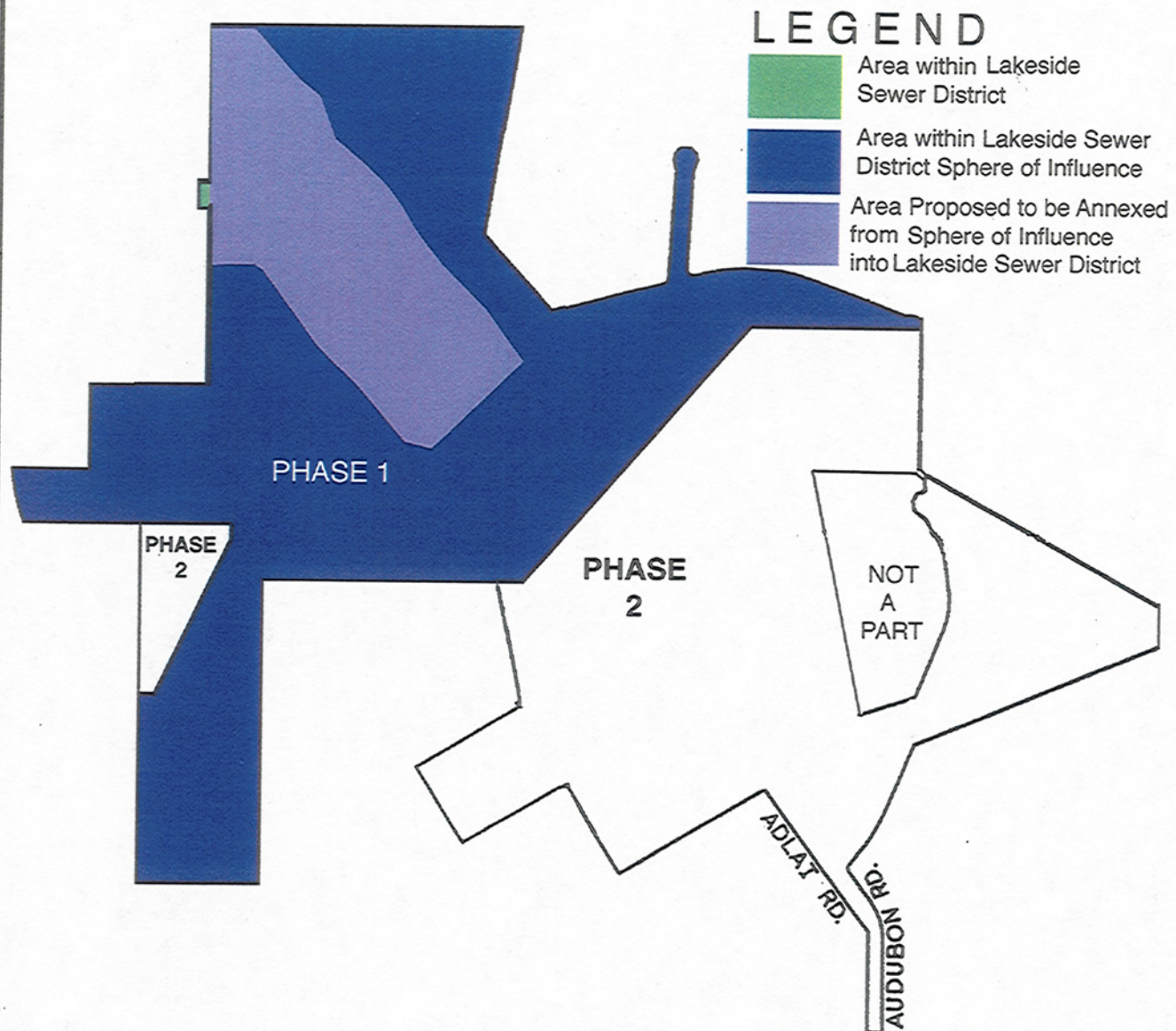






Existing Area Zoning Map

Figure
2- 5



Sewer District and Sphere of Influence
Boundaries and Proposed Annexation

Figure
2-6

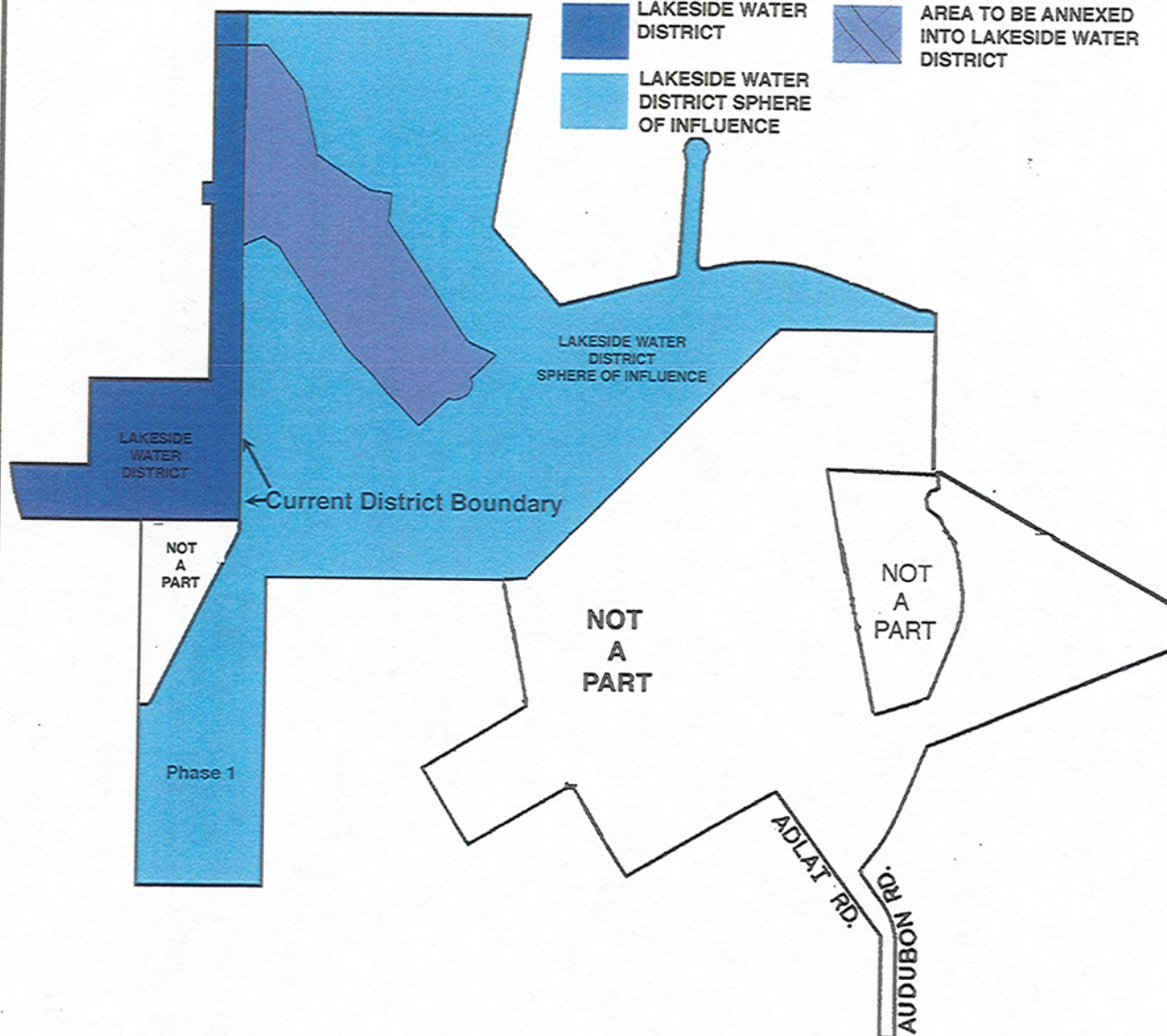


No Scale

LEGEND

-  LAKESIDE WATER DISTRICT
-  LAKESIDE WATER DISTRICT SPHERE OF INFLUENCE

-  AREA TO BE ANNEXED INTO LAKESIDE WATER DISTRICT



Water District and Sphere of Influence
Boundaries and Proposed Annexations

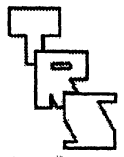
Figure
2-7

ZONING		EXISTING				PROPOSED	
		398-400-47 395-151-6, 59 395-160-4, 10	395-160-4	395-151-59	395-390-31	Lots 1-33 (Development Area)	Lot 34 (Open Space)
USE REGULATIONS		S88	A70	RR1	RS4	RS7	S80
ANIMAL REGULATIONS		Q	L	J	Q	J	-
DEVELOPMENT REGULATIONS	DENSITY	1.6	1	1	4.35	4.30	0
	LOT SIZE	6,000	1AC	1AC	10,000	6,000	-
	BUILDING TYPE	C	C	C	C	C	-
	MAXIMUM FLOOR AREA	-	-	-	-	-	-
	FLOOR AREA RATIO	-	-	-	-	-	-
	HEIGHT	G	G	G	G	G	-
	LOT COVERAGE	-	-	-	-	60%	-
	SETBACK	H	C	B	H	V*	-
	OPEN SPACE	-	-	-	-	-	-
SPECIAL AREA REGULATIONS		-	-	-	-	-	-

* SITE PLAN REQUIRED TO IMPLEMENT SETBACKS
DESCRIBED IN SPECIFIC PLAN TEXT

Table
2-1

Zoning Summary



3.0 DESCRIPTION OF SPECIFIC PLANNING AREA

3.1 Project Characteristics

The entire GRSP consists of approximately 96.1 acres. Phase 1 encompasses 51.9 acres in the northern half of the GRSP and will consist of 31 single-family residential units. Permanent open space will be dedicated over 39.57 acres (76 percent) of the site. The project also includes ariding/ hiking trail. Overall density is 0.59 DU/Ac; minimum lot size is 9,000 sq. ft. Lakeview Drive to Sohail Street provides the only access to Phase 1. The remaining GRSP area is known as Phase 2, and consists of 44.2 acres. This area is not proposed for development at this time and will require a specific plan amendment and additional environmental review when development proposals are brought forward. Figure 3-1, "Specific Plan Map," page 3-9, delineates the GRSP. A full sized map is included in the back of this text. The accompanying tentative map, Figure 3-2, "Tentative Map," page 3-11, is intended to implement the Phase 1 component of the GRSP. The proposed site plan for the project is shown on Figure 3-3, "Site Plan Concept," page, 3-13.

An Open Space Management Plan (OSMP) has been developed for the entire GRSP and adjacent offsite areas under the same ownership to ensure a coherent open space design for the Lakeside Archipelago, which is a significant biological corridor in the area. The open space management plan is discussed in Section 3.2.7 and the full text is included as Appendix C, "Open Space Master Plan." A fencing and signage plan is provided as part of the project requirements and can be viewed in its entirety in Appendix D, "Fencing and Signage Plan." For an overview of the fencing and signage for the OSMP, see Figure 5-2, "Open Space Signage and Fencing Map," page 5-13.

The project will involve the concurrent processing of a Specific Plan, a tentative map, a zone reclassification to bring the development regulations into conformance with the actual development proposed, and annexation to the Lakeside Water District and the Lakeside Sanitation District. A site plan will be required prior to issuance of building permits.

The project includes vacation of a 0.2 acre portion of the existing open space easement that follows a disturbed traveled way. The vacation will allow construction of an riding/hiking trail that will extend from the southeast terminus of Sohail Street, eastward to meet the GRSP's northeast boundary. It will follow the project's boundary to the edge of the existing Sempra Energy (SE, formerly San Diego Gas and Electric) easement along the eastern boundary. The trail will be improved to a width of eight feet, and will be marked and fenced, to prevent intrusions into open space. See Figure 3-1 for a general representation of the trail easement. An exemption from San Diego trail specifications, which limits slope to 10 percent or less, will be requested to allow the trail to ascend from the development area to the central mesa of the property.

Two SE easements cross the GRSP, as indicated on Figure 3-1. Access to both easements will be preserved by the project, and no building pads will be located beneath transmission lines in these easements. One SE easement crosses the Phase 1 area. This easement supports a limited RPO wetland of approximately 0.04 acres. To prevent project impacts to this area, the boundary between the easement and project lots will be fenced.

All public facilities are currently in place and available to serve the Greenhills Ranch project. The majority of the proposed Greenhills Phase 1 will require annexation to the Lakeside Water District (LWD) and associated upgrading of transmission facilities. Annexation to the Lakeside Sewer District (LSD) will also be required.

At one time, drainage was an issue in this area of the GRSP, and special drainage basins were required. However, offsite improvements made since the project was first proposed, along with a redesign on the project have eliminated the need for basins on the site. All drainage will be controlled to flow into the existing system in the area.

3.1.1 Planning Concept

The Greenhills Ranch planning concept is devoted to establishing a high quality residential neighborhood. Nestled in expanses of open space, the project will provide both passive recreational opportunities for residents and long-term visual benefits to the community. Key factors in the location of the residential units included: creation of a living environment attractive for future residents, neighbors, and Lakeside as a whole; and a desire to preserve the site's steep slopes, ridge features, and biological connectivity of offsite areas.

The GRSP as proposed is the result of a master plan approach, which took into account the site's unique topographic opportunities and constraints as well as the project's biological resource, infrastructure, and public service needs. The project is a cohesively designed development. It harmonizes with the property's existing landform features, preserves significant visual resources, sensitive biological habitats and corridor areas, and projects a quality living environment for future residents.

3.1.2 Benefits of the Proposal

The eastern extent of the urban development area in the Community of Lakeside is rapidly taking on an urbanized character. Separately planned subdivisions in the area bounded by Lake Jennings Park Road on the east; Los Coches Road on the west; Julian Avenue on the north; and Business Route 8 on the south, which were developed within the last five to ten years, have strained Lakeside's public services and facilities. These developments have effectively severed expanses of native habitat and visual open space. Individual planning efforts are presently underway on additional projects in the

immediate vicinity, which could continue the patchwork approach to upgrading facilities and preservation of resources.

While a coordinated planning strategy for the entire area may have been feasible ten years ago, a viable opportunity no longer exists for this type of master planning. However, as the last remaining large unplanned piece of property in the area, the GRSP is in a position to utilize a coordinated planning approach within its boundaries. Such an approach would be to the long-term benefit of future project residents, the immediate neighborhood, habitat planning, and the community of Lakeside as a whole.

In particular, the GRSP will preserve important biological links along the Greenhills Archipelago. "The Open Space Master Plan" (OSMP) provides an overview of the open space preservation that will be created. The OSMP is discussed in detail in Section 3.2.7. It is included in its entirety as Attachment C of this document.

3.1.3 Goals and Objectives

It is the goal of the Greenhills Ranch Specific Plan to create an environmentally sensitive land use plan, integrate development with naturally occurring site conditions, and establish a high quality living environment for future residents, ultimately creating a development which will harmonize with and enhance the area's semi-rural ambience and sense of spaciousness. The project has the following objectives:

1. Preserve the site's significant landform features in permanent open space.
2. Incorporate a hiking/riding trail into the project design to allow project residents to access points of high visual interest and to incorporate the site's natural amenities into passive recreational experiences.
3. Preserve and dedicate a minimum of 60 percent of the total site acreage, which includes steep slopes and sensitive biological resources.
4. Provide an internal street pattern which facilitates movement within the project boundaries while enhancing the site's semi-rural ambience.
5. Include a riding/hiking trail to provide alternative means of transportation and a means of recreation for project residents.
6. Design the internal cul-de-sac to minimize grading as much as possible and to create as little disturbance to existing landforms as practical.

7. Improve offsite circulation roads commensurate with the impact of the Greenhills Ranch project on such roads.
8. Coordinate improvement of public facilities with development phasing of the Greenhills Ranch project.
9. Incorporate grading techniques for the project which will minimize soil erosion and visual disruption.
10. Preserve the most significant visual features of the site in a natural state to provide an aesthetically pleasing landscape.

3.1.4 Grading

Development of Greenhills Phase 1 can be expected to begin upon recordation of the final map. Grading for the project requires approximately 37,900 cubic yards (cu. yd.) of fill. Approximately 20,500 cu.yd. of cut and approximately 17,400 cu. yd. of fill are required. With a shrinkage factor of 15 percent, cut and fill amounts balance and no import or export of earth will be required. A Grading Permit from the Department of Public Works will be required at the time grading is formally proposed.

3.1.5 Trails

A riding/hiking trail is proposed from the southeast terminus of Sohail Street, eastward to the GRSP's northeast boundary. The trail will follow an existing haul road. It will be improved to a width of eight feet, and will be marked and fenced to prevent intrusions into open space. See Figure 3-1, "Specific Plan Map", page 3-9 for a general representation of the trail.

3.1.6 Phasing

Phase 1 buildout is expected to take approximately one to three years, although the actual construction period is dependant on market forces. To accommodate timing of requisite public facility improvements, development of the remainder of the GRSP is not anticipated to occur for a minimum of five years.

3.1.7 Circulation

Greenhills Ranch is situated between Lake Jennings Park Road on the east and Lakeside Drive on the west, both County of San Diego Circulation Element roads. Access to the project is provided directly from Sohail Street. No other access is proposed. The area circulation system and traffic distribution pattern for are shown on Figure 3-5, "Traffic

Distribution Pattern,” page 3-17. Fair share contributions will be made for roadway and intersection improvements.

3.1.8 Public Services

3.1.8.1 Sewer Service

Phase 1 will be annexed into the LSD as depicted on Figure 2-6, “Sewer District and Sphere of Influence Boundaries and Proposed Annexations,” page 2-17. County Form Letter 399S (Sewer Service) from the LSD indicating their ability to provide service to the proposed project is included in Appendix A.

3.1.8.2 Water Service

The area proposed for development will require annexation into the LWD for potable water services, as shown on Figure 2-7, “Water District and Sphere of Influence Boundaries and Proposed Annexations,” page 2-19. County Form Letter 399W (Water Service) from the LWD indicating their ability to provide service to the proposed project is included in Appendix A.

3.1.8.3 Fire Service

Fire protection services are provided to the project by the Lakeside Fire Protection District located at 14008 Highway 8 Business, El Cajon. The full-service Lakeside Fire Protection District includes a Paramedic Unit with nine certified paramedics. The District encompasses roughly 43 square miles and has a response time of three minute or less for fire and/or medical services anywhere in the district. A Fire Service Availability Letter (County Form Letter 399F) is included in Appendix A.

3.1.8.4 Schools

Fees for the Lakeside and Grossmont School Districts will be levied in accordance with either Government Code Section 53080 or Section 65970 prior to the issuance of building permits. The GRSP is located completely within these districts and is eligible for service. Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project have been committed through a binding agreement satisfactory to the Lakeside Union School District.

According to generation rates provided by the school districts, ultimate development of Greenhills Ranch is expected to generate approximately 32 elementary school students and four high school students. The project will result in the overcrowding of El Capitan High School. A binding agreement will be required between the school

districts and the proponent, pursuant to County Ordinance and the Public Facilities Element. County Form Letters 399SC are included from the Lakeside Elementary School District and from the Grossmont High School District in Appendix A.

3.2 Project Components

3.2.1 Specific Plan Map

The land uses proposed for the GRSP area are shown on Figure 3-1, "Specific Plan Map," page 3-9. A full sized map is included in the back of the Specific Plan. Table 3-1, "Project Development Areas, Densities, and Open Space," page 3-19, delineates the acreage, maximum dwelling units, and open space dedications for the proposed Specific Plan.

3.2.2 Tentative Map

Subdivision of Phase 1 will be accomplished by application of a Tentative Map resulting in recordation of a Final Map. All Tentative Maps or Tentative Parcel Maps filed on the site will comply with the standards of the County Subdivision Ordinance, the State Subdivision Map Act, and the County Regulatory Code. The Phase 1 development area is shown on Figure 3-2, "Tentative Map," page 3-11.

3.2.3 Site Plan

A Site Plan is proposed for the sole purpose of establishing sideyard setbacks through use of the "V" designator. Sideyard setbacks will be five feet on the uphill side and 10 feet on the downhill side of each lot, as shown on Figure 3-3, "Site Concept Plan," page 3-13. A special setback of ten feet from the right of way will be allowed on lots where garage openings are perpendicular to the street. Up to 50 percent of the homes in the project will be eligible for this option, which will eliminate the visual appearance of garage doors facing the street. A site plan will be required prior to issuance of building permits.

3.2.4 Rezone

The project will be rezoned to establish development regulations within the existing Specific Plan S-88 zone. The RS-7 zone will be established over the residential portion of the site, and the S-80 zone will be established over open space areas. Figure 3-4, "Proposed Zoning Map," page 3-15, illustrates the location of these zoning areas. Table 2-1, "Zone Box Summary," page 2-21, details the proposed zoning regulations.

3.2.5 Vacation of Easement

Vacation of a portion of the existing open space easement is proposed to allow the establishment of a hiking/riding trail. The vacation totals approximately 0.2 acres, and runs from the southern terminus of Sohail Street east along the northeast boundary of the property.

3.2.6 Exemption from Trail Criteria

The San Diego County Trail Specifications require that new trails not exceed a ten percent slope. Due to the topography of the site, the proposed trail will have to exceed a ten percent slope along the section leading from the project to the mesa on the east. An exemption for trail specifications will be requested to accommodate this design requirement.

3.2.7 Open Space Master Plan

The "Open Space Master Plan" (OSMP) is designed to provide a comprehensive overview of the open space preservation that will be undertaken in relation to the GRSP. A complete text of the plan is included in Attachment C. The GRSP is located in the Lakeside Archipelago, a pattern of undeveloped or sparsely developed lands that provide an important natural bridge between large blocks of sensitive vegetation communities north and south of Lakeside. The relationship between the GRSP and the Lakeside Archipelago is illustrated in Exhibit A of Attachment C. The OSMP is needed to ensure that adequate open space preserve design and corridor widths are provided when the various phases of development within the GRSP take place. Exhibit C, "Open Space Master Plan Map", Attachment C, illustrates the plan. A full size map is included in the back pocket of the GRSP.

