

SPECIFIC PLAN

For

GREENHILLS RANCH Phase 2

Specific Plan No
PDS2016-SPA-16-001
Tentative Map No
PDS2016-TM-5611
Environmental Log No
ER 98-14-020B

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April 2022

CERTIFICATE OF ADOPTION

I hereby certify that this plan, consisting of this text, exhibits, and appendices, is the GRSP Phase 2 (SPA 16-001) and that it was considered by the San Diego County Planning Commission on XXXXXX, 202X.

_____, Chairman

Attest

_____, Secretary

I hereby certify that this plan, consisting of this text, exhibits, and appendices is the GRSP Phase 2 (SPA 16-001) and that it was approved by the San Diego County Board of Supervisors on XXXXXXXX, 202X.

Attest: _____

_____, Clerk of the Board
Approved and/or authorized by the Board

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Lakeside Elementary School District
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GRSP – Phase 2 Public Facilities Financing Plan

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GRSP – Phase 2 Open Space Plan

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GRSP – Phase 2 Fencing and Signage Plan

1.0 INTRODUCTION

1.1. PHASE 2 OF THE GRSP

The project is a Specific Plan Amendment (SPA), Zoning Reclassification (REZ) and a Tentative Map (TM). The SPA will amend the Greenhills Ranch Specific Plan (GRSP) to include development specifications and regulations for Phase II of the GRSP. The Rezone will add the "D" Special Area Regulation which will require that prior to the recordation of any Final Map, a Site Plan must be submitted and approved by the County of San Diego conforming to the appropriate Site Plan guidelines in the Specific Plan text. Additionally, the setback designation will be changed from "H" to "V" to allow for additional flexibility in the design and siting of homes. The TM will subdivide the approximately 36.03-acre site into 75 lots and will include 63 single family residential lots. Residential lots will range in size from 5,119 square feet to 11,578 square feet. Approximately 18.64 acres will be dedicated as open space on the Tentative Map. The site is located north of the intersection of Adlai Road and Audubon Road, in the Lakeside Community Planning area, within unincorporated San Diego County. Land Use Designations are Specific Plan Area, Village Residential 4.3 (VR-4.3) and Public/Semi-Public. Zoning classifications for the property are S88 (Specific Plan Area (S88) and Single Family Residential (RS). The property is partially developed and contains two single-family residential and accessory structures that will be removed. Access would be provided via Adlai Road, a private road, connecting to East Lakeview Road and a proposed new private road connecting to Lake Jennings Park Road. Both entries to the community will be access controlled and will restrict through traffic. The project would be served by Lakeside Sewer District for sewage disposal and the Helix Water District for the supply of potable water. Portions of the site would require annexation into the Helix Municipal Water District and the Lakeside Sanitation District. Fire service is provided by the Lakeside Fire Protection District. School service is provided by Lakeside Union and Grossmont Union. Earthwork will consist of 180,000 cubic yards (CY) of cut, 180,000 CY of fill, with a net no import/export of material. Assessor parcels include 395-151-16 & 73, 395-160-15, and 400-08, 09, 10, 20, 54, and 55. The density of Phase 2 is 3.62 dwelling units per acre (DU/Ac) within the developed area. Implementation of Phase 2 will include an open space area of 18.64 acres.

The GRSP was adopted to include S88 Use Regulation and is permitted to deviate from certain development regulations in both the County Subdivision and the County Zoning Ordinances. All efforts were made to conform with the existing ordinance requirements; however, the proposed subdivision design includes some lots which do not meet certain of the subdivision standards in regards: to lot size (13), minimum frontage (23), radial side yards on a cul-de-sac (2), and lot depth (6).

The Subdivision Ordinance permits an adopted specific plan to deviate from certain ordinance standards related to lot design conformance with ordinance design standards.

Section 81.401 of the Subdivision Ordinance includes the requirements regulating the specific *design requirements* for lots. Paragraph (o) states as follows:

(o) If the Board approves a specific plan or the Board or the Planning Commission approve a major use permit for a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.

Zoning Ordinance Section 2887 provides specific plan to deviate from certain zoning ordinance requirements:

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations at Part Three (commencing at Section 3000), the Development Regulations at Part Four (commencing at Section 4000), the Special Area Regulations at Part Five (commencing at Section 5000), and/or the General Regulations at Part Six (commencing at Section 6000), of The Zoning Ordinance, shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

This application for the implementation of Phase 2 of GRSP will involve processing of the following:

1. A Specific Plan Amendment (SPA) to the GRSP to allow for the development of Phase 2;
2. A Tentative Map (TM);
3. A Zoning Reclassification (REZ);
4. The de-annexing of a small portion of the site from the Lakeside Water District and the annexation to the Helix Municipal Water District (MWD); and
5. The annexation of certain parcels into the Lakeside Sanitation District boundaries.

