

# **GREENHILLS RANCH SPECIFIC PLAN**

## **Phase 1**

PDS1999-3810-98-004 (Specific Plan)

PDS1998-3600-98-006 (Rezone)

PDS2002-3100-5140 (Tentative Map)

PDS199-3910-9814020 (ER)

## **Phase 2**

PDS2016-SPA-16-001 (Specific Plan Amendment)

PDS2016-REZ-16-002 (Rezone)

PDS2016-TM-5611 (Tentative Map)

PDS2016-ER-98-14-020B (ER)



## Overall Vision

The entire Greenhills Ranch property was designated as a 21-Specific Plan Area with the adoption of the Lakeside Community Plan by the Board of Supervisors in 1975. The Lakeside Community Plan text, as adopted, included development standards for a number of Specific Plans included in the Community Plan text. Originally estimated to be approximately 100-acres in size the property was identified in the Community Plan as the Aksyn Specific Plan Area. The text regarding the Aksyn area in the Community Plan included several performance standards regulating the overall density, maximum density for areas that would be developed and amount of overall open space.

The privately initiated Greenhills Ranch Specific Plan (SP 98-004) (GRSP) which implemented the first phase of development for this property was adopted by the Board of Supervisors on June 24, 2004. The specific plan text included general descriptions of the property now surveyed to include 91.93-acres within the Specific Plan Designated Area, in addition to detailed development guidelines for what was described as Phase 1 of the specific plan located on 56-acres. Phase 1 is located in the northern portion of the Specific Plan Area. Detailed descriptions in the original, adopted text for the development of Phase 2 were deferred to a later date. Development of Phase 1 is complete.

The following document includes the original, adopted GHRP SP 98-004 and a Specific Plan Amendment (PDS2016-SPA-16-001). GRSP SP 98-004 covers the Phase 1 area. PDS2016-SPA-16-001 addresses development the remaining 36.03-acres, referred to as Phase 2.

**Phase 1:** Phase 1 of the specific plan is located on 56 acres in the northern half of the GRSP and consists of 31 single-family residential units which were built and sold in 2015. Approximately 44-acres, or 78 percent, of the Phase 1 site was dedicated as open space, including a riding and hiking trail. The density of the developed area in Phase 1 is 2.63 DU/Ac; and the minimum lot size is 9,000 sq. ft. Access to Phase 1 is provided by Lakeview Drive to Sohail Street. This specific plan was approved by the Board of Supervisors on June 23, 2004. No changes are proposed to the adopted specific plan.

**Phase 2:** Phase 2 of the specific plan is located on 36.03 acres in the southern half of the GRSP and will consists of 63 single-family residential lots. Approximately 18.64-acres, or approximately 52 percent of the Phase 2 site, is to be dedicated as open space, including a public trail. The density of the developed area in Phase 2 is 3.62 DU/Ac; and the minimum lot size is 5,119 sq. ft. Access to Phase 2 is provided by Lakeview Drive to Adlai Road, and by Lake Jennings Park Road to Greenhills Way.

Discrepancies to discussions of project acreage between Phase 1 and Phase 2 are due to more accurate land surveys conducted as a result of the recordation of the Final Map for Phase 1, and the preparation of the tentative map planning for Phase 2.

### **Development Summary**

The following table depicts the development profile for GHRS Phases 1 and 2. Acreages for both Phases have been updated from that which was approved for Phase 1, and reflect updated values based on final mapping and updated surveys.

	<b>Gross Area</b>	<b>Open Space Acreage</b>	<b>Open Space %</b>	<b>Gross Developable Area</b>	<b>Units</b>	<b>Overall Site Density (units / gross site)</b>	<b>Development Density (units / gross development)</b>
<b>PHASE I</b>	56.0	44.04	78%	11.76	31	0.55	2.63
<b>PHASE II</b>	36.03	18.64	52%	17.39	63	1.75	3.62
<b>TOTAL</b>	<b>92.03</b>	<b>62.68</b>	<b>69%</b>	<b>29.15</b>	<b>94</b>	<b>1.03</b>	<b>3.23</b>

### **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."

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, including the Lakeside Community Plan.
3. Compatibility with adjacent land uses.
4. Availability of public services/facilities adequate to serve the development.