A minimum of 71.32 acres of open space will be dedicated under the OSMP. Dedication will take place as follows:

Area (acres)	Reason for Dedication
23.88	Onsite area already dedicated under Habitat Loss Permit 94-007 (HLP) issued by the County of San Diego
0.94	Offsite area already dedicated under Habitat Loss Permit 94-007
5.24	Mitigation for Phase 1 impacts
0.04	Open space on Lots 17 and 18
10.41	Planned Open Space 1, Phase 1

Area (acres)	Reason for Dedication
30.85	Planned and Offsite Open Space 2-3, preserved in the Phase 2

All impacts in Phase 2 will be mitigated onsite. While specific designs have not been proposed for this area, it is expected the maximum development area will be 17.18 acres. There is adequate area within Planned Open Spaces 1, 2 and 3 to allow mitigation at a 2:1 ratio. Any open space acreage not dedicated as mitigation for future development of the GRSP could be used to mitigate the impacts of other projects in the immediate area, or for a mitigation bank. The timing of dedication will be linked to the projects for which mitigation is provided.

3.3 Habitat Management Plan

A Habitat Management Plan (HMP) will cover all of the open space areas discussed, that is: existing open space related to Habitat Loss Permit (HLP) 94-007, currently proposed open space related to Phase 1, and future open space covered under the OSMP. The HMP will contain guidelines for the monitoring and management of the open space and will contain provisions to insure long-term viability of the open space protected under the OSMP. The plan will at a minimum:

- Identify the habitat manager, subject to approval by the County of San Diego.
- Identify the financial mechanism necessary to fund the implementation of the HMP.
- Describe the stewardship requirements, including but not limited to: installation and maintenance of fencing and signs to control human and animal encroachment; removal of trash and other debris; weed abatement; species monitoring; and restrictions to recreational use of the open space.
- Specify remediation as necessary, in perpetuity, to maintain habitat viability.

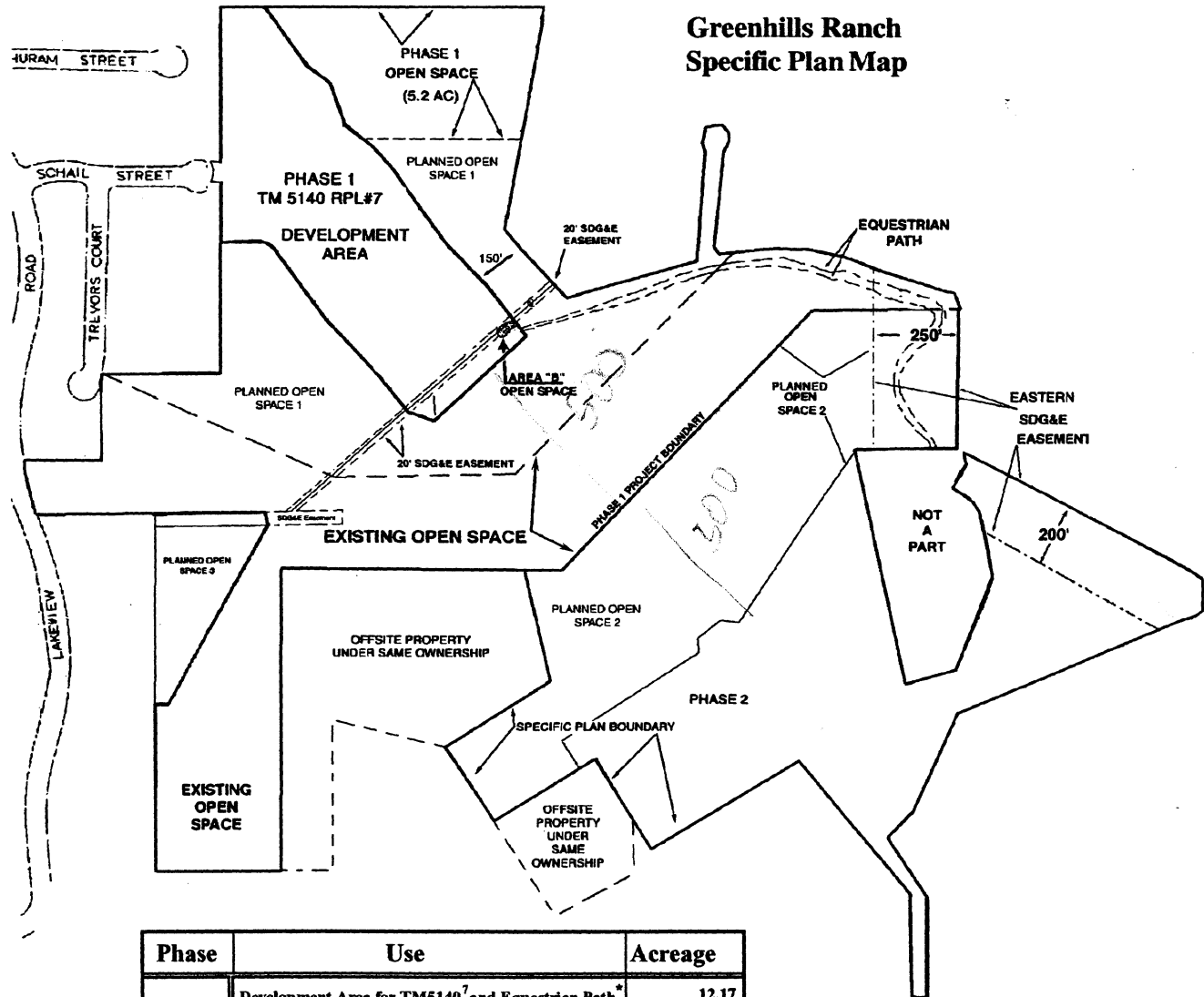
The HMP must be approved prior to grading, clearing, or improvements for the development of Phase 1, and prior to issuance of the Final Map.

3.4 Conservation Easements

All of the open space discussed in the OSMP shall be dedicated as a Conservation Easement to the County of San Diego prior to the final phase of the Specific Plan being developed. Portions of the open space may be used as mitigation for outside projects, as described above. Conservation Easements shall be dedicated in a timely manner over any areas used as mitigation for outside projects.



No Scale



Phase	Use	Acreage
Phase 1	Development Area for TM5140 ⁷ and Equestrian Path ⁸	12.17
	Open Space for TM5140 ⁷	5.24
	Existing Open Space	23.88
	Planned Open Space	10.41
	SDG&E 20' Easement	0.20
Phase 2	Planned Open Space 2	16.44
	Planned Open Space 3	3.26
	Development Area for Phase 2	17.18
	Eastern SDG&E Easements	7.32
	Total	96.10

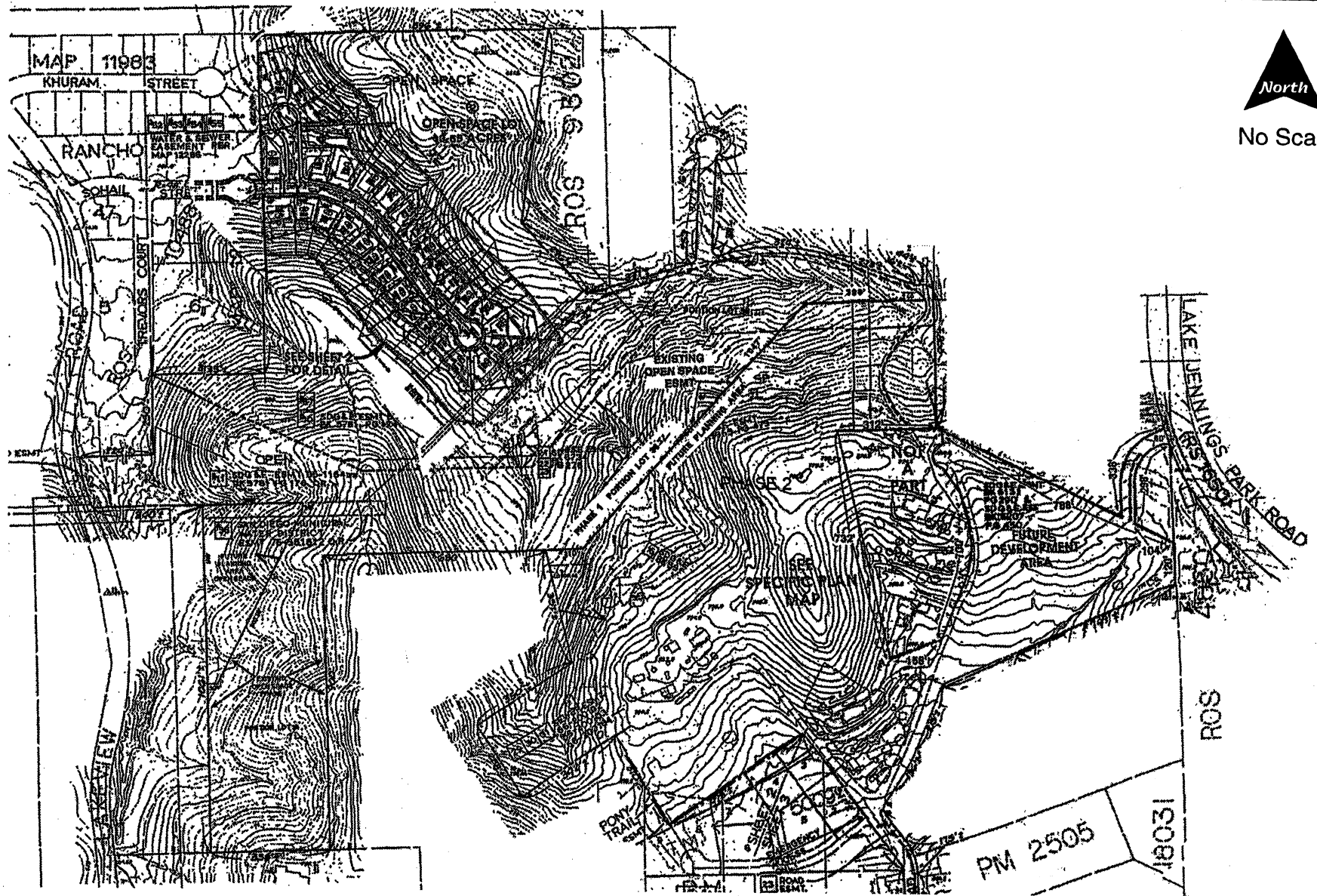
*Includes Area "B"

February 4, 2003 EGK
MAY 6, 2003 LGK
3-30-04 EGK



Specific Plan Map

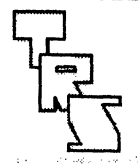
Figure
3-1

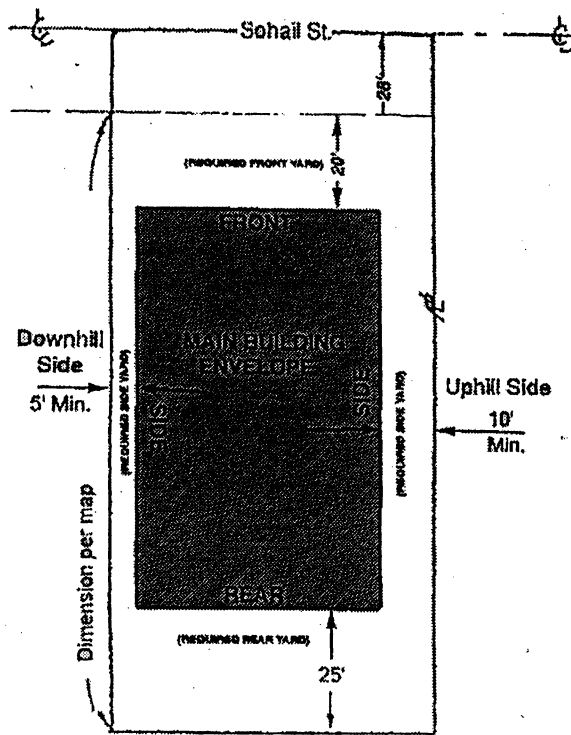


North
No Scale

Figure
3-2

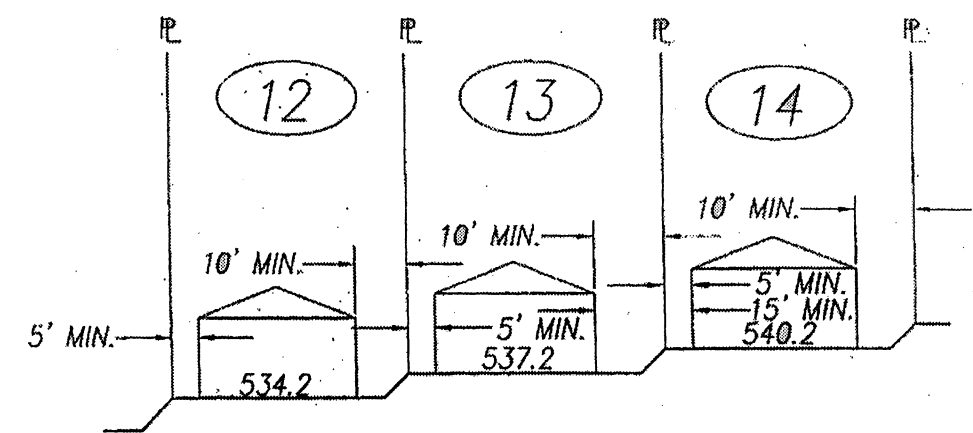
Tentative Map





Typical Lot Layout

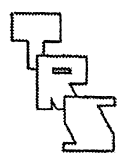
Main buildings are required to be constructed within the main building envelope depicted here. Accessory structures may be constructed within the required front, side or rear yards as described and allowed by Section 4835 of the San Diego County Zoning Ordinance. The reader is directed to Section 4835 of the Zoning Ordinance for additional detail.

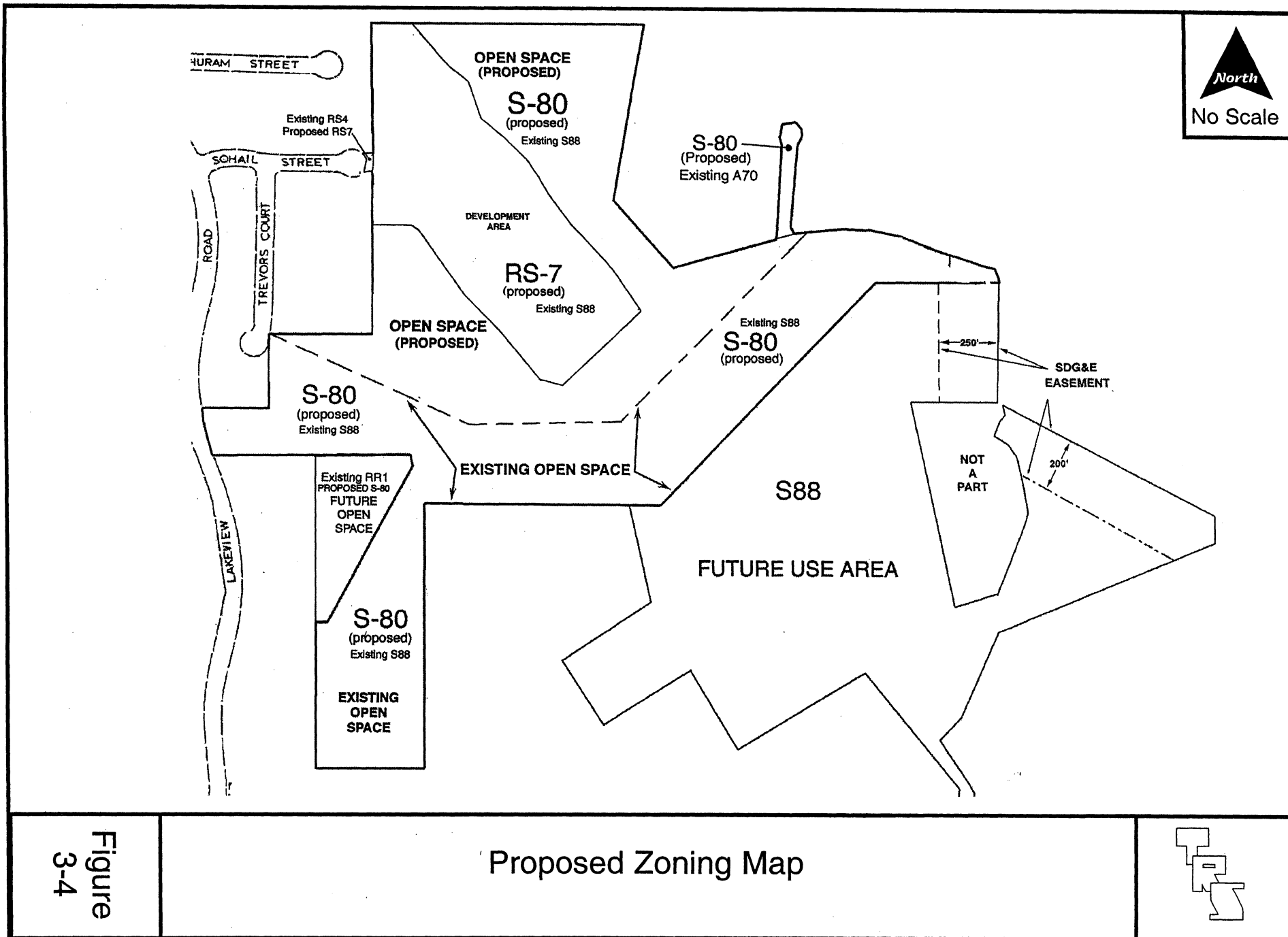


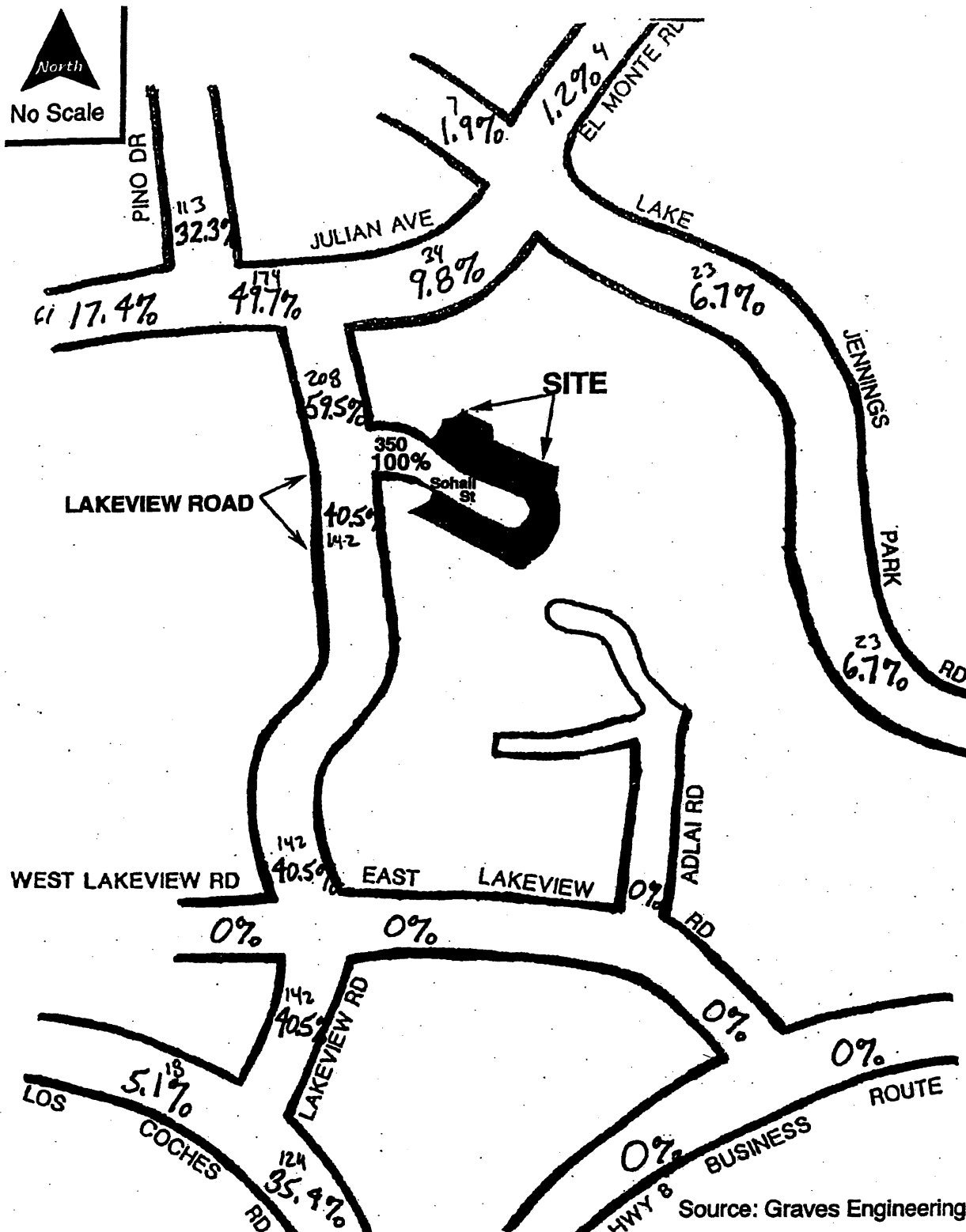
Typical Section

Figure 3-3

Site Plan Concept







Traffic Distribution Pattern

Figure
3-5

ACREAGE		
	Acres	Percent of Total
Development Area ¹	12.37	23.8
Existing Open Space	23.88	46.0
Proposed Open Space	15.65	30.2
Total Acreage	51.90	100
Total Project Open Space	39.53	76.1
DENSITY		
Description		Project
Dwelling Units		31
Density ²	Development Area	2.50
	Overall	0.59

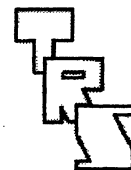
¹ Includes 0.2 acres consisting of Sempra Energy easement.

² Density = number of dwelling units/acres.

**Table
3-1**

**Phase 1 Development Areas,
Densities, and Open Space**

\\Server\Shared\Working\100-300 TRS CN\191 Greenhills\191 Graphics\191-SP Table 3-1.wpd



4.0 CONFORMANCE WITH AND IMPLEMENTATION OF THE COUNTY GENERAL PLAN AND LAKESIDE COMMUNITY PLAN

This section evaluates the GRSP, Phase 1, for conformance to the goals, objectives and policies of the County of San Diego General Plan and Lakeside Community Plan.

4.1 County of San Diego General Plan

4.1.1 Open Space Element

Overall Goals

Promote the health and safety of San Diego County Residents and visitors by regulating development of land.

Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.

Conserve open spaces needed for recreation, educational and scientific activities.