2.0 PROJECT DESCRIPTION – PHASE 2

2.1. PROJECT DESCRIPTION

The GRSP area encompasses approximately 92.03-acres in the unincorporated area of east-central San Diego County, approximately 15 miles east of the City of San Diego. Phase 2 of the Specific Plan consists of 36.03 acres in the southern half of the Specific Plan area. It is situated within the village boundary 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 Specific Plan area can be seen on Figure 2-1 "Regional Location Map," and Figure 2-2 "Vicinity Map."

Regional access to Phase 2 of the specific plan is from Interstate 8 (I-8) to Lake Jennings Park Road, a north-south Mobility Element Roadway on the County's Circulation Element; then north approximately $\frac{3}{4}$ of a mile to Greenhills Way, a new proposed project road adjacent to the Helix Municipal Water District filtration plant. Additional access is from Old Highway 80 at the intersection with E. Lakeview Road, north on Lakeview to the intersection with Adlai Road, and then north to the project site.

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 August 2011.

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 77,442 in 2010.

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 specific plan is largely urbanized, incorporating various sized residential parcels and both single- and multi-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 is situated in the foothills of the Cuyamaca Mountains and 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 ranges 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 ten acres.

The specific plan is located within an area designated Semi-Rural on the Regional Land Use Map, however it is also adjacent to areas designed as Village. The existing adjacent urban areas are largely single family in nature and includes a 297-unit residential mobile home development to the east, and a number of single-family subdivisions developed over the past thirty years. 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 GRSP, along Lake Jennings Park Road, lies a 64- unit single-family residential subdivision associated with Jack Oak Road. Acreage to the west, 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. Area lot configurations are shown in Figure 2-3 "Area Lot Configurations".

Helix MWD owns a 20.5-acre parcel adjacent to the eastern boundary of the property, which supports a water treatment facility. An aerial view of the vicinity is shown in Figure 2-4 "Aerial Photograph."

Despite urban pressures, the property includes an area 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 Lake Jennings/Wildcat Canyon Core Area. Exhibit B of Attachment D "Open Space Master Plan," illustrates the specific plan's relationship to open spaces in the area. Diegan Coastal Sage Scrub is the predominant vegetation type in the undeveloped, nucleated areas in the vicinity.

On-site topography includes ridges, steep slopes, and canyons, as well as the flatter disturbed areas where the two existing buildings are located. 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 east-west drainage course and associated side slopes; less substantial swales feed into the larger swale in several locations.

2.3. SITE ANALYSIS OF PHASE 2

2.3.1. Existing Site Conditions

The Phase 2 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, Adlai Road, E. Lakeview Road, and I-8 constitute the primary means of vehicular circulation in the vicinity.

Phase 2 site elevations range from approximately 560 feet above mean sea level (AMSL) in the northwest, to 780 feet AMSL along the south boundary. 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.

2.3.2. Planning and Zoning

The GSRP site Land Use Designation is Specific Planning Area with a density of 1.6 DU/AC in the Lakeside Community Plan and the County of San Diego General Plan. Phase 2 is currently zoned S-88 in conformance with its Specific Plan Land Use

Designation. A small area (0.68-acres) within the area designated Specific Plan Area is zoned RS. This area has been designated as Open Space (Lot F).

The GRSP is bounded by an area which is planned for residential use involving a relative mix of densities, ranging from Semi-Rural (SR-4) (1du/4, 8 or 16 acres) to Village Residential (VR-4.3) (4.3 DU/AC), and VR-7.3 (7.3 DU/AC). Figure 2-5 "Lakeside Community Plan Map," illustrates the Land Use Designations of the site and the surrounding vicinity per the Lakeside Community Plan Map. Figure 2-6 shows that the GRSP is included within the Lakeside Village Boundary.

In summary, the project site lies at the eastern edge of the urban limit area in the community of Lakeside, within the Village Regional Category of the San Diego County General Plan Regional Land Use Element. Portions of the site also include areas within a Biological Resources Core Area of the Multiple Habitat Conservation Program. These areas are a part of the Lake Jennings/Wildcat Canyon Core Area, 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.