Encourage and preserve those open space uses that distinguish and separate communities.

Open Space Categories: Goals

The County of San Diego Open Space Element has defined six categories of potential open space: Countywide Recreation Areas, Other Publicly Owned and Public Utility Lands, Water Bodies, Flood Plains, Agricultural Preserves and Open Space Easements, and Open Space Design of Private Lands. Each section discusses specific goals and policies pertinent to that category. Of the six categories, two (Other Publicly Owned and Public Utility Lands, and Open Space Design of Private Lands) are directly applicable to the Greenhills Ranch project. According to the Open Space Map of the Element, there are no countywide recreation areas, water bodies, flood plains, or agricultural preserves designated on the project site.

Other Publicly Owned and Public Utility Lands

Other Publicly Owned and Public Utility Lands of the Open Space Element of the County General Plan is defined as: "... land held in fee title or possessory interest by the federal, state, county or other local governments or public utilities that are not included in other categories but which have significant open space characteristics. Jurisdictions included are ... public utility easements of 100 feet or more in width" (San Diego County General Plan, Open Space Element: 1-15).

Goal III. Recreation

6. Promote recreational, scenic, scientific, educational, and environmental use of public lands where appropriate.

Project Conformance

The GRSP conforms with this goal of the Open Space Element. The development area of the project involves two Semptra Energy (SE) easements, which consist of transmission lines (1) across the southern portion of the development area, and (2) across the eastern terminus of the proposed riding/hiking trail as shown on Figure 3-1, page 3-9. The Phase 1 development area has been designed so that pads will not be located under transmission lines. The Final Map, as the survey document, will specify adjustments to pad locations, if necessary. Under no circumstances will any pads be located beneath the transmission lines. Any existing traveled way used for access to SE easements will be identified and located as part of the final map process.

The easterly boundary of the project site includes a 250-foot wide SE easement with existing transmission facilities. Existing access roads to this easement will not be impacted by the project. Continued access will be for SE proposes only and no other uses will be permitted. Although there is a provision within the easement language which would allow landscaping to be installed, the project proposes to retain this area in its current, undisturbed vegetative state. Retention of the native vegetation within the easement will provide a continuous natural buffer within the open space area, adding to a feeling of spaciousness in the southeast part of the site. By retaining the native successional sage scrub, the easement will continue to provide habitat for species endemic to this habitat. The project's boundary with RPO wetland within the SE easement in the west will be fenced to prevent intrusions.

An open space easement is proposed by GRSP which will preclude development adjacent to the SE easement. Open space areas will be demarcated with posts, fencing, or other barrier structures. The posts will include signage stating that the open space is protected and that no intrusions are allowed.

An riding/hiking trail is proposed along the northeasterly boundary, as noted, and passes through the westerly SE easement and open space. The trail will follow an existing haul road, minimizing environmental impacts from trail improvement. To facilitate use and avoid unauthorized intrusions into protected open space areas, the trail will be marked and fenced as needed. See Specific Plan Map, Figure 3-1. A full size map is provided in the back pocket of this document.

Open Space Design of Private Lands

The purpose of this section of the Open Space Element of the County of San Diego General Plan is: "To assure that adequate usable open space will be provided to meet the requirements of State law and to meet the following objectives." (County of San Diego General Plan, Open Space Element: 1-19).

Goal I. Health and Safety

1. Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.

Goal II. Conservation of Resources and Natural Processes.

4. Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought, and to protect air and water quality.
5. Encourage the conservation of the habitats of rare or unique plants and wildlife.

Goal IV. Distinguish and Separate Communities

16. Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.
17. Encourage development that is designed so as to include riding, hiking, and bicycle trails.

Project Conformance

The GRSP conforms with these goals. The open space component of the GRSP has been designed to accommodate the disparate topographic elements of the site and preserve linkage with offsite wildlife corridors. Permanent open space preservation will protect steep terrain, reduce erosion potential, conserve Diegan Coastal Sage Scrub habitat occupying the slopes, and preserve the historic visual integrity of the most prominent portions of the site. An riding/hiking trail will traverse the open space, allowing pedestrian access to the site's most exceptional viewpoints. The trail will be marked with appropriate signs and will encourage riders/hikers to stay on the authorized trail.

The Phase 1 area Specific Plan will dedicate a total of 39.53 acres in permanent open space (76.1 percent of the 51.9-acre site), with the majority of open space encompassing the steep slopes and areas of Diegan Coastal Sage Scrub habitat. The design of Phase 1

confines development to the lower elevations of the northwestern part of the site. This area is not readily visible from Lakeview Drive. The steep slopes in this area will be dedicated in permanent open space.

A SE easement extends across the central portion of the property's southeast corner. Any existing access roads to the SE easement will continue to be used only for those purposes. The open space boundaries adjacent to the easement will be marked and fenced to discourage intrusions.

4.1.2 Land Use Element

The Regional Land Use Element of the County of San Diego General Plan provides "... the primary policy base for guiding the physical development of the unincorporated area of the County." (San Diego County General Plan, Regional Land Use Element: II-iii).

Overall Goal

Accommodate population growth and influence its distribution in order to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficiently and equitably; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.

It is the goal of the Regional Land Use Element that:

- 1.1 Urban growth be directed to areas within or adjacent to existing urban areas, and that the rural setting and lifestyle of the remaining areas of the County be retained.
- 1.2 Growth be phased with utilities.
- 1.4 Urban portions of the unincorporated area be encouraged to either annex to an adjacent city or incorporate and that urban levels of service be provided in an efficient manner and be financed using equitable financing mechanisms.

Land Use Goals

- 2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.
- 2.6 Insure preservation of contiguous regionally significant open space corridors.

Environmental Goals

- 3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

Capital Facilities Goals

- 4.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.
- 4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.

Government Structure Goals

- 5.3 Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.

Housing and Social Goals

- 6.1 Encourage development of communities that are accessible to a mix of residents representative of the full ranges of age, income and ethnic groups in the region.
- 6.2 Prevent or reverse deterioration in areas exhibiting symptoms of physical decline by directing public and private investment to upgrade such areas.

Project Conformance

The GRSP conforms to the goals listed above. The GRSP is located within the Urban Limit Line of the unincorporated community of Lakeside, designated as part of the Current Urban Development Area. Urban levels of development are anticipated on the project site in the near future, and public facilities adequate to support this level of development exist within the area. Most existing planned development in the project vicinity consists of urban residential densities ranging from 4.3 DU/Ac to 7.3 DU/Ac. Neighboring uses include an existing mobile home park, planned and existing single-family detached housing developments, and a water treatment facility. Development of Greenhills Ranch has a projected maximum density of 0.59 DU/Ac. The density Greenhills Ranch does not exceed the majority of residential uses within the project vicinity.

Lot sizes for Phase 1 residential lots range in area from a minimum of 9,042 square feet. Phase 1 will provide single family dwelling units that can be expected to fall in the median range of housing prices.

As discussed earlier, 76.1 percent of the project site will be retained as open space, primarily consisting of sensitive Diegan Coastal Sage Scrub habitat. Numerous sensitive species are known to be indigenous to Diegan Coastal Sage Scrub habitat including the threatened California Gnatcatcher, and preservation of the open space will be regionally significant. Greenhills Ranch's proposed open space will adjoin a proposed strip of open space acreage associated with TM 4874 Rpl and TM 496.11 Rpl, adjacent to the west of Lakeview Drive, providing linkage with significant offsite open space corridors. These linkages are shown in Exhibit B of Appendix C, "Open Space Master Plan".

Public sewer, water and fire service will be provided to the project by Lakeside Sanitation District, Lakeside Water District, and Lakeside Fire Protection District, respectively. Public services are expected to be available concurrent with the phased needs of the project, although provision of sewer and water service will require annexation/de-annexation procedures as well as upgrading of transmission and/or storage facilities. A Service Availability Letter from each district, affirming the utility districts' ability to serve Phase 1 of the project, is included in this document as Appendix A.

Construction of Phase 1 will coincide with the upgrading of public services and facilities necessary to provide service to that phase. An equitable financing program for upgrading requisite facilities is included as Appendix B to this document. The public financing techniques available to the project, and other means described in Appendix B, should assure that facilities will be available concurrent with need.

4.1.3 Circulation Element

The Circulation Element of the County of San Diego General Plan provides a guide for establishing a coordinated highway system to serve the county. The goal of the element is to facilitate planning of streets and highways to meet the needs of subdivisions and other land development programs.

Goals

It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future right-of-way for each and every road shown on the Circulation Element.

It is the intent of the Circulation Element that all land developments conform to the Circulation Element.

It is the intent of the General Plan that in road matters the Circulation Element shall supercede any proposal of any Community, Subregional, or Development Plan.

Project Conformance

The GRSP conforms to the Circulation Element of the County of San Diego General Plan. Implementation of the Greenhills Ranch Specific Plan will generate traffic impacts affecting several Circulation Element routes within the project area. A complete Traffic Impact Analysis identifying specific measures to mitigate these impacts has been prepared for Phase 1 of the GRSP. The project will provide fair share contributions to address all traffic and circulations impacts.

4.1.4 Recreation Element

The Recreation Element of the San Diego County General Plan outlines policies for the provision of recreational facilities in the unincorporated area of San Diego County. (San Diego County General Plan, Recreation Element: IV-1). The Recreation Element is divided into four sections: local parks, regional parks, riding and hiking trails plan and program, and an off-road vehicle plan. Each section is intended to facilitate accomplishment of the element's goals as stated below.

Goals

The goals of the Recreation Element are:

Enhance the physical, mental and spiritual well being of County residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

Project Conformance

The GRSP conforms to the Recreation Element of the San Diego County General Plan. Future residents of Greenhills Ranch will have access to several nearby regional and local parks, including three regional parks situated within the Lakeside area. Lake Jennings Park, located approximately one-quarter mile northeast of the project site, encompasses 540 acres and includes facilities for fishing and camping. El Monte Park, four to five

miles from the Greenhills Ranch property, contains 396.1 acres for day use with barbecue facilities and active recreational areas. Stelzer Park is a 300-acre recreational facility designed to allow physically handicapped persons to enjoy the outdoors. Local parks include Flinn Springs, a 40-acre day-use facility with family picnic areas and facilities for youth camping organizations, and the 54-acre Lindo Lake Community Park located within the town center. Three additional parks are proposed for future development in the community of Lakeside: a large parcel of land north of El Monte Road, Oak Oasis Open Space Preserve off Wildcat Canyon Road, and Sycamore Canyon Park west of Highway 67. Parkland dedication fees will be paid as appropriate to compensate for the project's impact on area parks.

Riding and Hiking Trails Plan and Program

Goal

Establish and protect an enjoyable, efficient, and safe network of public riding and hiking trails.

Project Conformance

The GRSP conforms to the Riding and Hiking Trails Plan and Program category of the Recreation Element of the County of San Diego General Plan. The proposed riding/hiking trail in Phase 1 will be dedicated pursuant to the Recreation Element, Chapter 3, Policy 8. Due to the topography of the site, the proposed trail will have to exceed the ten percent slope requirement of the Trail Design Standards along a section of the trail leading from the project to the mesa on the east. A waiver from this section is requested.

The trail will be dedicated to the County of San Diego or a private organization that will provide maintenance and assume liability for trail operation. The trail runs along Sohail Street, connecting with a trail easement that turns east and follows an existing haul road along the project's northeastern boundary. The trail terminates at the boundary of the future use area of the GRSP. The trail could be continued if it is included in proposals for the use of this area. The trail will be public to provide enjoyable recreational opportunities for the community. The Greenhills Ranch trail is responsive to the site's inherent significant biological and topographic resources, while allowing residents the opportunity to experience the property's natural features.

4.1.5 Seismic Safety Element

Goals

The basic goals of the County of San Diego in adopting the Safety Element of the General Plan are to:

Minimize injury and loss of life;

Minimize damage to public and private property;

Minimize social and economic dislocations resulting from injuries, loss of life, and property damage.

Project Conformance

The GRSP conforms to the Seismic Safety Element of the County of San Diego General Plan. While topographically varied, a substantial part of the Greenhills Ranch site consists of moderate to steep hillside terrain and intervening swales. As discussed in detail in the "Geologic and Soils Engineering Investigation" prepared by Artim & Associates, the property exhibits no sign of slope instability. Although Southern California is considered a seismically active region, no faults occur in the immediate vicinity of the project site, which lies approximately 20 miles east of the potentially active Rose Canyon Fault and 25 miles southwest of the Elsinore Fault System. Other identified active faults including, Agua Caliente, San Jacinto, and San Andreas are more than 33 miles from the property. The project may be affected by minor shaking and seismic activity from activity on these faults. Protective measures recommended in the Artim & Associates report include topsoil removal and recompaction, and specific cut and fill slope gradient limitations. These measures will insure that potential geologic hazards be minimized to the greatest extent possible. Uniform building code recommendations related to these hazards will be implemented.

4.1.6 Scenic Highway Element

Goal

It is the goal of the Scenic Highway Element to create a network of County scenic highway corridors within which scenic, historical, and recreational resources are protected and enhanced.

Project Conformance

The subject site is not within the viewshed of a designated Scenic Highway Corridor and does not conflict with the Scenic Highway Element.

4.1.7 Public Safety Element

Overall Goals

Minimize injury, loss of life and damage to property resulting from fire, geologic, or crime occurrence.

Maximize public safety factors in the physical planning process.

Optimize organization and delivery of emergency services upon occurrence of fire, geologic activity or crime.

Fire Hazards, Policy 2

The County will consider site constraints in terms of fire hazards in land use decisions. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be taken to mitigate the risk of life and property loss.

Project Conformance

The GRSP conforms to the Fire Hazards, Policy 2 of the Public Safety Element of the County of San Diego General Plan. Phase 1 will be served by the Lakeside Fire Protection District, a full-service district which includes a Paramedic Unit with nine certified paramedics. Fire Station 3, located at 14018 Highway 8 Business, El Cajon, is approximately one mile from the site. The Lakeside Fire Protection District has indicated an ability to serve the project as proposed, with implementation of conditions such as installation of fire hydrants and upgrading of water delivery facilities. The reader is referred to "Fire Service Availability Letter from the Lakeside Fire Protection District," in Appendix A.

Geologic Hazards, Policy 2

The County will continue to pursue erosion and landslide control programs through such means as: strict enforcement of the grading ordinance, continued support of the flood plain zoning program, and by requiring soils and geologic reports in hazardous areas.

Project Conformance

The GRSP conforms to the Geologic Hazards, Policy 2 of the Public Safety Element of the County of San Diego General Plan. Slope instability is neither evident nor anticipated on the subject site. Specific erosion control measures, such as slope planting and temporary desiltation measures, will be implemented in conjunction with project grading, and will be regulated by the County of San Diego Grading Ordinance as applicable.

4.1.8 Noise Element

The purpose of the Noise Element of the San Diego County General Plan is “to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building, and development practices.” (San Diego County General Plan, Noise Element, 1980: VIII-2).

Receiver Site Standards and Controls, Policy 4b

Because exterior community noise equivalent levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:

1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of 55 decibels.
2. Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.
3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:
 - a) Modifications to the development have been or will be made which reduce the exterior noise levels below CNEL equal to 60 decibels; or
 - b) If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or will be made which reduce interior noise below CNEL equal to 45 decibels. And,

- c) If the finding b) above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modification as described in finding a) above.
- 4. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 75 decibels, the development should not be approved.

Project Conformance

The GRSP conforms to the Noise Element of the County of San Diego General Plan. An acoustical analysis performed for the project assessed present and future noise impacts to the site, and has indicated that there are no impacts associated with the Phase 1 project.

4.1.9 Housing Element

The Housing Element provides a regional framework for housing strategy in the unincorporated areas of the County of San Diego for the purpose of expanding housing opportunities for lower income households. With this objective in mind, the Housing Element has developed policies and action programs to achieve the following goals:

Goals

1. Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the region if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.
2. Assist the private sector to ensure that adequate affordable shelter within an adequate living environment will be available to all households in the region where adequate public services and facilities are available. Maximize the use of all federal and state programs available to the region to provide housing for low and moderate income households; and encourage joint efforts by the cities and the County to meet their fair share of the housing needs of the region.
3. Assist the private sector through the expeditious processing of all ministerial and discretionary land use permits.
4. Maintain housing stock in good repair and protect residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

Project Conformance

The GRSP conforms to the Housing Element of the County of San Diego General Plan. The GRSP Phase 1 will add a maximum of 31 dwelling units to the area. The San Diego County Housing Element projected population growth in the community of Lakeside to be approximately 37.7 percent between the years 1980 and 2000. The creation of residential lots by the project will help meet the expanded housing demand of both the community and the region. Greenhills Ranch will provide housing in a designated urban area where public service and utility infrastructure is planned or in place at this time.

4.1.10 Conservation Element

The stated purpose of the Conservation Element is to “identify and describe the natural resources of San Diego County and prepare policies and action programs to preserve these resources.” (San Diego County, Conservation Element, 1983: X-1). Following is a discussion of those policies of the Conservation Element which pertain to the proposal.

General Conservation Policies

POLICY 1 (X-12)

The San Diego County General Plan will include provisions for the conservation of natural resources.

Project Conformance

The GRSP conforms to the General Conservation Policies of the Conservation Element of the County of San Diego General Plan. The GRSP proposes to conserve 59.23 acres in permanent open space (61.6 percent of the site). An additional 12.09 acres will be preserved on adjacent offsite areas under the same ownership. The site area includes steep slopes and substantial expanses of sensitive biological habitat and wildlife corridor areas. An Open Space Master Plan has been provided as part of this Specific Plan as Appendix C, to ensure preservation of the site’s connectivity with sensitive habitats within the Lakeside Archipelago. The open space easement language governing preservation of these natural site resources will protect them from future disturbance.

Water Policies

POLICY 2 (X-20)

Decisions regarding the location, size, and timing of service extensions will be in conformance with adopted growth management policies.

POLICY 10 (X-24)

Storm drain run-off should be planned and managed to minimize water degradation, to reduce the waste of fresh water, to enhance wildlife, and to reduce the impact of erosion.

POLICY 13 (X-24)

Decisions regarding the location, size, and timing of service extensions should be in conformance with adopted urban development policies contained in all elements of the General Plan and current growth policies.

POLICY 14 (X-24)

Prior to the approval of tentative maps, a letter must be provided by all affected sewage treatment agencies indicating the current unencumbered capacity and existing total capacity of their major facilities.

Project Conformance

The GRSP conforms to Water Policies 2, 10, 13, and 14 of the Conservation Element of the County of San Diego General Plan. The GRSP area is located within the Current Urban Development Area as designated by the County of San Diego Regional Plan. Provision of water and sewer service to the site is both intended and anticipated by the County's growth management strategies. Essentially surrounded by properties utilizing public services and facilities, which are either planned or developed at urban/semi-urban levels, the project's extension of water and sewer facilities to serve the proposal would be considered public service "infilling." Since implementation of project phasing will rely on concurrent extension of utility facilities, all needed infrastructure will be in place as needed by the project.

A "Sewer Service Availability Letter" (Appendix A) has been received from the Lakeside Sanitation District indicating their present ability and capacity to provide sewer service to Phase 1 of the proposed project, dependent on future de-annexation/annexation procedures. Sewer service for Phase 1 of the project will be confirmed when the tentative map(s) are filed.

Storm drain improvements will be made. Stormwater Management Plans (SWMPs) will be provided for all GRSP development in compliance with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO). The SWMP will ensure the prevention of long-term erosion and potential water degradation associated with erosion. Techniques to control short-term erosion problems during project grading will be employed as a standard requirement of, and in conformance with the County Grading Ordinance. These techniques include a range of control measures, including use

of sandbags, immediate hydroseeding of manufactured slopes, and restrictions related to grading during the annual rainy season.

Vegetation And Wildlife Policies

POLICY 1 (X-42)

The County will act to conserve and enhance vegetation, wildlife and fisheries resources.

POLICY 3 (X-43)

The County will use the environmental impact report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.

POLICY 5 (X-43)

San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

POLICY 9 (X-48)

When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.

POLICY 16 (X-50)

The County will regulate major land-clearing projects to minimize significant soil erosion, destruction of archaeological, historic, and scientific resources and endangered species of plants and animals (same as Policy 11 in Soils).

Project Conformance

The GRSP conforms to Vegetation and Wildlife Policies 1, 3, 5, 9, and 16 of the Conservation Element of the County of San Diego General Plan. The Greenhills Ranch property encompasses important wildlife corridor linkages. These resources are both a development constraint, and an opportunity to integrate the site's natural attributes into the environment of future residents. The presence of substantial Diegan Sage Scrub habitat, highly prominent slopes, and ridge features form the basis for the open space system that has been designed into the proposal. Phase 1 open space encompasses 39.57 acres, which includes slopes exceeding 25 percent gradient (excluding encroachment as allowed by the County of San Diego Resource Protection Ordinance); the sideslopes and crests of the two significant north-south trending ridgelines; and extended tracts of native Diegan Coastal Sage Scrub vegetation, preserves most of the property's outstanding biological, visual, and topographic resources.

An assessment of biological resources on the Greenhills Ranch site has been completed. Sensitive resources identified on the property included Diegan Coastal Sage Scrub habitat, two sensitive plant species (San Diego Sunflower and Mesa Clubmoss), and a pair of California Gnatcatchers. Steps have been taken in the project design to preserve those resources through dedication of open space easements to the extent possible. Mitigation is proposed where total preservation is not feasible. The project is within the Lakeside Archipelago, an important wildlife link in the area. An Open Space Master Plan has been provided to ensure connectivity with this area is maintained.

Soil Policies

POLICY 4 (X-70)

County agencies involved in the preparation or review of environmental impact reports shall refer to the United States Department of Agriculture "Soil Survey" if more detailed data and maps are not available.

POLICY 6 (X-74)

The County will seek to preserve natural terrain features through the adoption of guidelines and regulations.

POLICY 7 (X-74)

The County recognizes the need to assess the physical suitability of a project site for both the proposed use and proposed density.

POLICY 9 (X-74)

To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.

POLICY 10 (X-74)

The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and endangered species of plants and animals (same as Policy 16 in Vegetation and Wildlife Habitat).

Project Conformance

The GRSP conforms to Soil Policies 4, 6, 7, 9, and 10 of the Conservation Element of the County of San Diego General Plan. A site-specific Soils Analysis by Artim & Associates has been performed, identifying the primary soils types on the site as silty sand and bedrock. According to the Soils Analysis, site geologic conditions appear to be suitable for the proposed use and density of the project. While topsoils on the property could be subject to rapid erosion under uncontrolled runoff conditions, the underlying soils have a

low to moderate erosion potential under those same circumstances. Installation, directly after grading, of surface drainage facilities on all cut and fill slopes, and landscaping with slope stabilizing, drought tolerant vegetation, will minimize the potential for erosion problems to occur. Such measures have been incorporated into the design for Greenhills Ranch as shown on the associated Tentative Map.

All project grading will take place under the jurisdiction of the County of San Diego Department of Public Works in accordance with the County Grading Ordinance.

Astronomical Dark Sky Policies

POLICY 1 (X-77)

The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Project Conformance

The GRSP conforms to Astronomical Dark Sky Policy 1 of the Conservation Element of the County of San Diego General Plan. The Greenhills Ranch Specific Plan will be required to comply with relevant requirements of the policy, including the use of fully-shielded low-pressure sodium street lights. Compliance with the pertinent restrictions of the County's Dark Sky Policy will be a requirement of the implementing Tentative Maps for Greenhills Ranch. The Greenhills Ranch site is roughly 28 miles west of the Mount Laguna Observatory, one of two operating observatories in the County of San Diego. The other observatory is located 36 miles away on Palomar Mountain. The site is identified by the County's Dark Sky Policy as lying within Zone B based on distance from the observatories.

Cultural Sites

POLICY 1 (X-83)

The County shall take those actions which will seek to conserve and protect significant cultural resources.

POLICY 4 (X-85)

The County will use the environmental impact report process to conserve cultural resources.

Project Conformance

The GRSP conforms to Cultural Sites Policies 1 and 4 of the Conservation Element of the County of San Diego General Plan. A Cultural Resources Survey and Assessment performed on the project site has disclosed no significant cultural resources on the Greenhills Ranch site.

Vegetation and Wildlife, Policies 2, 4, 6, 7, 8, 10, 11, 12, 13, 14, 15, 17

San Diego County shall coordinate with appropriate Federal, State, and local agencies to conserve areas of rare, endangered, or threatened species.

Wildlife conservation shall be given a high priority in County park acquisition and development programs.

If a project is determined to have a significant adverse impact on plants or wildlife, an acceptable mitigating measure may be a voluntary donation of land or monies for acquisition of land of comparable value to wildlife.

The County shall establish procedures for acquiring significant wildlife habitat in areas of rapid urban development and areas of projected urban development.

Initiate preparation of a regionwide comprehensive fire-fuel management plan.

The County will attempt to identify, reduce, and eliminate all forms of pollution which adversely impact vegetation and wildlife.

No use subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated decision-making authority by the Board) will have significant adverse impacts on: (1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the U.S. Department of the Interior, or (2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns.

Project Conformance

The GRSP conforms to Vegetation and Wildlife Policies 2, 4, 6, 7, 8, 10, 11, 12, 13, 14, 15, and 17 of the Conservation Element of the County of San Diego General Plan. Coordination with jurisdictional agencies has been undertaken in finalizing the current project design. Wildlife connectivity, particularly in relation to the Lakeside Archipelago, has been ensured through the OSMP. The existing open space that is part of the GRSP

encompasses the site's essential sensitive resources. A 100-foot fire clearing area is included within individual lots, and will not encroach into open space areas. Pollution controls will be instituted through a SWMP, which will be prepared in conjunction with all GRSP projects.

Cultural Sites, Policies 2, 3, 5

Encourage use of open space easements in the conservation of high-value cultural resources.

Project Conformance

The GRSP conforms to Cultural Sites Policies 2, 3, and 5 of the Conservation Element of the County of San Diego General Plan. Pursuant to archaeological research and review of the project site, no cultural resources have been identified on the subject property.

4.1.11 Energy Element

The primary purpose of the Energy Element is to "direct actions within the County toward a more conservant and efficient use of its energy resources and plan ways to assure a reliable, adequate supply of energy." (San Diego County General Plan, Energy Element, 1977: XI-1).

Goals

- Goal 1 Define and assure adequate energy supplies for San Diego County.
- Goal 2 Encourage the utilization of alternative passive and renewable energy resources.
- Goal 3 Maximize energy conservation and efficiency of utilization.
- Goal 4 Minimize environmental impact of energy sources.
- Goal 5 Minimize economic or social impacts of energy supply and demand.
- Goal 6 Minimize possibility of energy shortages and resulting hardships.
- Goal 7 Seek equitable sharing of both the benefits of energy consumption and the hardships of energy shortage.
- Goal 8 Encourage compatibility with national and state energy goals and city and community general plans/regional comprehensive plans.

Policy US-3, Action Program US-3.3

Encourage increased development densities when consistent with other General Plan policies and the Regional Growth Management Program.

Encourage infilling of urban areas where public service infrastructure currently exists.

Project Conformance

The GRSP conforms to Policy US-3, Action Program US-3.3 of the Energy Element of the County of San Diego General Plan. The GRSP area is one of the few remaining large parcels of undeveloped land within the Lakeside urban limit area. The property is essentially surrounded by existing or planned urban development which utilizes, or will utilize, public services and facilities. Development of the GRSP will represent an infill project. The project is located in an already urbanized setting with necessary services available. The extension of services in order to sustain the project will not be required.

Development within the GRSP will be subject to review at the tentative map and building permit stage to insure compliance with energy conservation measures of local and state ordinances, including the County Code, Title 24, and the Uniform Building Code.

4.1.12 Public Facilities Element

Section 2. Coordination of Facility Planning, Financing Programs, and Land Use Planning

Goals, Objectives and Implementation Measures

Goals

Sufficient public facilities of all types available concurrent with need to serve county residents.

Goal

The equitable funding of all needed public facilities.

Objective 2:

The efficient provision of all necessary public facilities concurrent with need for all development projects.

Policy 2.1: Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.

Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.

Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.

Policy 2.4: The County will ensure that the provision of all necessary public facilities occurs concurrently with development to the extent possible within the constraints of facility financing programs.

Objective 3:

The establishment of equitable funding programs for the provision of all public facilities.

Policy 3.1: The County will require new development to pay its full and fair share of the facilities costs for those facilities needs created by the development, including both local and County regional facilities.

Project Conformance

The GRSP conforms to Section 2, Coordination of Facility Planning, Financing Programs, and Land Use Planning of the Public Facilities Element of the County of San Diego General Plan. Public services and facilities are presently in place and providing urban levels of service to the area in the immediate vicinity of the Greenhills Ranch site. Upgrading of facilities required by implementation of the project will be completed by the project developer concurrent with their need. The financing techniques outlined in the Public Facilities Financing Program included in this document as Appendix B will assure that the proposed project pay its full and fair share of the costs of upgrading public facilities impacted by the development.

Section 3. Parks and Recreation

Goals, Objectives and Implementation Measures

Goal

Parks and recreation facilities that meet the recreational, conservation, preservation, cultural and aesthetic needs of County residents and visitors and all ages, income levels, ethnic groups and physical abilities.

Goal

Fifteen acres of local parkland per 1,000 unincorporated area residents.

Goal

Fifteen acres of regional parkland per 1,000 residents in the region, exclusive of regional environmental reserves, regional open spaces and preserve parks.

Project Conformance

The GRSP conforms to Section 3, Parks and Recreation, of the Public Facilities Element of the County of San Diego General Plan. Pursuant to the SANDAG Series 8 Regional Growth Forecast (1996.1 - 2015) for the Lakeside Community Planning Area, projected 1996 household size will be 2.82 individuals, anticipated to increase to 2.87 by the year 2015. Greenhills Ranch Phase 1 will locate approximately 89 persons in the area. It is anticipated that many of these residents will be relocating from other parts of the unincorporated area, and will not additionally impact the local and regional parkland goals stated above. Should the total 89 individuals represent in-migration from outside of the County of San Diego unincorporated area, theoretically, 1.33 acres of additional local and regional parks would be needed to achieve the desired parkland standards.

Presently, parkland dedication fees, assessed on a "per dwelling unit" basis, are collected at the building level of project implementation to offset the impact of new development on area parks. These fees will be assessed on the Greenhills Ranch project.

As noted previously, in excess of 39 acres of the project site will be dedicated in a permanent open space easement in conjunction with Phase 1. Accessibility will be limited and restricted by signage. An riding/hiking trail will be used for passive recreation by site residents.

Section 4. Transportation

Goal

A safe, convenient, and economical integrated transportation system including a wide range of transportation modes.

Objective 1:

A Level of Service "C" or better on County Circulation Element roads.

Policy 1.1: New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development, and to maintain a Level of Service "C" on Circulation Element Roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of a Level of Service "C" on Circulation Element Roads.

Objective 2:

Equitable sharing of funding for transportation facilities.

Policy 2.1: New development shall be required to contribute its fair share toward financing transportation facilities.

Objective 4:

Reduction in the demand on the road system through increased public use of alternate forms of transportation or other means.

Policy 4.2: The County will ensure the development of its bikeway system and encourage its use.

Implementation Measure 4.2.2: Construct bikeways in areas where there are potentially large numbers of prospective users.

Policy 4.3: Consider the need for transit improvements in Large Scale Projects.

Implementation Measure 4.3.1: Refer applications for Large Scale Projects to the County Transit System for recommendations on transit facility needs.

Implementation Measure 4.3.2: Condition the approval of Large Scale Projects on the provision of accessible transit stops and other transit related improvements, as appropriate.

Policy 4.4: Ensure the provision of bicycle facilities and other needed bikeway related improvements in new development.

Implementation Measure 4.4.1: Refer applications for Large Scale Projects to the County Bikeway Coordinator for recommendations on requirements for the provision of bikeway facilities to serve the project.

Project Conformance

The GRSP conforms to Section 4, Transportation, of the Public Facilities Element of the County of San Diego General Plan. A Traffic Impact Analysis for the Greenhills Ranch has been prepared for Phase 1. The analysis makes recommendations for street system improvements to ensure that adequate levels of service are maintained. Improvements have been specified as well as the project's pro rata payment of fees for future intersection signalization as well as actual road construction. The Greenhills Ranch Public Facilities Financing Plan (Appendix B) summarizes methods of financing

available to the project for upgrading of road facilities to ensure that the development pay its fair share in such improvement.

The project includes provisions for a riding/ hiking trail along Sohail Street. It will connect with a trail easement that follows an existing haul road along the project's northeastern boundary. The trail terminates at the GRSP boundary. See Figure 3-1, page 3-9. As part of project implementation, the proposal will be referred to the County Bikeway Coordinator for recommendations relating to bicycle facilities.

Section 5. Flood Control

Goal

Protection of life and property in areas subject to flooding.

Objective 4:

Equitable financing of needed flood control facilities.

Policy 4.1: The costs of constructing needed flood control facilities shall be shared by property owners who create the need for, and benefit from, the facilities.

Objective 5:

Reduction in the adverse impacts created by storm water run-off from urban areas.

Project Conformance

The GRSP conforms to Section 5, Flood Control, of the Public Facilities Element of the County of San Diego General Plan. The Greenhills Ranch site is situated within the County's Comprehensive Flood Control Zone No. 2, which provides an inclusive design for needed flood control improvements within the designated area and specifies offsite requirements necessary for project implementation. Due to improvements made subsequent to the project's initial application, offsite improvements have already been made that provide "down stream" support for the project. The project will provide its own drainage improvements which will be connected to existing systems. Financing of the requisite drainage improvements is discussed in the Public Facilities Financing Plan of this report.

Section 6. Solid Waste

Goal

Minimize residential, commercial and industrial solid waste generation in the County at its source.

Goal

The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.

Project Conformance

The GRSP conforms to Section 6, Solid Waste, of the Public Facilities Element of the County of San Diego General Plan. Western Waste Industries (WWI), operating out of El Cajon, performs trash pick-up functions to the project area on a weekly basis. Currently, WWI delivers all trash to the Sycamore landfill in Santee, which has projected capacity until 2008.

Both the County of San Diego and the State of California have mandated reductions in the amounts of solid waste to be landfilled within the near future. To that end, residential recycling programs have been initiated throughout the County (effective September, 1992, in East County) in which recyclable waste is separated by the homeowner and processed independently by the serving waste disposal company. This service will be available to the future residents of Greenhills Ranch. According to Wayne Williams, County of San Diego Department of Public Works Recycling Coordinator, recycling centers in the Lakeside area include:

1. Universal Recycling located at 14496 Mast Boulevard, Santee, which accepts cans, glass, plastic, newspapers, cardboard, iron, used motor oil and batteries.
2. Quality Recycling, located at 10197 Riverford Road, Lakeside, which handles CRV items, metal, newspapers, and cardboard.

Section 7. Law Enforcement

Goal

A safe living and working environment for San Diego County residents.

Goal

Facilities to support a service level of four patrol shifts per day per 10,000 population, or service area equivalent for commercial/industrial land uses.

Objective 2:

Coordination of the land use decision making process with the availability of adequate law enforcement facilities.

Policy 2.1: The County will consider the availability of Sheriff facilities/services in the planning process.

Objective 3:

Equitable sharing of funding for sheriff facilities by the County, all contract cities, and by all new development that will benefit from the facilities.

Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.

Objective 5:

Subdivision design which promotes a safe living and working environment.

Policy 5.1: The County will require, whenever possible, subdivision design that aids in crime prevention and law enforcement operations.

Project Conformance

The GRSP conforms to Section 7, Law Enforcement, of the Public Facilities Element of the County of San Diego General Plan. The County Sheriff's Department has a goal of providing one "24-hour service package" consisting of seven patrol deputies, two detectives, one supervisor, and one clerical support staff for each 10,000 residents. This objective correlates to the addition of one sworn officer for each 1,000-person increase in population. As discussed under "Project Conformance for Section 3, Parks and Recreation", above, a fully established Greenhills Ranch development will locate approximately 89 persons in the area¹. Assuming that the entire Greenhills Ranch population represents an increase, and not merely a shift, in County population, it would translate to the need for approximately 0.1 of one sworn officer position.

Law enforcement services are provided through the General Fund. Any fees in effect at the time of implementation shall be paid.

Section 8. Animal Control

Goal

An effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible pet ownership.

¹This figure is based on proportions derived from the SANDAG Series 8 Regional Growth Forecast projections for the year 2015 in the Lakeside area.

Objective 1:

Facilities sufficient to provide 1.08 square feet of shelter space per dwelling unit.

Objective 4:

Equitable sharing of the funding of animal control facilities by the County, all contract cities, and by all new development that will benefit from the facilities.

Policy 4.1: New development shall be required to contribute its fair share toward financing animal control facilities to achieve the short term objective.

Project Conformance

The GRSP conforms to Section 8, Animal Control, of the Public Facilities Element of the County of San Diego General Plan. Any fees in effect at the time of implementation of project phases shall be paid.

Section 9. Libraries

Goal

Sufficient libraries to meet the information and education needs of the population served by the county library.

Goal

Continued free access to all county library facilities.

Objective 2:

Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County Library's service area, and by all new development that will benefit from the facilities.

Policy 2.2: The County will attempt to establish funding programs in conjunction with cities within the County Library's service area to ensure that new development in these cities and the unincorporated area contributes its fair share to provide facilities to serve new development.

Project Conformance

The GRSP conforms to Section 9, Libraries, of the Public Facilities Element of the County of San Diego General Plan. Any fees in effect at the time of implementation of project phases shall be paid.

Section 10. Schools

Goal

High quality, K-12 educational facilities for all students in the county of San Diego.

Objective 1:

Provision of educational facilities sufficient to meet the demands of new development concurrent with need.

Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school districts' facilities.

Project Conformance

The GRSP conforms to Section 10, Schools, of the Public Facilities Element of the County of San Diego General Plan. The Lakeside Elementary School District and the Grossmont High School District will provide educational services to children from the Greenhills Ranch development. Service availability letters for Phase 1 acknowledging the School Districts' ability to provide service, are included with this document in Appendix A, Lakeside Elementary and Grossmont High School Districts, respectively. Impact fees will be assessed against the project on a per dwelling unit basis at the time of construction to mitigate the effect of new development on school services and a binding agreement with the school districts will be required. Should other mitigation associated with schools be required, pursuant to the County School Facilities Mitigation Ordinance, such mitigation will be addressed as part of project implementation.

Section 11. Fire Protection and Emergency Services

Goal

Minimization of the loss of life and property from fires and medical emergencies.

Objective 1:

Sufficient fire and emergency services facilities to meet established emergency travel time objectives to minimize fire and emergency risk. The level of sufficient fire and emergency services facilities shall be based on the following factors:

1. Demands for fire protection and emergency services;
2. Geographic and demographic considerations;

3. Types and number of structures requiring additional companies to meet Insurance Service Office (ISO) guidelines for fire flow requirements; and
4. Other special needs for fire suppression and emergency services, for example, recreation areas and the petroleum industry.

Policy 1.2: The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.

Objective 2:

Equitable and sufficient funding for fire protection and emergency services facilities.

Policy 2.1: New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.

Project Conformance

The GRSP conforms to Section 11, Fire Protection and Emergency Services, of the Public Facilities Element of the County of San Diego General Plan. Fire protection services are provided to the Greenhills Ranch site by the Lakeside Fire Protection District. The District has indicated an ability to adequately serve Phase 1, with a response time of under three minutes (Appendix A). A Paramedic Unit with nine certified paramedics is also part of the emergency medical service available to the project. Development phases of the GRSP will pay all appropriate Fire Service Mitigation Fees at the time of implementation of the project to offset its impact to fire fighting facilities and equipment.

Section 12. Wastewater

Objective 1:

The ongoing planning, management and development of sewage conveyance, treatment and disposal facilities to adequately meet future demands.

Policy 1.1: Land use planning, which is the responsibility of the County, will be coordinated with sewer system planning, which is the responsibility of facility providers.

Policy 1.2: Discretionary land development applications will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Policy 1.3: All land development projects requiring the use of sewage conveyance, treatment and disposal facilities shall obtain a commitment of service from the appropriate district prior to land preparation and construction.

Project Conformance

The GRSP conforms to Section 12, Wastewater, of the Public Facilities Element of the County of San Diego General Plan. Phase 1 will obtain public sewage disposal services from the Lakeside Sanitation District (LSD), which currently has the capacity to provide service to the proposed project (Appendix A). Subject to annexation to the District, LSD anticipates having the ability to provide service to the development. Figure 2-6, "Sewer District and Sphere of Influence Boundaries and Proposed Annexations", page 2-17, delineates the existing and proposed sewer facilities associated with project implementation. All project-required sewer improvements will be made and hook-up fees paid by the developer at the time of project implementation.

Section 13. Water Provision Systems

Goal

Adequate supplies of water, appropriate for the intended purpose, available to all types of users within the County of San Diego.

Objective 1:

The ongoing planning, management and development of water conveyance and distribution systems to meet the County's future demands.

Policy 1.1: Land use planning, which is the responsibility of the County, will be coordinated with water system planning, which is the responsibility of the facility providers.

Policy 1.2: Discretionary land development applications dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.

Policy 1.3: All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.

Objective 3:

A prudent balance between water availability and consumption demands.

Policy 3.4: Water reclamation and conservation measures shall be included in the land development review process.

Project Conformance

The GRSP conforms to Section 13, Water Provision Systems, of the Public Facilities Element of the County of San Diego General Plan. The GRSP is presently within the Lakeside Water District (LWD) sphere of influence. The GRSP will require annexation into the LWD to obtain potable water services. Conditions for provision of potable water include annexation to the LWD, as well as upgrading of transmission and/or storage facilities, based on District requirements. Figure 2-7, "Water District and Sphere of Influence Boundaries and Proposed Annexations", page 2-19, delineates existing and proposed water facilities associated with the project implementation. All project-related hook-up fees will be paid by the developer at the time of project implementation.

4.2 Lakeside Community Plan

4.2.1 Community Character

Goal

Foster development which will preserve a rural atmosphere and enhance a sense of spaciousness.

Policies

1. Protect Lakeside's unique natural environment; and preserve its rural way of life and cultural heritage.

Project Conformance

The GRSP conforms to the Community Character Element of the Lakeside Community Plan. The goals and objectives of the GRSP project focus on maintaining the current spacious ambience characterized by the variable terrain and expanses of native vegetation, and accommodating a high quality residential community in harmony with community character. To achieve these goals, the GRSP will retain over 76 percent of Phase I in open space, designed to protect the site's significant steep slopes, topographic features, and large tracts of native vegetation and open space connectivity. The proposed open space includes the slopes found over most of the western portion of the site. Overall residential lot sizes in Phase 1 will range upward from 9,000 net square feet in size. Lot sizes for the project's exterior lots have been designed in relationship to adjacent offsite parcels, maintaining a smooth transition between the project and existing development.

4.2.2 Land Use

Residential Goal

Provide for gradual residential growth while retaining the rural atmosphere of Lakeside.

Policies

1. Encourage a mixture of housing styles and types to create a more varied and interesting environment and to provide larger units of usable open space for the enjoyment of the residents.
2. Preserve the rural atmosphere of the community by blending roads into the natural terrain and minimizing urban improvements such as curbs, gutters, and sidewalks.
3. Confine higher density residential development to the areas that:
 - a) have all necessary public facilities;
 - b) are within the existing sewer districts; and
 - c) are adjacent to major roads and commercial areas.
4. Provide for the preservation of open space areas such as steep slopes and canyons, flood plains, agricultural lands, and unique scenic views and vistas which serve to reinforce Lakeside's rural identity by locating residential development away from such areas through the provisions of Regional Land Use Element Policies 1.3 and 1.4 and the lot size averaging and planned development provisions of the Zoning Ordinance.
5. Provide for street tree planting and landscaping, as well as the preservation of indigenous plant life, and encourage the planting of native drought-resistant plants in residential developments.
7. Buffer residential areas from incompatible activities which create heavy traffic, noise, lighting, odors, dust, and unsightly views.
8. Closely examine all elements which make up a property's zone in order to closely tailor individual residential developments to their sites.
10. Restrict extensive or severe grading for development and preserve the natural terrain.

Project Conformance

The GRSP conforms to the Residential Goal of the Land Use Element of the Lakeside Community Plan. Phase 1 is located within Lakeside's Current Urban Development Area, constituting an area designated for growth in the near future. Urban levels of public services are anticipated in the vicinity and are most are in place to serve the projected development. Any facility upgrading required by implementation of the Specific Plan will be accomplished prior to or concurrent with its need.