2.3.3.1. Sewage Disposal

The majority of the developed areas within Phase 2 are in the Lakeside Sanitation District. Small portions of the proposed developed area cross over the district boundary, and consequently those assessor parcels will need to be annexed into the district as part of the discretionary approval process.

2.3.3.2. Water Service

The majority of Phase 2 is within the Helix MWD boundaries. As above small portions of the development area are within the Lakeside Water District (LWD). The districts have agreed that the areas within the LWD can better be served by the Helix MWD so an annexation/de-annexation approval will be required as part of the discretionary approval process. Figure 2-7 for the location of the district boundaries.

2.3.3.3. Solid Waste Disposal

Solid waste disposal services are provided by Western Waste Industries. They can handle 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 2025.

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 and per the service availability letter the property is within the district and services are expected to be available concurrent with need.

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 GRSP 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 and per the service availability letter the property is within both districts and services are expected to be available concurrent with need.

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.

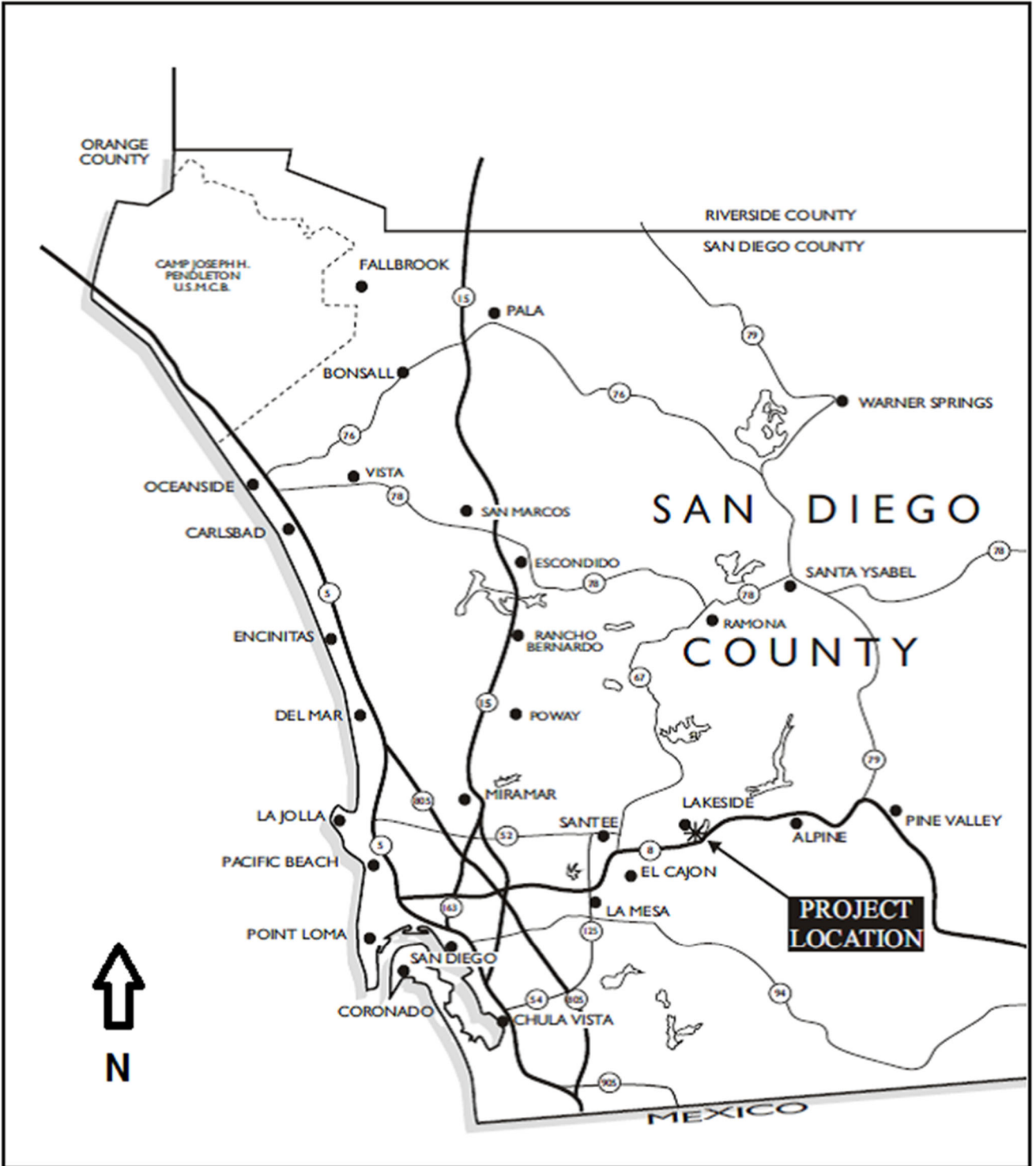
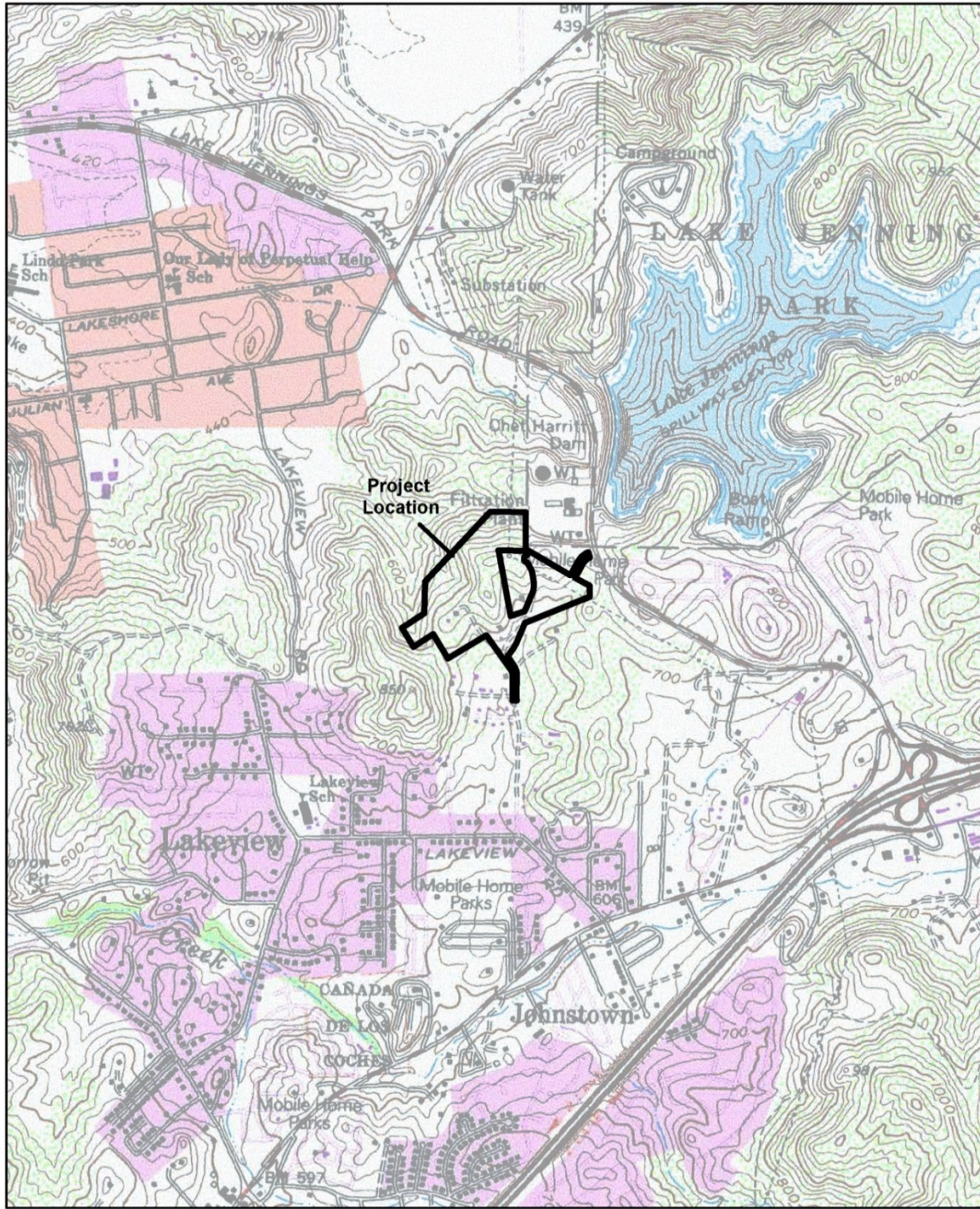


Figure 2-1 Regional Location Map



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REC Vicinity Map

Consultants, Inc. GREENHILLS RANCH SPECIFIC PLAN (PHASE 2)