Implementation of the entire GRSP is anticipated to occur over an extended period of time, with development of 31 residential units occurring in the northwest. Development in the south will proceed at a later date in a manner consistent with the upgrading of public service facilities. Gradual development of the site, with related development impacts ensuing by degrees, will occur over a total estimated five- to ten-year time frame.

The GRSP site contains several visually and biologically important natural features, including steep slopes, ridgelines, and biologically-significant vegetation and wildlife corridors. Preservation of substantial areas of open space to include these features was facilitated by use of the development criteria within the GRSP.

By varying parcel sizes and conserving large tracts of open space, physical and aesthetic variety is added to the living environment of the project residents and preserves the visual aesthetics of the community. The proposed open space will serve to buffer the community to the west from visual contact with the GRSP development. It will also buffer the project's future residents from impacts associated with Lakeview Drive west of the site.

Development of Greenhills Ranch Phase 1 can be expected to begin upon recordation of the final map. Grading for the project requires approximately 37,900 cubic yards (cu. yd.) of fill. Approximately 20,500 cu. yd. of cut and approximately 17,400 cu. yd. of fill will be required. With 15 percent shrinkage, the project balances its cut and fill requirements, and no export or import is proposed. A Grading Permit from the Department of Public Works will be required at the time grading is formally proposed.

The maximum height of manufactured slopes will be 13 feet. All manufactured slopes will be planted with appropriate ground cover in conformance with the County Grading Ordinance. The grading plan for the project will include a planting palette specifying the native plants that can be used as ground cover. Phase 1's internal roadway is designed to follow the site's natural topographic contours, minimizing disturbance to site topography from vehicular circulation. The Phase 1 road will be built to public road standards with respect to vertical and horizontal alignment.

4.3.2.1 SPA 6 - AKSYN

The AKSYN SPA consists of approximately 100 acres located west of Lake Jennings Park Road and east of Lakeview Road. The project shall be developed according to the following criteria.

1. Overall density shall not exceed 1.6 DU/Ac.
2. At least 60 percent of the GRSP shall be preserved in open space.
3. The developed portions of the GRSP shall not exceed an overall gross density of 4.3 dwelling units per acre.
4. The Specific Plan for this GRSP shall be prepared and processed under Board of Supervisors Policy I-59, Large Scale Projects Review.

Project Conformance

The GRSP conforms to the AKSYN SPA 6 of the Land Use Element of the Lakeside Community Plan. Phase 1 overall density will be 0.59 DU/Ac, less than the 1.6 allowed. Approximately 76.1 percent of the site will be preserved in open space, which is greater than the minimum requirement of 60 percent. Developed portions of Phase 1 have a maximum density of 2.54 DU/AC, compared to an allowed density of 4.3 DU/AC. The project includes the processing of a Specific Plan under Board of Supervisors Policy I-59. A Specific Plan Amendment (SPA) and accompanying environmental documentation will be required for entitlement of the remaining portion of the AKSYN Specific Plan area.

4.2.3 Housing

The reader is referred to Section 4.2.9 Housing Element of this Specific Plan Report for project compliance with goals and objectives of housing criteria in the County of San Diego as a whole and the Community of Lakeside in particular.

4.2.4 Circulation

Goal

Meet the present and future need for moving people and goods with a balanced transportation system which perpetuates Lakeside's rural atmosphere.

Policies

1. Provide a local streets system which facilitates movement within the community while not detracting from the rural atmosphere.
2. Promote traffic safety in the design of roads, regulation of traffic and parking, and traffic law enforcement and education.
3. Enhance Lakeside's beauty and community identity by preserving existing street trees and planting additional trees where feasible.
9. Design roads to enhance scenic areas and use existing land contours.
12. Provide for roadside and median landscaping using drought-resistant plants requiring a minimum of maintenance.
13. Buffer major thoroughfares with vegetation and/or earth barriers to protect adjacent properties and people from undesirable noise, exhaust, and light.
14. Minimize access to prime arterials and major roads to encourage their use as throughways by requiring adjacent parcels to take access from side streets where feasible.
15. Consider the off-site as well as the on-site circulation impacts of new development proposals and require improvements accordingly.

Project Conformance

The GRSP conforms to the Circulation Element of the Lakeside Community Plan. Traffic generated by Phase 1, estimated to be a maximum of 310 average daily trips (ADTs), would require implementation of measures recommended in the traffic analysis. Phase 1 will provide the following measures as part of the project design consideration:

1. Contribute a fair-share portion of cost to construct a left-turn pocket and acceleration lane, and widen right-turn approach at Los Coches Road at the intersection with Lakeview Road; and
2. Contribute a fair-share portion of costs to improve local circulation links and intersections as deemed necessary by the County Department of Public Works.

The access system for GRSP is designed to be constructed in phases concurrent with one associated residential development. The internal roadway system for GRSP will not provide access through the site from Lake Jennings Park Road/Adlai Street to Lakeview

Drive via Sohail Street. This limitation was developed in conjunction with meetings with the Lakeside Community Planning Group and neighbors, and will prevent the project from becoming a "short cut" between Lakeview Drive and Lake Jennings Park Road, or between Lakeview Drive and Adlai Road.

The road for Phase 1, extending southeast from its northwest connection with Sohail Street, will take place concurrent with construction of the project, and will terminate in a turnaround, with the required radius.

4.2.5 Public Facilities and Services

Facilities Goal

Provide adequate and efficient facilities and services for all residents of Lakeside which are appropriate to the community's rural needs.

Project Conformance

The GRSP conforms to the Facilities Goal of the Public Facilities and Services Element of the Lakeside Community Plan. The GRSP will provide public facility improvements which will meet the needs of future project residents without creating an undue strain on existing area services. Specific requirements of the serving districts will be incorporated into implementation procedures associated with the Specific Plan. Recommendations of the Public Facilities Financing Plan included in this document will assure equitable financing of needed facility improvements, as well as their construction concurrent with need.

Education Goal

Maintain a continuing high level of public education and physical school improvements in the Lakeside area to serve not only the educational needs of the young, but of adults as well.

Project Conformance

The GRSP conforms to the Education Goal of the Public Facilities and Services Element of the Lakeside Community Plan. School impact fees will be paid by the Greenhills Ranch developer at the time of building permit application to compensate for the affect of a given phase on area schools.

4.2.6 Conservation

Environmental Goal

Provide a desirable, healthful, and comfortable environment for living while preserving Lakeside's rural atmosphere and unique resources.

Project Conformance

The GRSP conforms to the Environmental Goal of the Conservation Element of the Lakeside Community Plan. The unique landform and environmental features (steep slopes, ridgelines, native vegetation, and wildlife corridors) of the Greenhills Ranch project site will largely be preserved in permanent open space designed to preclude future grading, clearing, or development. The incorporation of extensive open space into the living environment of project residents will perpetuate the sense of spaciousness and the opportunity to commune with nature that will add to the residents' quality of life. This includes 39.53 acres of open space to be granted in conjunction with Phase 1. An additional 31.79 acres will be committed to open space preservation through agreements associated with this GRSP. Onsite preservation will amount to 59.23 acres, or 61.1 percent of the approximately 96.1-acre site. An additional 12.09 acres adjacent to the GRSP and under the same ownership will also be dedicated to open space.

4.2.7 Recreation

Goal

Provide a wide variety of recreational activities and facilities which will meet the needs and enrich the lives of all the residents of Lakeside.

Project Conformance

The GRSP conforms to the Recreation Element of the Lakeside Community Plan. The GRSP area has been designed as a high quality residential community with recreational opportunities befitting its semi-rural ambience. In Phase 1, no swimming pools or tennis courts are proposed. However, provision has been made for an riding/hiking trail to extend through the site in association with the major internal roadway. The trail will allow access to the site's preserved open space and viewpoint areas for the passive enjoyment of project residents. Greenhills Ranch is located in proximity to Lake Jennings Park and Lindo Lake Park, which provide opportunities for more active enjoyment of outdoor activities.

4.2.8 Scenic Highways

Goal

Establish a network of scenic highway corridors where scenic, historical and recreational resources are protected and enhanced.

Project Conformance

The project is not situated in proximity to any scenic highways and this element of the Lakeside Community Plan is not applicable.

5. PLAN IMPLEMENTATION

5.1 General Provisions

Implementation of the GRSP is anticipated to occur over a five- to ten-year phased time frame, characterized by development and improvement of each phase accompanied by infrastructure improvements as required. Phase 1 is expected to be completed in 1-3 years. The following implementation regulations stipulate criteria and procedures which will enable the Specific Plan to be realized in compliance with the goals of the project and the pertinent goals and objectives of the Lakeside Community Plan and the County of San Diego General Plan. These standards and processes are meant to be followed both in the design of development on the site and in review of the development proposals by County of San Diego staff.

The project will proceed under the auspices of this Specific Plan and in accordance with implementation measures noted below. Phase 2 will require an application and processing to amend this Specific Plan at the time development is proposed. An appropriate environmental assessment will accompany the Specific Plan Amendment.

5.2 Development Review Procedures

Environmental assessments will be undertaken to address the environmental impacts of the project, and environmental impacts identified as a result of these studies will be fully mitigated. Because the project mitigates all of its impacts through project design criteria, an DEIR is not required. To realize the Specific Plan, a number of discretionary and ministerial permits are required pursuant to established policies, guidelines and regulations of the County of San Diego. These processes include a Tentative Map, Site Plan, Zone Reclassification, easement vacation, and other measures summarized below.

5.2.1 Tentative Map(s)

Subdivision of Phase 1 pursuant to the Specific Plan guidelines will be accomplished by application of a Tentative Map resulting in recordation of a Final Map. All Tentative Maps or Tentative Parcel Maps filed on the site will comply with the standards of the County Subdivision Ordinance, the State Subdivision Map Act, and the County Regulatory Code.

5.2.2 Site Plan

A Site Plan is proposed for the sole purpose of establishing sideyard setbacks through use of the "V" designator. Sideyard setbacks will be five feet on the uphill side and 10 feet on the downhill side of each lot. A special setback of ten feet from the edge of the right of

way will be allowed on lots where garage openings are perpendicular to the street. Up to 50 percent of the homes in the project will be permitted to choose this option. The visual appearance of garage doors facing the street will be eliminated with this option.

5.2.3 Zone Reclassification

Select areas of the GRSP will be rezoned to RS7 for the residential area and S80 for open space areas. Additionally, the proposed zone will change the Animal Regulation to J to make the zoning consistent. The rezoning will be achieved concurrently with adoption of the GRSP and will apply the appropriate development regulations to the site.

The proposed use regulations and associated designators are summarized on Table 3-1, page 3-19. Language in the Lakeside Community Plan calls for not more than 1.6 dwelling units per acre (DU/AC) overall, with 4.3 DU/AC within the development area for this Specific Plan. Though these maximum densities are allowed, the project will propose an overall density of 0.59 DU/AC, with a density in the development area of 2.54 DU/AC, for Phase 1.

Approval of a site plan will be required prior to the issuance of building permits in order to establish the setbacks pursuant to the "V" Setback Designator. Sideyard setbacks will be five feet on the uphill side and 10 feet on the downhill side of each lot. A special setback of ten feet from the edge of the right of way will be allowed on lots where garage openings are perpendicular to the street. Up to 50 percent of the homes in the project will be permitted to choose this option. The visual appearance of garage doors facing the street will be eliminated with this option.

5.2.4 Vacation of Easement

Phase 1 proposes vacation of approximately 0.2 acres of the open space easement granted in conjunction with HLP 94-007 that follows an existing haul road for the purpose of establishing a riding/hiking trail.

5.2.5 Exemption from Trail Criteria

The San Diego County Trail Specifications require new trails not to exceed a ten percent slope. Due to topography of the site, the proposed trail will have to exceed a ten percent slope along a section of the trail leading from the project to the mesa on the east. An exemption for trail specifications will be requested to accommodate this design requirement in conjunction with the preparation of the final map for Phase 1.

5.2.6 Open Space Master Plan

The Open Space Master Plan (OSMP) is designed to provide a comprehensive overview of the open space preservation that will be undertaken in relation to the GRSP. All biological impacts occurring within the GRSP will be mitigated through preservation of onsite resources. Dedication of open space under the OSMP for Phase 1 will take place prior to grading, clearing, improvement plans and/or recordation of the final map for Phase 1 - whichever occurs first.

Planned Open Space areas will be linked to the projects for which mitigation is provided. Any open space acreage not dedicated as mitigation for future development of the GRSP could be used to mitigate the impacts of other projects in the immediate area. Dedication of open space under the OSMP will take place in conjunction with the implementation of projects in which impacts occur.

5.2.7 Habitat Management Plan

A Habitat Management Plan (HMP) will cover all of the open space areas discussed, that is existing open space related to Habitat Loss Permit (HLP) 94-007, currently proposed open space related to the SPA, and future open space covered under the OSMP. The HMP must be approved prior to issuance of the Final Map for Phase 1.

5.2.8 Conservation Easements

Portions of the open space (Phase 1 Open Space and Planned Open Space 1) discussed in the OSMP shall be dedicated as a Conservation Easement to the County of San Diego prior to issuance of the Final Map for Phase 1. Portions of the open space may be used as mitigation for outside projects, as described above. Conservation Easements shall be dedicated in a timely manner over any areas used as mitigation for outside projects.

5.2.9 Other Permits

Normal ministerial review of building permits will follow discretionary permit reviews pursuant to County of San Diego regulatory ordinances.

The GRSP must conform to the General Plan adopted previously on the subject site and will guide approval of the implementing Zone Reclassification and Tentative Map. Conditions arising from the discretionary review and contained in the Resolutions of Approval for the map(s) will control road dedications, requisite improvements, and grading, and implement the goals and objectives of the GRSP.

5.2.10 Environmental Review

Appropriate environmental review will be required in conjunction with the phases of the GRSP.

5.3 Phasing

Phase 1 of Greenhills Ranch is designed for development within a single time period of one to three years. The project generally comprises the northwest valley area of the GRSP area. Construction will be accompanied or preceded by road improvements and construction of needed infrastructure facilities. The Development of Phase 2 will follow in approximately five years and will require a Specific Plan amendment and additional environmental review.

5.4 Development Criteria

The following criteria specify General Conditions and Zoning Standards for development within the GRSP area. It is the intent of this Specific Plan that permitted land uses conform to those specified below. All development applications will be reviewed for compliance with the following standards and guidelines. It is the intent of this Specific Plan that Use Regulations in the County Zoning Ordinance not specifically omitted or modified herein shall be applicable to the GRSP.

The provisions of this Specific Plan shall be enforced in accordance with Section 7700 et seq. of the County Zoning Ordinance. Pursuant to Section 7705, any violation of this Specific Plan shall constitute a violation of the Zoning Ordinance.

5.4.1 General Development Conditions

The GRSP area shall be developed under the following conditions:

5.4.1.1 General:

1. Maximum overall density shall be 1.02 dwelling units per acre.
2. At least 60 percent of the total site area shall be preserved in open space.
3. The developed portions of the site shall not exceed an overall gross density of 4.3 dwelling units per acre.
4. Design shall be compatible with surrounding development, in that it shall propose single-family detached homes on 6,000 square foot or larger lots.

5. Relevant goals, objectives, and policies of the Lakeside Community Plan shall apply.

5.4.1.2 Open Space:

1. Steep slopes, excluding minimal encroachment, shall be preserved in open space. Sensitive habitat and adequate habitat corridor widths shall be preserved in open space
2. An riding/hiking trail will be provided throughout the open space to allow controlled access to visual amenities. The trail will be no less than five feet in width and will be surfaced with dirt or decomposed granite. The trail will follow an existing traveled way, historically used as a neighborhood trail. The trails will be marked at appropriate areas to indicate the trail route and connections.
3. Open space boundaries shall be demarcated with fences and appropriate signage which shall indicate that intrusions into open space areas are prohibited. The specifics for the plan can be viewed in Appendix C, "Open Space Master Plan." A fencing and signage plan for the OSMP is provided in Appendix D, "Fencing and Signage Plan." An overview for the fencing and signage can be viewed in Figure 5-2, "Open Space Signage and Fencing Plan Map" page 5-13.

5.4.1.3 Limited Building Zone (LBZ):

A 100-foot LBZ is required on residential lots between residential structures and open space areas. The LBZ ensures that any fire clearing required around structures will take place outside of protected open space. The LBZ will be a dedicated easement.

5.4.1.4 Residential:

1. All residences shall be single-family detached dwelling units.
2. Residential lot sizes shall be a minimum of 6,000 net square feet.
3. In cases where exterior lots adjoin property having a different General Plan land use designation, those exterior lots shall be no smaller than the minimum lot size of one General Plan designation above that of the adjoining off-site property.

4. Development areas shall be situated in the least steep portions of the site.

5.4.1.5 Internal Roadway System:

1. All on-site roads shall be constructed to public road standards and geometrics.
2. An riding/hiking trail, as shown on Figure 3-1, "Specific Plan Map," page 3-9, shall extend from the southern terminus of the internal cul de sac, and shall provide connectivity to trails to the east. The internal roadway will include a bicycle lane along one side of the road, allowing riding/hiking/bicycle and pedestrian access from Sohail Street into the project site. Impacts from the riding/hiking trail have been mitigated. Temporary fencing will be required to protect all open space areas during grading and/or clearing activities; and disturbance from grading should only occur within residential lots. Bicycle access to the riding/hiking trail will not be allowed. A full-size copy of the Specific Plan Map is located in the back cover.

5.4.1.6 Grading and Visual:

1. Grading shall be restricted, with limited encroachment, to areas under 25 percent in slope.
2. No areas outside of the designated development areas will be graded.

5.4.2 Zoning Standards

The following zoning standards shall apply to the development.

5.4.2.1 Development - General Standards

1. The use within the project shall be single-family detached housing, one (1) unit per lot pursuant to the Tentative Map which is required for development of these units. Lot sizes shall be a minimum of 6,000 square feet net.
2. The building setbacks are established pursuant to Table 3-1, page 3-19. Allowed accessory uses within the lots are: residential recreational amenities, such as swimming pools; agricultural and yard maintenance sheds, patio covers, decks, and single family dwelling additions. Accessory structure setbacks will conform to Section 4833 of the Zoning Ordinance. Driveways uncovered patios, paving, and perimeter fencing are permitted within the setback areas. Figure 5-1, "Public Street and Building Envelope," page 5-11,

demonstrates the configuration of setbacks and the building envelope on the lots.

3. There will be a maximum coverage of 60 percent on any residential lot (both inside and outside the building envelope) with structures of any type. Specifically excluded are driveways and uncovered patios or paving.
4. At least two covered and two open parking spaces will be provided on-site for each dwelling unit. It is anticipated that parking will be allowed on-street on one side of all internal streets.
5. The typical lot layout shall consist of a five foot minimum setback on the downhill side and a minimum of ten feet on the uphill side of the lot. There will be a 25 foot setback to the rear of the lot. A 20 foot setback from the front of the building pad area to the front edge of the property line will result in a setback that is approximately 48 feet from the center line of Sohail Street. See Figure 3-3, "Site Plan Concept," page 3-13 for a graphic of proposed setbacks. A special setback of ten feet from the edge of the right of way will be allowed on lots where garage openings are perpendicular to the street. Up to 50% of the homes in the project will be permitted to choose this option. The visual appearance of garage doors facing the street will be eliminated with this option.
6. Side yards shall be five feet on the downhill side and ten feet on the uphill side. This will provide a minimum of 15 feet of separation between residences. Ample area is provided on each lot for pad locations.

5.4.2.2 Development - Specific Standards

1. The project shall accommodate a maximum of 31 single-family detached dwelling units on a total development area of 12.17 acres.
2. The project shall include 23.88 acres of existing open space and dedication of an additional 39.57 acres of open space.

5.4.3 Zoning Box

Use Regulation criteria are set forth for each of the units in Table 2-1, page 2-21.

5.4.4 Public Facilities - Financing Plans/Program of Implementation

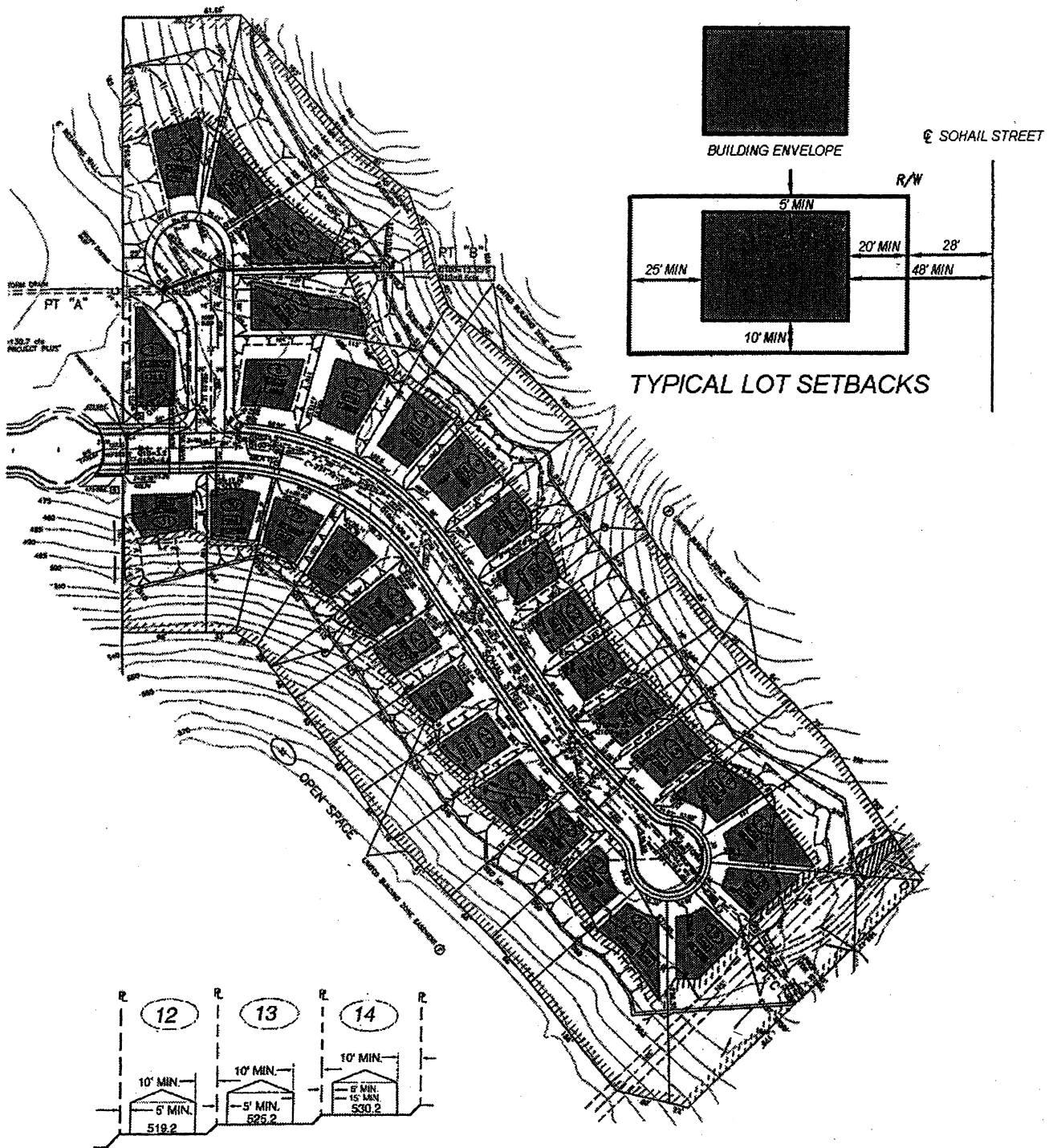
The guiding principle of financing will be that development of the GRSP will not cause indebtedness to any other property beyond the Specific Plan ownership. The financing and construction of public facilities serving Greenhills Ranch may be accomplished through a variety of financing methods. A complete Greenhills Ranch Specific Plan Public Facilities Financing Plan identifying the size and scope of major public facilities needed to support the planned development, is attached to this report as Appendix B. The report recommends financing mechanisms to fund the improvements from a list of those methods presently available, while preventing overburdening of the base property value. The Greenhills Ranch ownership will, as part of implementation, institute the necessary applications for the approval of the selected financing method. The following table summarizes the recommended financing methods, by facility type, for the Greenhills Ranch Specific Plan:

TABLE OF RECOMMENDED FINANCING METHODS

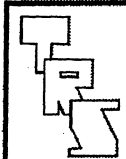
<u>Public Facility Type</u>	<u>Potential Financing Methods</u>
Roads:	Dedication with conventional or private financing backed by performance bond <u>or</u> Special Assessment*
Water:	Lakeside Water District connection fees. Conventional or private financing backed by performance bond <u>or</u> Special Assessment*
Sewer:	Lakeside Sanitation District connection fees. Conventional or private financing backed by performance bond <u>or</u> Special Assessment*
Flood Control:	Conventional/private financing.
Park Land:	Payment of County parkland fees. Conventional/private financing.
Public Schools:	School fees, Binding Agreement. Conventional/private financing.
Fire Facilities:	Fire mitigation fees. Conventional/private financing.
Energy Systems:	Conventional/private financing.
Law Enforcement:	General fund.
Library Services:	General fund.
Animal Control:	Impact fees. Conventional/private financing.
Open Space:	Dedication of open space easements.

The above list summarizes the proposed financing for the Greenhills Ranch project. Other options are discussed in the attached Public Facilities Financing Plan. At the actual time of development, at the option of the developer, other financing alternatives may be pursued.

*See Public Facilities Financing Plan, Appendix B, Section V

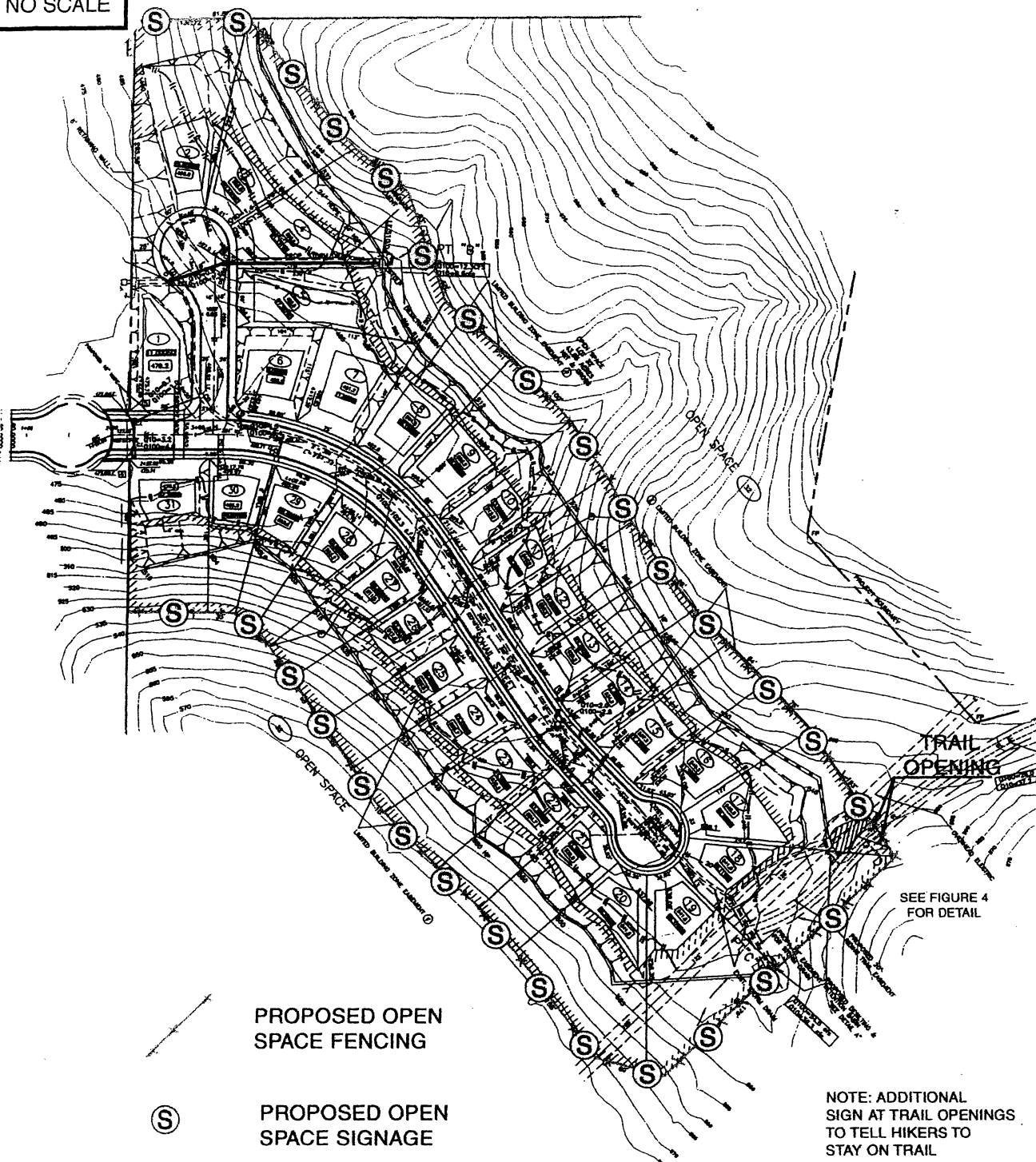


TYPICAL SECTION
THROUGH LOTS 12, 13, & 14



Public Street and
Building Envelope Exhibit

Figure
5-1



Open Space Signage and Fencing

Figure
5-2

APPENDIX A

Service Availability Letters

Lakeside Sanitation District

Lakeside Water District

Lakeside Fire Protection District

Lakeside Elementary School District

Grossmont High School District

PROJECT FACILITY AVAILABILITY FORM

SEWER

Please type or use pen

ORG 8414

ACCT 9916

ACT LE0009 Q.C. 1369

TASK 111

DATE 8/23/02 AMT \$ 15.00

DISTRICT CASHIER'S USE ONLY

S

Georgie Goodman 858-455-1900
Owner's Name Phone
5820 Miramar Rd # 200
Owner's Mailing Address Street
San Diego CA 92121
City State Zip

SECTION 1: PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) TM 5140
☐ Minor Subdivision (TPM)
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

395-151-06
395-160-04, 10
305-151-59
395-390-31

- B. ☐ Residential... Total number of dwelling units 31
☐ Commercial... Gross floor area _____
☐ Industrial... Gross floor area _____
☐ Other... Gross floor area _____

Thomas Bros. Page 1232 Grid D4

C. Total Project acreage 51.90 Total number of lots 32

Project address XXXX Sohail Street

- D. Is the project proposing its own wastewater treatment plant? ☐ ☒
Is the project proposing the use of reclaimed water? ☐ ☒

Lakeside CA 92041
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Eric Kallen, TRS Consultants Date: 8-23-02

Address: 7867 Convey Ct. #312 San Diego CA 92111 Phone: 496-2525 / fax 496-2527

(On completion of above, present to the sewer district to establish facility availability. Section 2 below)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Lakeside Service area _____

- A. ☒ Project is in the district. (Not completely in District)
☒ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____

- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? As Required

Date: 8/23/02 Expiration date: 8/23/03 (One year from date of issuance unless district indicates otherwise)

Authorized signature: Yos Johnson Print name: Yos Johnson

Print title: Eng Tech II Phone: 858 694-3267

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT
On completion of Section 2 by the district, applicant is to submit this form with application to
the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



PROJECT FACILITY AVAILABILITY FORM

WATER

Please type or use pen

W

George Goodman 858-455-1900
Owner's Name Phone
5820 Miramar Rd #200
Owner's Mailing Address Street
San Diego CA 92121
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1: PROJECT DESCRIPTION (To be completed by applicant)

TM 5140

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: _____
☒ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

395-151-06 59
395-160-04 10
395-390-31

- B. ☒ Residential Total number of dwelling units 31
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Thomas Bros. Page 1232 Grid D4

C. Total Project acreage 51.90 Total number of lots 32

XXXX Sohail Street
Project address Street

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Lakeside CA 92041
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Karen Bucey, TRS Consultants

Date: 8-23-02

Address: 7867 Convoy Court, #312 San Diego CA 92111

Phone: 858-496-2525 / 858

(On completion of above, present to the water district to establish facility availability, Section 2 below) 496-2527

District name: Lakeside Water District Service area: General

- A. ☐ Project is in the district.
☒ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☐ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

Date: 8/26/02 Expiration date: _____ (One year from date of issuance unless district indicates otherwise.)

Authorized signature: Robert Cook Print name: Robert Cook

Print title: General Manager Phone: 619 443-3805

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

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

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

George Goodman 858-455-1900
 Owner's name Phone
 5820 Miramar Rd #200
 Owner's mailing address Street
 San Diego CA 92121
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 AMT \$ _____ DATE _____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

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

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment - TM 5140
 Certificate of Compliance, purpose: _____
 Major Use Permit (MUP), purpose: _____
☒ Rezone (Reclassification) from _____ to _____ zone
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

395-151-06 59
 395-160-04 10
 395-390-31

- B. ☒ Residential... Total number of dwelling units 31
☐ Commercial... Gross floor area _____
☐ Industrial... Gross floor area _____
☐ Other... Gross floor area _____

Thomas Bros. Page 232 Grid D4

Project address XXXX Sohail Street

- C. Total Project acreage 51.96 Total lots 32 Smallest proposed lot 10,000 sf

Lakeside CA 92041
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's signature: Eric Kallen, TRS Consultants Date: 10-28-03
 Address: 7867 Convoy Ct. #312 San Diego CA 92111 Phone: 858-496-2525/ fax 858-496-2527
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below)

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Lakeside Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: Station 3 located at 14008 Hwy 8 Business is one mile from this project.

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in District but it is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within the District's Sphere of Influence.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
 B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 10 minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 C. ☒ District conditions are attached. The number of sheets attached: TWO.
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

Date: Nov 4, 2003 Expiration date: Nov 4, 2004 (One year from date of issuance unless district indicates otherwise)

M.J. Feters, Asst. Fire Marshal (619) 390-2350 x307
 Authorized signature Print name and title Phone

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



Lakeside Fire Protection District

12365 PARKSIDE ST.
LAKE SIDE, CA 92040-3006
BUSINESS (619) 390-2350
FAX (619) 443-1568

**FIRE CHIEF
THOMAS N. ACE**

STANDARD CONDITIONS FOR TM 5140 RPL7

November 4, 2003

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA, 92123

RE: Following are the fire protection requirements for the above referenced TM.

- 1) The parcel map shall show a minimum graded forty eight (48') foot radius Cul-de-sac located at the end(s) of the yet to be named streets, with surface covering, to the satisfaction of the Lakeside Fire Protection District. (DPLU 23)
- 2) The public and private roads serving this project shall be named and street signs shall be installed. (DPLU 145)
- 3) Streets shall be a minimum of thirty-six (36') foot improved width (graded to 40') and driveways a minimum of sixteen (16') foot width. Grades shall not exceed twenty (20) percent. Grades exceeding fifteen (15) percent (incline or decline) shall not be permitted without mitigation.
- 4) Road widths less than thirty six (36') foot improved width may require posting and red stripping to the satisfaction of the Lakeside Fire Protection District. This information shall be shown on the Parcel Map as "Non Title Information".
- 5) All dead - end roads (including driveways) in excess of 150 feet in length shall be provided with approved provisions for the turning around of apparatus.
- 6) Fire hydrant(s), together with the required fire flow of 1500 gallons per minute at 20 p.s.i., shall be installed in accordance with Lakeside Irrigation District, Lakeside Fire Protection District and San Diego County Standards. Fire hydrant spacing shall be 500' and at intersections and cul-de-sacs to the satisfaction of the Lakeside Fire Protection District. On paved roads a "blue dot" marker shall be installed in the pavement to indicate the location of the hydrants.

7) Design of the water supply shall be submitted to the Lakeside Fire Protection District and the Lakeside Irrigation District for approval prior to the issuance of a building permit for any parcel created by this subdivision. (DPLU 138)

8) Water supply system and hydrants shall be installed and tested prior to bringing any combustible building product onsite.

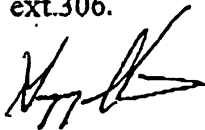
9) The developer shall provide a letter from the Lakeside Irrigation District stating that the required fire flow in gallons per minute is available to the site.

10) Residential fire sprinklers systems may be required for interior protection of all structures in accordance with the specifications of the National Fire Protection Association Pamphlet #13D, to the satisfaction of the Lakeside Fire Protection District. This condition shall be complied with after the approval of the parcel map; however this condition must be complied with prior to the issuance of an occupancy permit. This condition must be complied with only on the particular parcel for which an occupancy permit is sought. (DPLU 138)

11) Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property to the satisfaction of the Lakeside Fire Protection District. Said numbers shall contrast with their background and shall meet the minimum size standard of 4" high and 3/8" stroke for residential buildings.

12) A minimum 100' fuel break shall be maintained and a **Brush Management Plan** provided in accordance with the specifications of the Lakeside Fire Protection District. This information shall be shown on the Parcel Map as "Non Title Information". (DPLU 157)

If you have any questions concerning this project, please contact me at (619) 390-2350 ext.306.



Gregory Schreiner
Fire Marshal

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen

Two forms are needed if project is to be served by separate school districts)
George Goodman 455-1900

ORG _____

Sc

ACCT _____

ACT _____

ELEMENTARY _____

TASK _____

HIGH SCHOOL _____

DATE _____

UNIFIED _____

DISTRICT CASHIER'S USE ONLY

Owner's Name _____ Phone _____
 5820 Miramar Rd, Ste 200
 Owner's Mailing Address _____ Street _____
 San Diego CA 92121
 City _____ State _____ Zip _____

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

LEGISLATIVE ACT

Rezone from _____ zone density/intensity to _____ zone density/intensity.

General Plan Amendment

Specific Plan

Specific Plan Amendment

Assessor's Parcel Number(s)

(Add extra if necessary)

398-400-8,9,10,19,20

395-151-6,16,59

395-160-4,8

395-390-31

DEVELOPMENT PROJECT

Major Subdivision (TM)

Minor Subdivision (TPM)

Boundary Adjustment

Major Use Permit (MUP), purpose: _____

Time Extension... Case No. _____

Expired Map... Case No. _____

Other _____

Thomas Bros. Page 49 Grid B4

Residential Total number of dwelling units _____

Commercial Gross floor area _____

Industrial Gross floor area _____

Other Gross floor area _____

Project address -Adlai Rd
Street

Lakeside 92041

Community Planning Area/Subregion

Zip

Total Project acreage 93 Total number of lots 86

Applicant's Signature Eric Kallen, TRS Consultants Date 12-13-96

Address 7867 Convoy Ct. #312 San Diego 92111 Phone 496-2525

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

SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: LAKESIDE UNION SCHOOL DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form?
GROSSMONT

Locate the location and distance of proposed schools of attendance. Elementary: Lakeview miles: 2

Junior/Middle: Tierra del Sol miles: 4 High school: miles:

This project will result in the overcrowding of the ☐ elementary ☐ junior/middle ☐ high school.

(check all that apply)

Fees will be levied either in accordance with Government Code Section 53080 or Section 65970 prior to the issuance of building permits.

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

The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

LEGISLATIVE ACTS (Rezones, General Plan Amendments, Specific Plans) ONLY:

Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project have been committed through a binding agreement satisfactory to the school district.

A binding agreement has not yet been signed, but one will be required prior to legislative approval.

No binding agreement is necessary.

Authorized signature: Jacquelyn J. Spacek Print name: Jacquelyn Spacek

Title: District Superintendent Phone: 390-2606

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

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

George Goodman 455-1900

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

DISTRICT CASHIER'S USE ONLY

Sc

Owner's Name

Phone

5820 Miramar Rd, Ste 200

Owner's Mailing Address

Street

San Diego

CA

92121

State

Zip

SECTION 1: PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

LEGISLATIVE ACT

Rezone from _____ zone density/intensity to _____ zone density/intensity.

General Plan Amendment

Specific Plan

Specific Plan Amendment

Assessor's Parcel Number(s)

(Add extra if necessary)

398-400-8, 9, 10, 19, 20

395-151-6, 16, 59

395-160-4, 8

395-390-31

DEVELOPMENT PROJECT

☒ Major Subdivision (TM)☐ Minor Subdivision (TPM)☐ Boundary Adjustment☐ Major Use Permit (MUP), purpose: _____☐ Time Extension... Case No. _____☐ Expired Map... Case No. _____☐ Other _____

Thomas Bros. Page 49 Grid B4

Residential Total number of dwelling units _____

Commercial Gross floor area _____

Industrial Gross floor area _____

Other Gross floor area _____

Project address -Adlai Rd

Street

Lakeside 92041

Community Planning Area/Subregion

Zip

Total Project acreage 93 Total number of lots 86

Applicant's Signature Eric Kallen, TRS Consultants

Date 12-17-96

Address 7867 Convoy Ct #312 San Diego 92111

Phone 496-2525

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

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

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

District Name: Grossmont Union High School District

State the location and distance of proposed schools of attendance. Elementary: _____ miles:

Junior/Middle: _____ miles: High school: El Capitan High miles: 3.3

This project will result in the overcrowding of the ☐ elementary ☐ junior/middle ☒ high school.

(check all that apply)

Fees will be levied either in accordance with Government Code Section 53080 or Section 65970 prior to the issuance of building permits.

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

If project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

LEGISLATIVE ACTS (Rezones, General Plan Amendments, Specific Plans) ONLY:

Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project have been committed through a binding agreement satisfactory to the school district.

If binding agreement has not yet been signed, but one will be required prior to legislative approval.

If binding agreement is necessary:

District signature: Fred B. Martinez / pg Print name: Fred B. Martinez

Title: Assistant Superintendent, Business Services Phone: 465-3131 Ext. 214 1/6/97

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



APPENDIX B

Greenhills Ranch Specific Plan Public Facilities Financing Plan

GREENHILLS RANCH PUBLIC FACILITIES FINANCING PLAN

I. Scope of Financing Plan

The purpose of this Public Facilities Financing Plan is to identify the size and scope of major public facilities needed to support the planned development of the Greenhills Ranch Specific Plan. This plan will provide a comprehensive analysis of available financing programs and recommend specific methods for funding the needed improvements.

II. Summary of Public Facilities Financing Plan

This report outlines the public facilities which will be necessary to support the development of the Greenhills Ranch Specific Plan. The report identified the major on-site and off-site facilities which are existing or planned in support of construction of Greenhills Ranch. The required facilities have been discussed in the preceding chapters of the Specific Plan. The primary focus of this report shall be to describe the various financing applications available to provide for the public infrastructure.

III. Existing Infrastructure Conditions

This section outlines the existing infrastructure conditions as they apply to the project.

Roads

Currently the major roads serving the Greenhills Ranch project area are Lake Jennings Park Road, Lakeview Road, Julian Avenue, and Los Coches Road. Lakeview Road, a designated Light Collector, is accessed from the proposed development via Sohail Street in the northwest. Lakeview Road intersects Julian Avenue, a Light Collector, north of the project site. Los Coches Road, a designated Collector Road, intersects Julian Avenue northwest of the Greenhills Ranch site.

Water

The Lakeside Water District (LWD) provides service in the project area at this time. A small section of the westerly boundary of the project is within the LWD. The remainder is in the Sphere of Influence of the LWD. Existing area infrastructure includes a 500,000 gallon reservoir owned by the Padre Dam Municipal Water District and located west of the project site, as well as a 12-inch waterline and 36-inch transmission lines extending down Lakeview Road, a 12-inch line extending along Sohail Street, and, in the south, an 8-inch line extending from Adlai Lane to the project site.

Sewer

The project area is within the sphere of influence of the Lakeside Sanitation District for sewage disposal. Currently, 8-inch sewer lines run in Adlai and Audubon Roads to the project site in the south and in Sohail Street to the project site in the northwest.

Flood Control

The site is located within Zone 2 of the Comprehensive Plan for Flood Control and Drainage, and within the watershed of the San Diego River, located just over one mile north of the northern property boundary. A portion of the Greenhills Ranch site drains southerly to Los Coches Creek, within a mile of the property's west and south boundaries, while the remainder of the site drains northwesterly to Lido Lake to the northwest. Runoff in both directions ultimately flows into existing public storm drain systems; runoff from the northern portion of the site enters a 48-inch drainage pipe constructed in Sohail Street in conjunction with TM 4571, while runoff from the southern part of the property ultimately enters the existing public system at East Lakeview Road.

Park Improvements

There are currently no park improvements within the Greenhills Ranch Specific Plan Area. There are public park facilities within the immediate project area, namely, Lake Jennings Park and Lido Lake Park.

Schools

The Greenhills Ranch Specific Plan Area is served by the Lakeside Union School District for grades kindergarten through 8 and the Grossman High School District for grades 9 - 12. Lakeview Elementary School, located approximately two miles from the project site, serves elementary school-age children (grades kindergarten through 5) from the area. Tierra del Sol Middle School, approximately four miles from the site, serves area children for grades 6 through 8. High school age children attend El Capital High School, roughly 3.3 miles from the site.

Fire Protection Service Facilities

The project area receives fire protection service from the Lakeside Fire Protection District. First response for fire and emergency medical services for the project area is out of Station III, located at 14008 Highway 8 Business, El Cajon. The District encompasses roughly 43 square miles and has a three minute or less response time for fire and/or medical services anywhere in the district.

Police Protection

The San Diego County Sheriff's Department provides police protection to the subject site. The subject property lies within Sheriff's Beat Number 531. Response time to the site is roughly 11.2 minutes for priority calls and 35.2 minutes for non-priority calls. Actual response times will vary depending on the location of the deputy at the time of the call.

IV. Proposed Infrastructure Improvements -- Greenhills Ranch Specific Plan

This section identifies the major public facilities (with the exception of normal on-site subdivision improvements) which are needed to support development of the Greenhills Ranch Specific Plan.

Roads

The improvements proposal for the project is:

- a) The project should either fully construct, or contribute a pro-rata portion of cost to construct, a left-turn pocket and acceleration lane, and to widen the right-turn approach at Los Coches Road at the intersection with Lakeview Road. The project should be responsible for a fair share portion of these improvement costs, and costs to ultimately signalize this intersection.
- b) Sidewalks and street lights will be installed offsite as specified by the County of San Diego.
- c) The project should contribute a pro-rata portion of costs to improve local circulation links and intersections as deemed necessary by the Director of the San Diego Department of Public Works.

The internal roadway system is proposed for development as a public system. All costs therefore will be borne by the project developer through subdivision conditions tied to specific tentative maps phased with development of the Specific Plan. Improvement of the roads will be paid for through conventional financing.

Water

Water service for the project will be provided by Lakeside Water District, which has a 12-inch main in Sohail Street. District waterlines will be extended onto the site and sized appropriately. These improvements will be financed through private conventional financing, either independently or in conjunction with other area property owners, or a Special Assessment District.

Sewer

The Greenhills Ranch Specific Plan Area will be served by Lakeside Sanitation District, although it will require annexation to the district for sewer service prior to Final Map recordation. District sewer lines currently abut the subject property at Adlai Road, Audubon Road, and Sohail Street. Sewer connection fees will be collected by the District at the time of hook-up to the public system; the developer will be responsible, as well, for extension of the sewer system on-site. Financing for the extension of the on-site sewer system will be accomplished through conventional financing.

Flood Control

Greenhills Ranch will connect to the existing area storm drain system at the eastern terminus of Sohail Street. All costs for construction of the storm drainage system will either be incorporated into, and financed concomitant with, the cost for the site's road improvements or financed by the developer via conventional methods, or a combination of the two programs.

Parks

The County of San Diego assesses parkland fees on a per unit basis upon recordation of the final subdivision map to provide for development and maintenance of the community park system. Conventional financing will be used by the developer to pay for the assessed park fees.

Schools

The developer of Greenhills Ranch will be required to pay school impact fees to the affected school districts prior to the issuance of building permits. The Districts also have the jurisdiction to impose additional conditions, such as school lands dedication or construction of school facilities. Impact fees and/or additional District-imposed conditions will be financed by the developer by conventional financing methods or creation of a Special Assessment District. Pursuant to County Ordinance and the Public Facility Element of the General Plan, facilities to serve the project will be committed through a binding agreement satisfactory to the Lakeside Union School District.

Fire Facilities

Fire service impact fees will be assessed to the developer on a per unit basis at the time of issuance of building permits on the site. Project-specific improvements, such as upgrading of the water transmission system to provide adequate fire flows and installation of fire hydrants as appropriate, will also be required as conditions of approval of the final subdivision map(s). Costs of the system will be borne by the developer and financed through conventional financing techniques or through establishment of a Special Assessment District.

Energy System

Sempra Energy (formerly San Diego Gas & Electric) provides gas and electric services to the Greenhills Ranch project area, and service is currently available to the site at several existing service points. Utility easement exist for the purpose of extending service throughout the project site. The cost of extending underground electrical and telephone transmission will be allocated to the utility and the developer in accordance with regulations established by the Public Utilities Commission. The cost for extending the required utility lines on-site will be borne by the developer and conventionally financed. Alternatively, a Special Assessment District could be formed to bear the expense.

Law Enforcement

The County of San Diego currently does not have an impact fee for new area development in direct support of law enforcement facilities. Rather, these activities are supported through the General Fund. Law enforcement fees, should they be enacted by the County of San Diego, will be paid by the developer and conventionally financed.

Library Services

The County of San Diego does not have an impact fee for new area development in direct support of library facilities. Rather, these activities are supported through the General Fund. The developer will pay the fees through conventionally financing techniques, should they be enacted by the County of San Diego.

Animal Control Services

The County of San Diego does not have an impact fee for new area development in direct support of animal control facilities. Rather, these activities are supported through the General Fund. The fees, which have not yet been determined, will be assessed at the time of issuance of building permits as conditions of final subdivision map approval. The developer will pay the fees through conventionally financing techniques, should they be enacted by the County of San Diego.

V. Analysis of Financing Alternatives

The following section assesses financing alternatives that have been considered for the Greenhills Ranch Public Facilities Plan. The alternatives were analyzed to assure that full consideration be given to the range of possible methods for financing the infrastructure required to support the planned development of Greenhills Ranch.

The alternatives considered range from traditional methods such as subdivision exactions and development fees to contemporary approaches such as Community Facilities District.

The following identifies these methods, describing the general applicability of each to the types of facilities needed by Greenhills Ranch, and, finally, discussing the manner of implementation. Following are the techniques discussed:

- Exactions
- Impact Fees
- Special Assessments
- Improvement Districts
- Community Facilities Districts

Exactions

Exaction is the term applied to those developer-constructed and -financed facilities made a condition of discretionary approval. Exactions have their basis in state planning law and are the most common means of providing for facilities such as local streets, street lighting, curbs, gutters, sidewalks, sewer laterals, water lines and storm drains. Development impact fees, discussed below, represent a related financing technique. Most developer fees have their basis in state planning law and are paid "in-lieu" of constructing the required improvement.

Most exactions are straightforward in their implementation: a condition is placed on a tentative map or other discretionary approval requiring that a particular facility be constructed (or guaranteed) prior to recordation of the final subdivision map. If the improvement is not constructed, the map is not recorded, resulting in no usable lots. In some cases, the exaction may be postponed by the posting of a performance bond or other form of guarantee (i.e. letter of credit) which has the effect of delaying the actual construction until some future date.

Impact Fees

In some cases, impact fees are levied against a proposed development to fund costs of facilities, generally off-site, related to the development. Examples of impact fees are sewer and water connection fees, park fees levied under the Quimby Act, school impact fees levies under SB 201, and local fees levied under the authority of the Subdivision Map Act and local implementing ordinances.

Development impact fees are relatively simple to implement once the statutory authority has been determined. A local jurisdiction enacts an ordinance which requires the payment of the development fee as a condition of subdivision of land. The fee can be payable either at or before the time of final map recordation or the prior to the issuance of a building permit. Most development impact fees are collected at the building permit stage of development.

Development fees can be used to fund roads, sewer, water, parks, schools and flood control facilities.

Special Assessments

Special Assessments are levies placed on blocs of property to finance improvements that have a specific benefit to that property. There must be a reasonable relationship, or nexus, between the amount of the assessment and the benefit received by the property. Most special assessments are a result of the Improvement Act of 1911 assessment proceedings, Improvement Act of 1911 bonds, the Municipal Improvement Act of 1913, and/or the Improvement Bond Act of 1915.

Special assessments can be used only where a special benefit is conferred on a bloc of property as a result of the facility to be constructed. Consequently, the use of special assessments has been traditionally limited to local streets, sidewalks, curbs, gutters, drainage and local sewer facilities. However Special Assessment Districts may also be used to finance lighting, gas supply, fire protection, water supply, retaining walls, and ornamental vegetation among other uses. In all cases, however, the following principle requirements must be met for the special assessments to be valid.

- total assessment must not exceed the cost of the public improvement;
- the improvement must beneficially affect a well defined and limited area of land;
- the actual assessment must be proportional to the benefit received; and
- the landowner being assessed must be given an opportunity for a hearing.

A special assessment is implemented by the Board of Supervisors according to the procedures set forth in the applicable governing statute. In general, special assessment proceedings require a resolution of intention, and preparation of an "engineer's report" estimating the cost of the facilities to be constructed and the amount of assessment per parcel based on the benefit to the subject property from the proposed improvements. After receipt of the engineer's report, the County Board of Supervisors will hold a public hearing on the proposed Special Assessment District. If owners of more than fifty percent of the property included within the proposed assessment district file written protests prior to the close of the public hearing, the Board of Supervisors must "abandon" the assessment district proceeding unless it finds by a 4/5th vote that there are overriding public health and safety reasons to go forward with the planned improvements.

If the assessment district goes forward, bids are received on the project and bonds are sold to finance the construction and administrative costs associated with the improvements. Liens are placed on the affected property in the amount of the final assessment. The annual assessments are collected by the County Tax Collector on the regular tax bill.

Improvement Districts

Municipal Water Districts are empowered to create improvement districts for the purpose of incurring bonded indebtedness to finance public facilities on less than a district-wide basis. The procedures for the formation of the improvement districts and the establishment of debt are contained within the Water Code. Once the improvement district debt has been established, the debt service may be satisfied by the levying of ad valorem property taxes if sufficient voter approval has been secured. Other sources of revenue such as connection charges may be used to provide for the debt service.

Community Facilities District

For the formation of the Community Facilities District (CFD), a petition containing the proper information and number of signatures must be filed with the legislative body, who must then adopt a resolution of intention to establish the CFD. The resolution of intention must state that establishment of a CFD is proposed, the name of the proposed CFD, the types of facilities and services to be financed, and that a special tax to pay for such facilities and services will be annually levied except where funds are otherwise available. The method of levy and apportionment of the special tax must also be included in the resolution of intention, as is the date of public hearing. The hearing must be held not less than thirty (30) days nor more than sixty (60) days after adoption of the resolution. Adoption of the resolution of intention is accompanied by direction to the agency's staff to study the proposed district and report back to the legislative body at or before the public hearing.

If written protests are received from fifty percent or more of the registered voters or the owners of fifty percent or more of the land area proposed for inclusion within the CFD, then the proceedings for establishment of the CFD must be abandoned. Protests may be filed against particular projects proposed for financing by the CFD, in which case those projects may be modified or removed from the CFD without abandoning the entire district.

At the close of the public hearing, the legislative body may adopt a resolution ordering formation of the district subject to two-thirds approval at an election. The election may also consider the whether the district may issue bonded indebtedness.

If the proposed CFD contains eleven (11) or fewer registered voters, the election is held on the basis of property ownership, with each landowner having one vote for each acre of land owned. The election may be held by mail ballots. The election must be held at the next general election or at a special election held between 90 and 180 days following the close of the public hearing.

The Community Facilities District Act allows the use of this financing mechanism for any public facility that the legislative body is otherwise empowered to acquire or construct. In this respect it has probably the broadest potential application of any of the financing means described. It is even possible to use the CFD mechanism to finance improvements governed by a joint powers authority, thereby expanding its use to include facilities that might otherwise be constructed by two or more public agencies.

APPENDIX C

Greenhills Ranch Open Space Plan

1 Introduction

This Open Space Master Plan (OSMP) is designed to provide a comprehensive overview of the open space preservation associated with the Greenhills Ranch Specific Plan (GRSP). GRSP is an approximately 96.1-acre specific plan area located in the Lakeside area. It will be developed in phases. Phase 1 encompasses approximately 51.9-acres in the north area of the GRSP, and will be the first area developed. The approximately 44.2 acres in the south have been designated Phase 2. A specific plan amendment and additional environmental review will be required when Phase 2 is proposed for development. The OSMP identifies the areas to be preserved in open space for all phases of GRSP.

GRSP is located in the Lakeside Archipelago, an important wildlife corridor within the County of San Diego's adopted Multiple Species Conservation Program (MSCP). The archipelago links northern Lakeside and points south including Lakeview and areas south of Interstate 8. In order to ensure an adequate design of open space preservation, and wildlife corridor widths, a comprehensive approach is necessary. The OSMP will provide a blueprint for the future development of the GRSP and the immediate vicinity that will preserve the connectivity within the Lakeside Archipelago.

The OSMP's relationship to the Lakeside Archipelago is illustrated in Exhibit A. Exhibit A is an enlargement of a portion of the County's MSCP map. The OSMP's boundary is shown in red outline, with a red-dashed line separating Phase 1 and Phase 2 of development. In addition, the development area for Phase 1 is outlined in black. The beige color represents biological resource core areas where habitat preservation is most desirable. The archipelago linkages are indicated with yellow arrows.

The goal of the OSMP is to ensure that adequate links between the GRSP, the archipelago, and the various blocks of habitat, are preserved. The OSMP implements the following objectives:

- Provide an overview of the open space dedication that will take place in the vicinity of the GRSP, including locations of open space, corridor widths, and connectivity with offsite areas; and
- Provide specific information about the acreage and location of open space that will be dedicated in relation to the GRSP;

2 Overview

The Lakeside Archipelago consists of undeveloped or sparsely developed lands in a stepping stone-like pattern that provide an important wildlife corridor between large blocks of sensitive vegetation communities north and south of Lakeside. Vegetation includes Coastal sage scrub and Chaparral. It has been termed an "archipelago" because

the linkage comprises a series of small, sometimes disconnected areas. Exhibit A shows the overall pattern of the archipelago. The County has an active program of acquiring and preserving lands in this area to ensure the continued viability of this corridor.

OSMP linkages to habitat within the archipelago are evident from a review of a detailed map of the area, which is provided as Exhibit B. The OSMP boundary is shown in red, while the GSRP Phase 1 boundary is shown in green. Biological resource core areas are again shown in beige. The development area for Phase 1 is shown in purple, and all areas that will be retained in open space under the OSMP are labeled in green. Linkages exist to the northeast and west. Open space is preserved in both of these areas, as shown in the exhibit.

To achieve this level of protection, the OSMP will preserve 59.23 acres of the approximately 96.1-acre site. This represents 61.6 percent of the total area. An additional 12.09 acres immediately offsite and under the same ownership will be dedicated as open space, for a total open space preservation of 71.32 acres. Open space will encompass the central plateau, as well as habitat at the northeast and western boundary of the site. A detailed discussion of each of the OSMP components follows.

3 Open Space Master Plan Components

The Open Space Master Plan consists of three general components, which are: (A) Existing Open Space, (B) Phase 1, and (C) Phase 2. Each is discussed below. A full sized map of the OSMP is included in the back pocket of the GRSP. A reduced copy of the map is provided for ease of reference as Exhibit C. Table A summarizes the acreages of each area.

A. Existing Open Space

Habitat Loss Permit (HLP) 94-007 was issued for clearing on a portion of the GRSP area in 1995. Impacts to 9.75 acres were mitigated by the granting of an open space easement over 23.88 acres in the central portion of the site. An additional 0.94 acres adjacent to this area and under the same ownership has been dedicated in open space, for a total dedication of 24.82 acres. These areas are shown as "Existing Open Space" and "Existing Offsite Open Space" on the "Open Space Master Plan Map," Exhibit C.

B. Phase 1

The Phase 1 mitigation requirement is 5.24 acres. The proposed mitigation area is in the northwest "panhandle" of the site and is labeled "Phase 1 Open Space" on the "Open Space Master Plan Map," Exhibit C.

An additional 0.04-acre area on Phase 1 Lots 17 and 18 known as Area B will be preserved in open space.

Phase 1 will also encompass a 10.41 acre area known as Planned Open Space 1. This area, consisting of high quality Diegan Coastal Sage Scrub, encompasses the remainder of the hills surrounding Phase 1. This 10.41 -acre area preserves corridor widths and connectivity in the northwest and west part of the GRSP and is indicated on Exhibit C as Planned Open Space 1. Planned Open Space 1 will be dedicated for mitigation for other private projects in the area, or as a mitigation bank. All open space in Phase 1 will be dedicated prior to grading, clearing, improvement plans, or the final map for Phase 1 development.

C. Phase 2 Open Space Areas

The 44.2-acre Phase 2 will encompass two Planned Open Space areas totaling 19.7 acres and two Offsite Open Space areas totaling 11.15 acres, for a total minimum open space dedication of 27.65 acres. These areas are indicated on Exhibit C as “Planned Open Spaces 2 and 3” and “Offsite Open Spaces 2 and 3.” Each is discussed below:

- **Planned and Offsite Open Space 2:** This 19.25-acre area supports high quality Diegan Coastal Sage Scrub, although numerous unauthorized trails are found through this area. The area encompasses hill tops and steep west-facing slopes. This area provides corridor width and connectivity to the east, south, and through the central portion of the GRSP.
- **Planned and Offsite Open Space 3:** This 11.60-acre area also supports Diegan Coastal Sage Scrub. It is somewhat disjointed, with a central portion located south of the project, and a smaller triangular area located on the western GRSP boundary and , bordering an existing Sempra Energy easement. This area provides connectivity in the western area of the site.

The 30.85 acres associated with Planned and Offsite Open Spaces 2 and 3 in Phase 2 will be dedicated as mitigation for development of Phase 2, other private projects, or as a mitigation bank. All Phase 2 impacts will be mitigated onsite within these two areas. After Phase 2 impacts have been mitigated onsite, if additional open space area remains, this area can be used as mitigation for other projects or as a mitigation bank. Other projects will be considered on a case-by-case basis. The timing of dedication will be linked to the projects for which mitigation is provided. All open space must be dedicated prior to grading, clearing, implementation plans or final recordation of the final phase/unit of development within the GRSP.

4 Habitat Management Plan

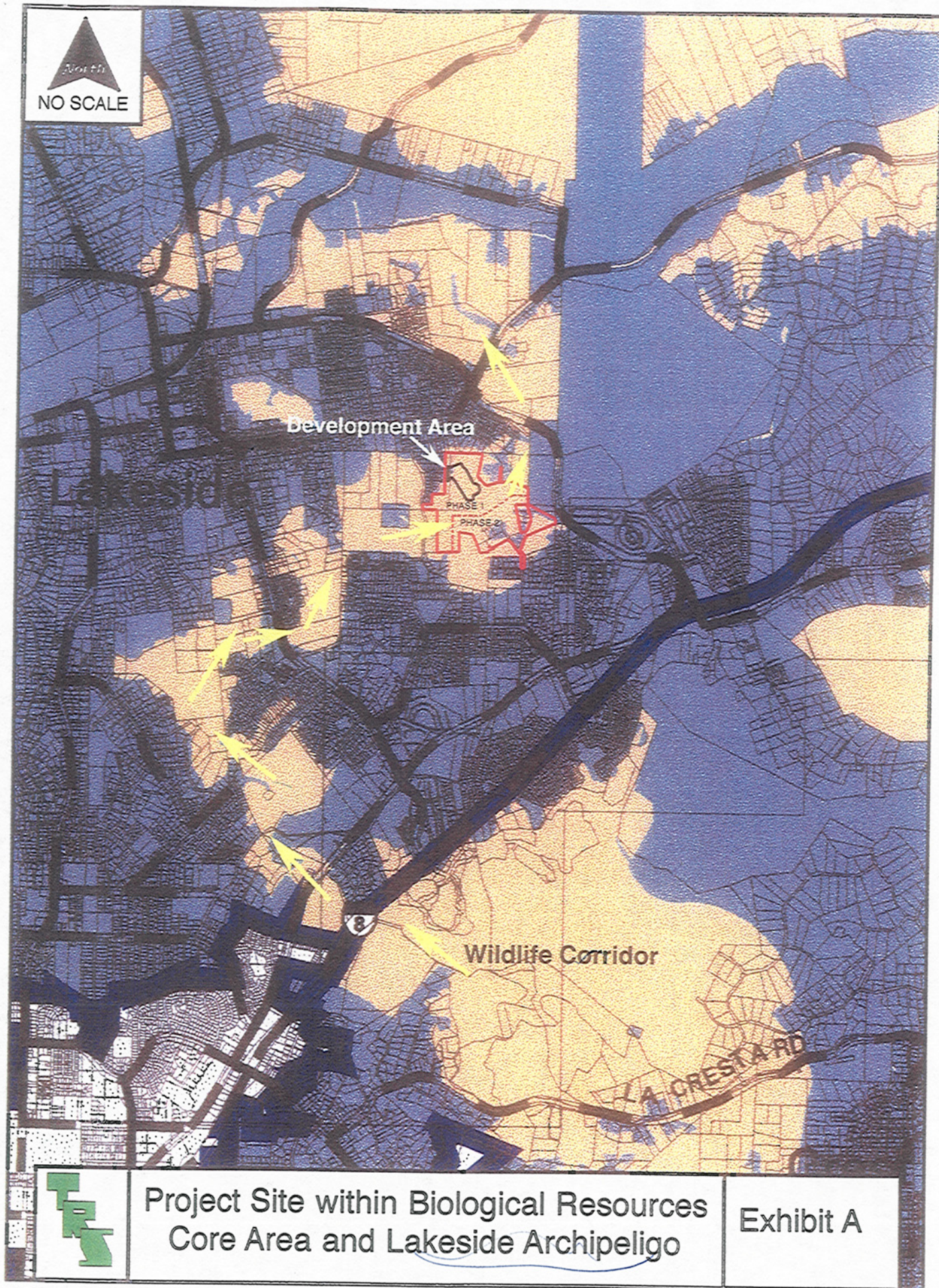
A Habitat Management Plan (HMP) will cover all of the open space areas discussed, which includes existing open space related to HLP 94-007, currently proposed open space related to Phase 1, and Planned Open Space areas related to Phase 2. The HMP will contain guidelines for monitoring and management of the open space and will contain provisions to insure long-term viability of the open space protected under the OSMP. The plan will at a minimum:

- identify the habitat manager, subject to approval by the County of San Diego,
- identify the financial mechanism necessary to fund the implementation of the HMP,
- describe the stewardship requirements, including but not limited to installation and maintenance of fencing and signs to control human and animal encroachment, removal of trash and other debris, weed abatement, species monitoring, and restrictions to recreational use of the open space, and
- specify remediation as necessary to maintain habitat viability in perpetuity.

The HMP must be approved prior to grading, clearing, or improvements, or prior to issuance of the Final Map for the first phase/unit of development.

5 Conservation Easements

All of the open space discussed in the OSMP shall be dedicated as a Conservation Easement to the County of San Diego prior to grading, clearing, implementation plans or final recordation of the final phase/unit of development within the GRSP. Conservation Easements shall be dedicated in a timely manner over any areas used as mitigation for outside projects. This agreement will be made a condition of GRSP implementation, thereby obligating the current and future owners to the open space configuration shown in Exhibit C.



Project Site within Biological Resources
Core Area and Lakeside Archipelago

Exhibit A

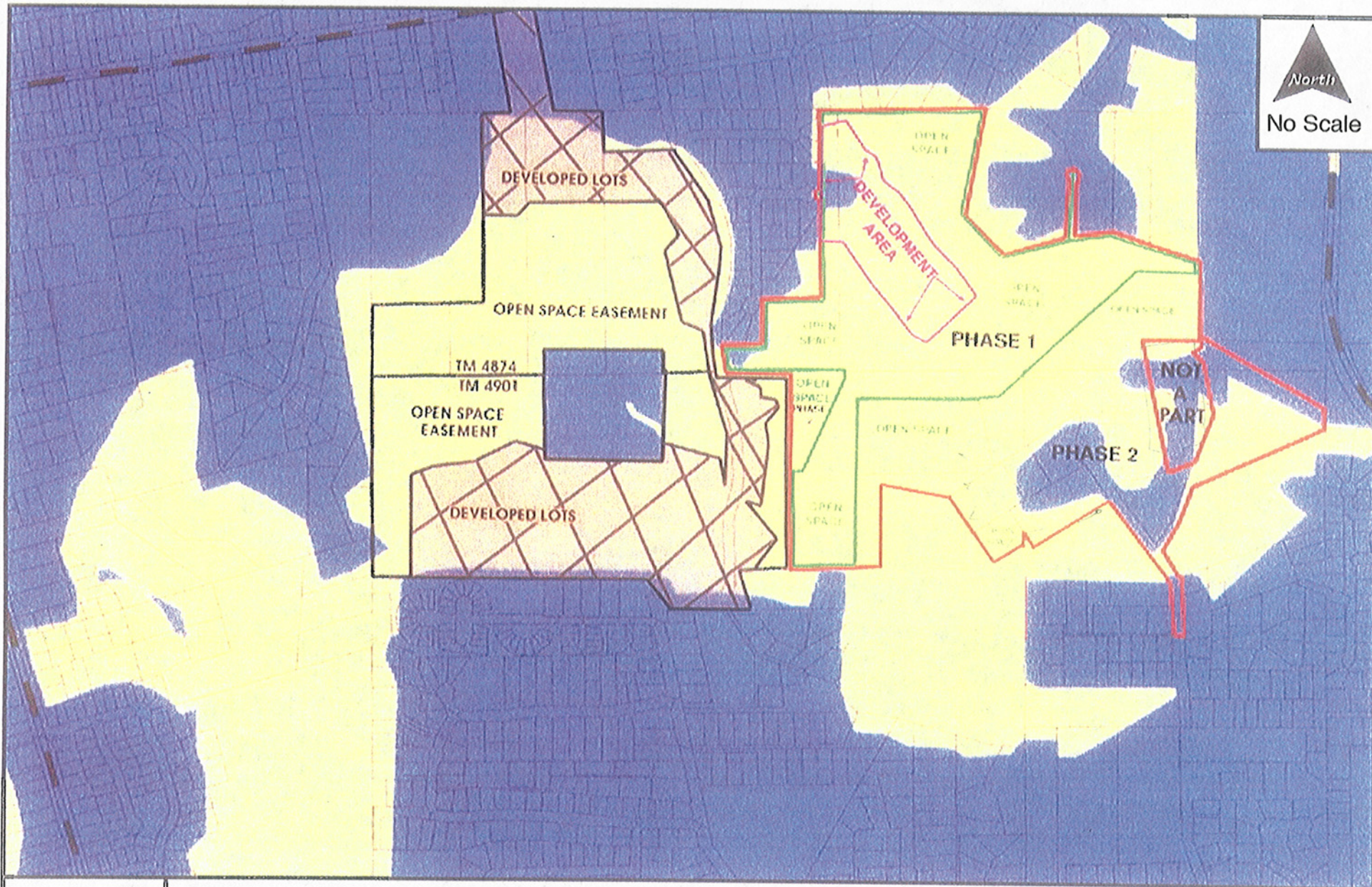


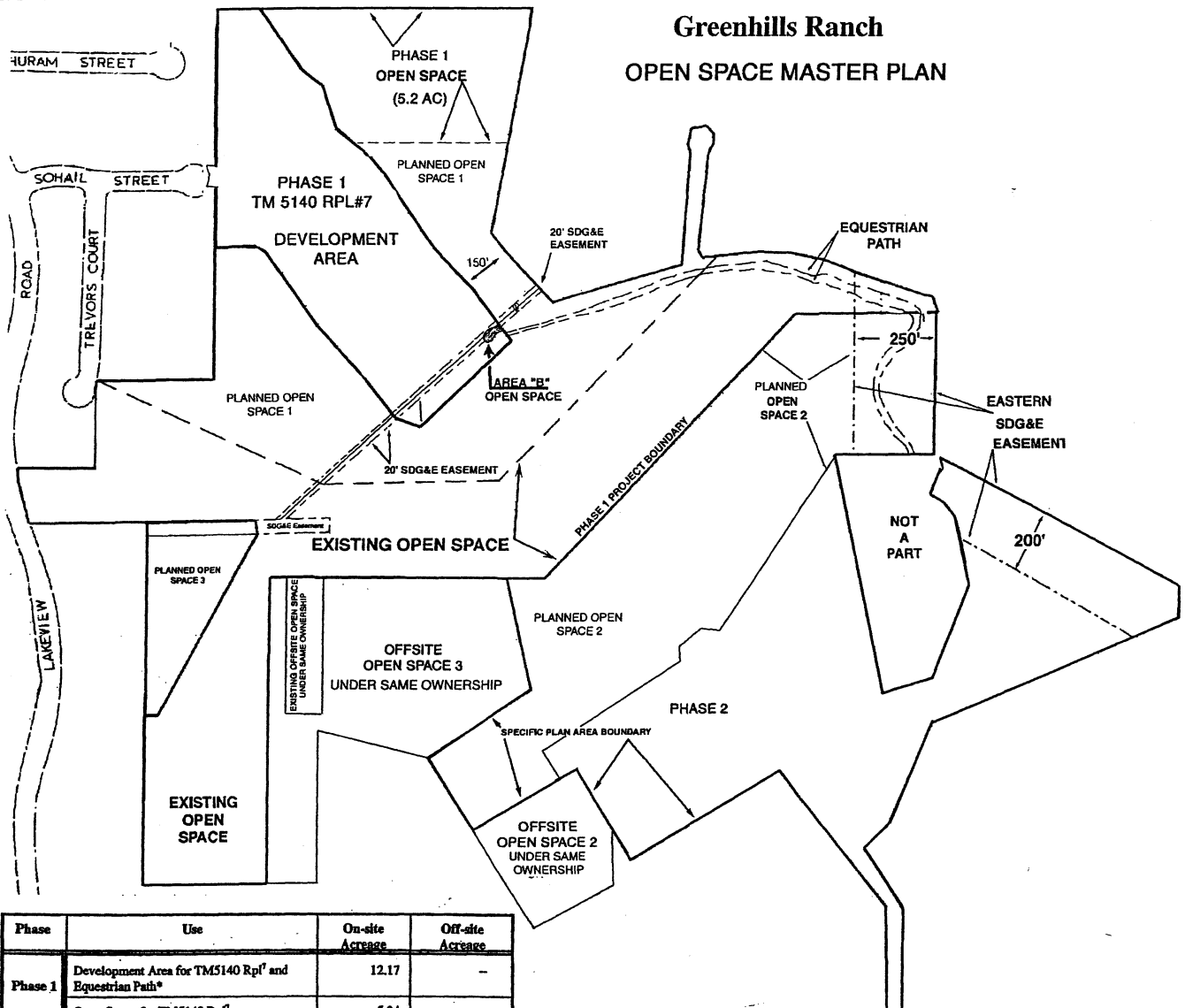
Exhibit
B

Project Site and Specific Plan Area in Relation to
Existing Corridor Areas





Greenhills Ranch OPEN SPACE MASTER PLAN



Phase	Use	On-site Acreage	Off-site Acreage
Phase 1	Development Area for TM5140 Rpl ^f and Equestrian Path*	12.17	—
	Open Space for TM5140 Rpl ^f	5.24	—
	Existing Open Space	23.88	0.94
	Planned Open Space 1	10.41	—
	SDG&E 20' Easement	0.20	—
Phase 2	Planned Open Space 2	16.44	2.81
	Planned Open Space 3	3.26	8.34
	Development Area for Phase 2	17.18	—
	Eastern SDG&E Easements	7.32	—
Total		96.10	12.09

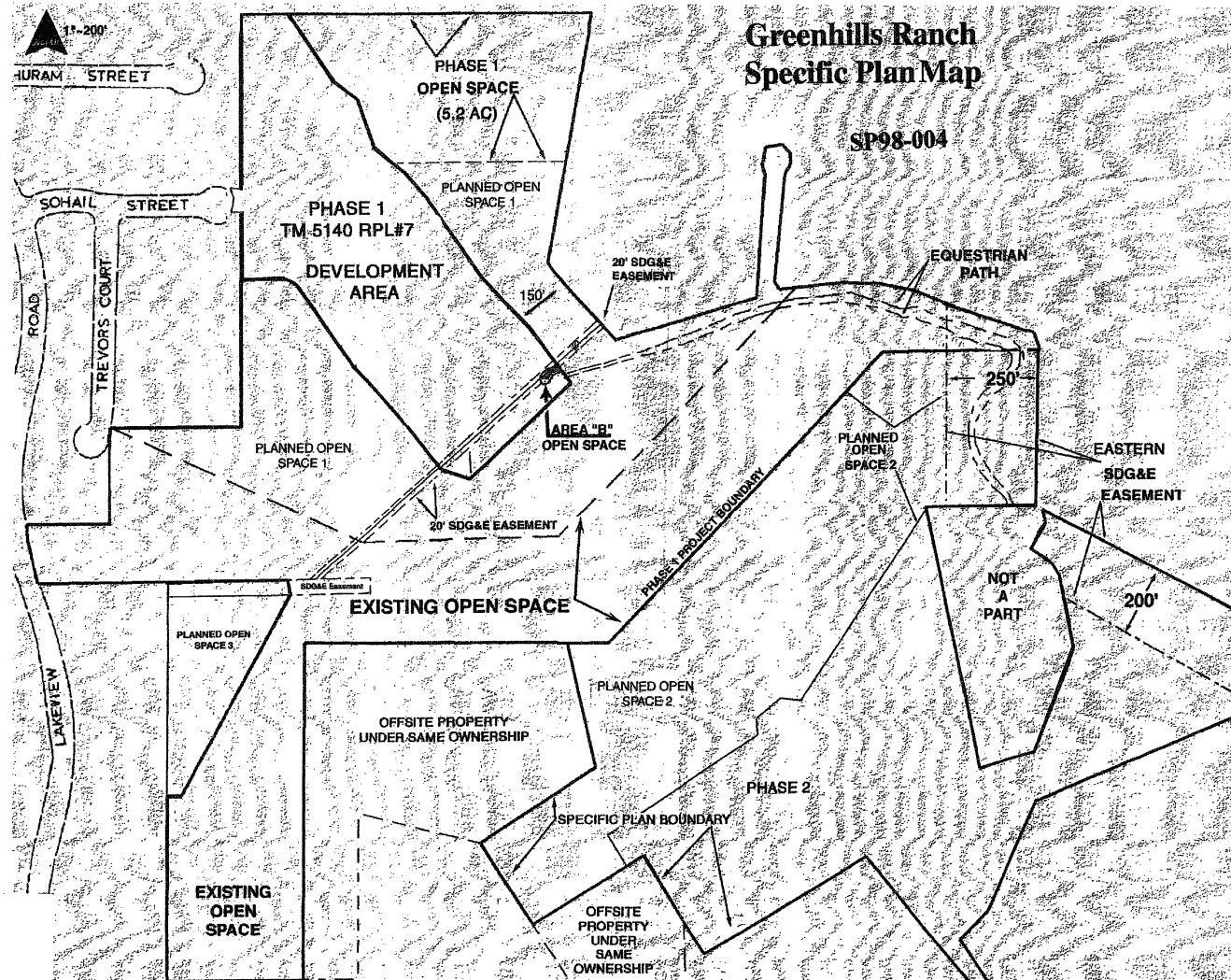
*Includes Area "B".

February 4, 2003 EGK
MAY 6, 2003 EGK
3-4-04 EGK



Open Space master Plan

Exhibit
C



CERTIFICATE OF ADOPTION

I hereby certify that this plan, consisting of this text, exhibits, and appendices, is the Greenhills Ranch Specific Plan SP98-004 and that it was considered by the San Diego County Planning Commission on April 16, 2004.

Michael Beck
Michael Beck, Chairman

Attest: *Gary L. Pryor*
Gary L. Pryor, Secretary

I hereby certify that this plan, consisting of this text, exhibits, and appendices is the Greenhills Ranch Specific Plan SP98-004 and that it was approved by the San Diego County Board of Supervisors on June 23, 2004.

Diane Jacob
Diane Jacob, Chairwoman

Attest: *Thomas J. Pastuszka*
Thomas J. Pastuszka, Clerk of the Board

Approved and/or authorized by the Board of Supervisors of the County of San Diego
Date: 6/23/04 Minute Order No. 1
THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors
By: *Michael Beck*
Deputy Clerk

Phase	Use	Acreage
Phase 1	Development Area for TM5140 Rpl ¹ and Equestrian Path*	12.17
	Open Space for TM5140 Rpl ¹	5.24
	Existing Open Space	23.88
	Planned Open Space 1	10.41
	SDG&E 20' Easement	0.20
Phase 2	Planned Open Space 2	16.44
	Planned Open Space 3	3.26
	Development Area for Phase 2	17.18
	Eastern SDG&E Easements	7.32
	Total	96.10

* Includes Area "B"

February 4, 2003: EGK
MAY 8, 2003: EGK
3-30-04 EGK

Table A
Greenhills Ranch (TM5140)
Open Space Master Plan

Mitigation (Acres)	Dedication Timing	Open Space Master Plan Map Designation (See Exhibit C)
Existing Open Space		
23.88	1995	Existing Open Space
0.94	1995	Existing Offsite Open Space
Phase 1		
5.24	Prior to grading, clearing, improvement plans or final recordation of TM5140Rpl ⁷ .	Phase 1 Open Space
0.04 - RPO Wetland		Area "B" Open Space
10.41		Planned Open Space 1
Phase 2		
19.2523.00*	Prior to grading, clearing, improvement plans or final recordation of Phase 2.	Planned and Offsite Open Space 2-3
11.603.55**		Planned and Offsite Open Space 2-3
Total		
71.32		

*Estimated minimum open space to be dedicated mitigation based on maximum development area of 11.5 acres and 2:1 ratio of preservation to impact. Actual area may be greater will vary based on environmental assessments at the time Phase 2 is proposed **Amount will vary based on mitigation required for Phase 2 impacts. Total open space area will not be less than approximately 30.85-26.55 acres.

Fencing and Signage Plan

Permanent split-rail fencing shall be installed along the open space boundary with the LBZ wherever open space is contained within residential lots and when any of the following conditions are met:

1. The buffer to the riparian habitat is less than 100 feet in width, or
2. The slope between the residential building pad and the open space has a natural or manufactured slope angle of 20 percent or less and is less than 12 feet in height, or
3. Vegetation within the open space adjacent to the lot is sparse and therefore inviting to human intrusion.

Permanent fencing is required in all locations of the project as shown in Figure 5-2, "Open Space Signage and Fencing Plan Map," page 5-13. A full sized map of the plan is also included in the back pocket. The plan may be incorporated into the Grading Plan, and must be approved by the DPLU prior to final map approval. Fencing will be installed at the top of the canyon to protect the open space. It will not be required on the north-south borders of the residential areas because the canyon is steep and the vegetation dense and very uninviting, which will be a deterrent to trespassers. Fencing will also be required around riparian areas on Lots 17 and 18. A locked gate will be installed at this easement to allow for continued use by SDG&E while barring unauthorized access.

Photographs and a brief description of fencing design and materials used shall be submitted with the statement from the California Registered Engineer. Construction materials and fence design are subject to approval by the DPLU. Minimum fence height shall be four feet.

Permanent Open Space Signage

Permanent signs will be required along the open space boundary with the LBZ. They will be installed at intervals of 100 feet. The signs must be corrosion resistant and 6" x 9" minimum in size, on posts not less than three feet in height from the ground surface. In cases where fencing has been required, as detailed above, signs may be attached to fencing in lieu of attaching them to a separate post. Fencing and signs at 100-foot intervals on alternating sides of the trail will be added.

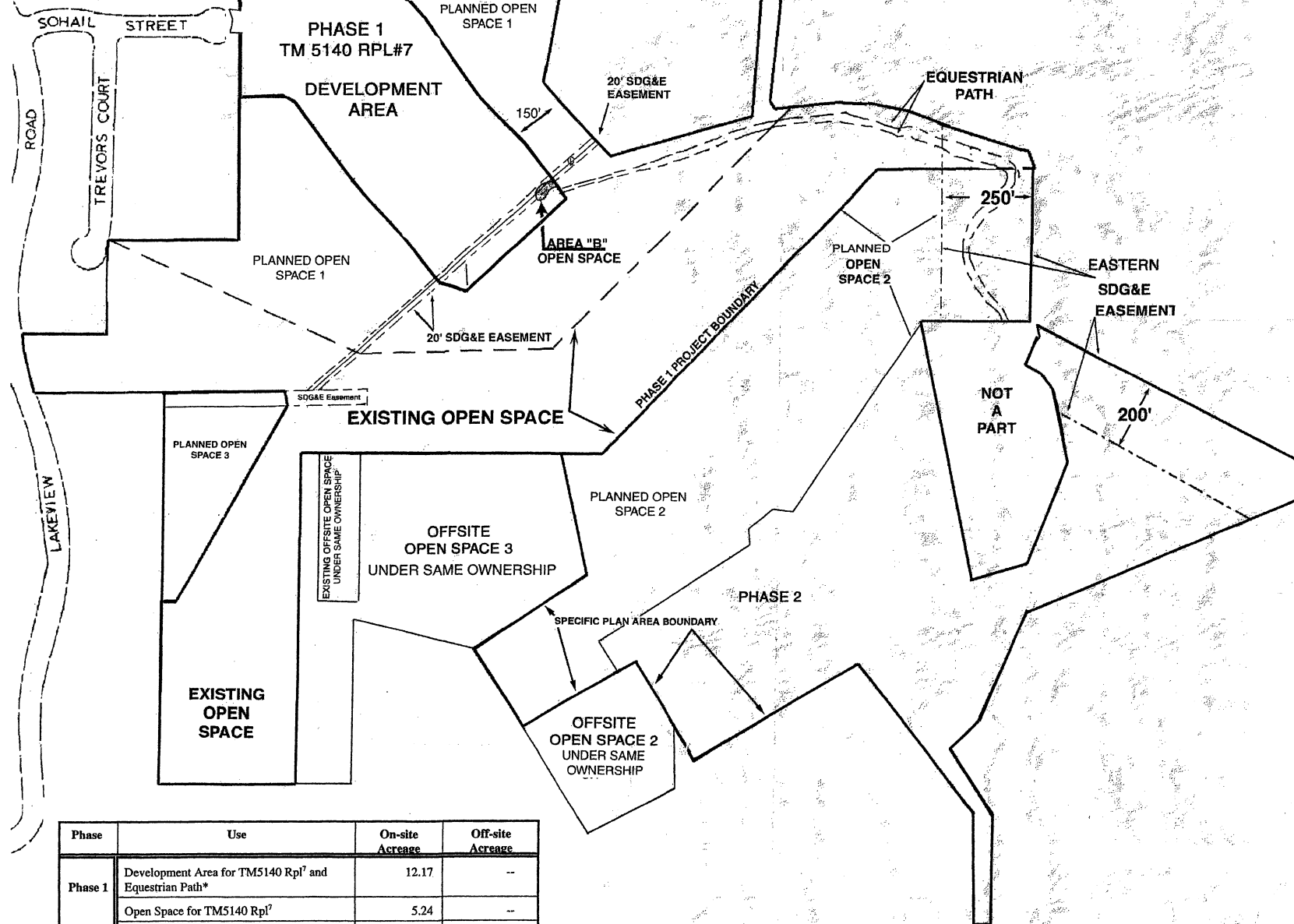
The signs must state the following:

**Sensitive Environmental Resources
Disturbance Beyond this Point is Restricted
by Easement
Information:
Contact County of San Diego, Department of
Planning and Land Use
Ref: 98-14-020**

Evidence shall be submitted to the Director, DPLU, that permanent signs have been placed to protect all open space easements. Evidence shall include photographs of a sign placed on the lot and a stamped, signed statement from a California Registered Engineer or licensed surveyor, that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this conditions. A map of the signage plan can be seen in Figure 5-2, "Open Space Signage and Fencing Plan Map," page 5-13, or in the back pocket.

PHASE 1
OPEN SPACE
(5.2 AC)

OPEN SPACE MASTER PLAN



Phase	Use	On-site Acreage	Off-site Acreage
Phase 1	Development Area for TM5140 Rpl ⁷ and Equestrian Path*	12.17	--
	Open Space for TM5140 Rpl ⁷	5.24	--
	Existing Open Space	23.88	0.94
	Planned Open Space 1	10.41	--
	SDG&E 20' Easement	0.20	--
Phase 2	Planned Open Space 2	16.44	2.81
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