0 750 1,500 Feet



FIGURE 2-2

Source: Esri USGS Topographic Map December 2021

Figure 2-2 Vicinity Map (Phase 1 and 2)

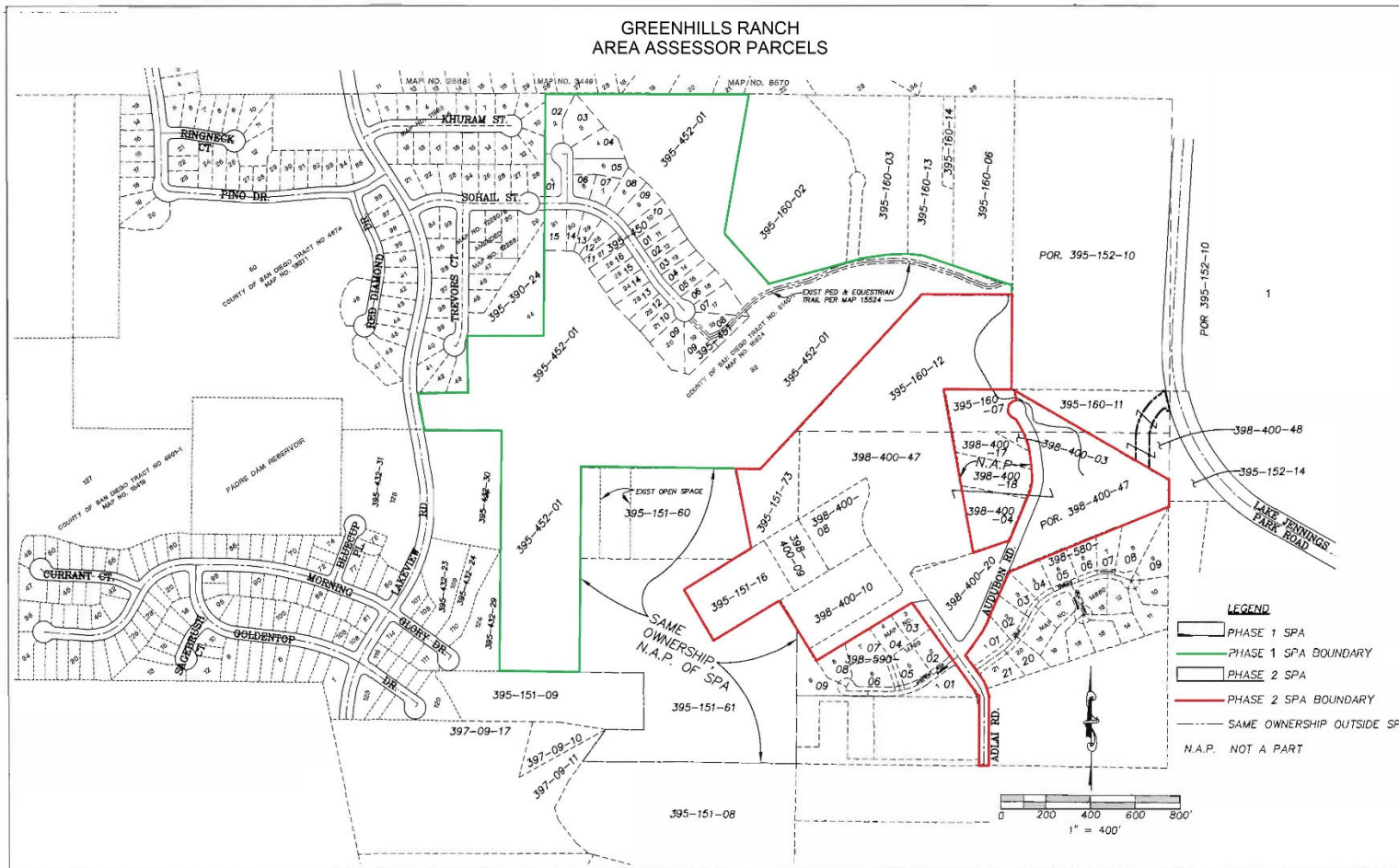


Figure 2-3 Area Lot Configurations



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REC Aerial Photograph
Consultants, Inc.

GREENHILLS RANCH SPECIFIC PLAN (PHASE 2)

0 250 500 Feet



FIGURE 2-4

December 2021

Figure 2-4 Aerial Photo (Phase 2)

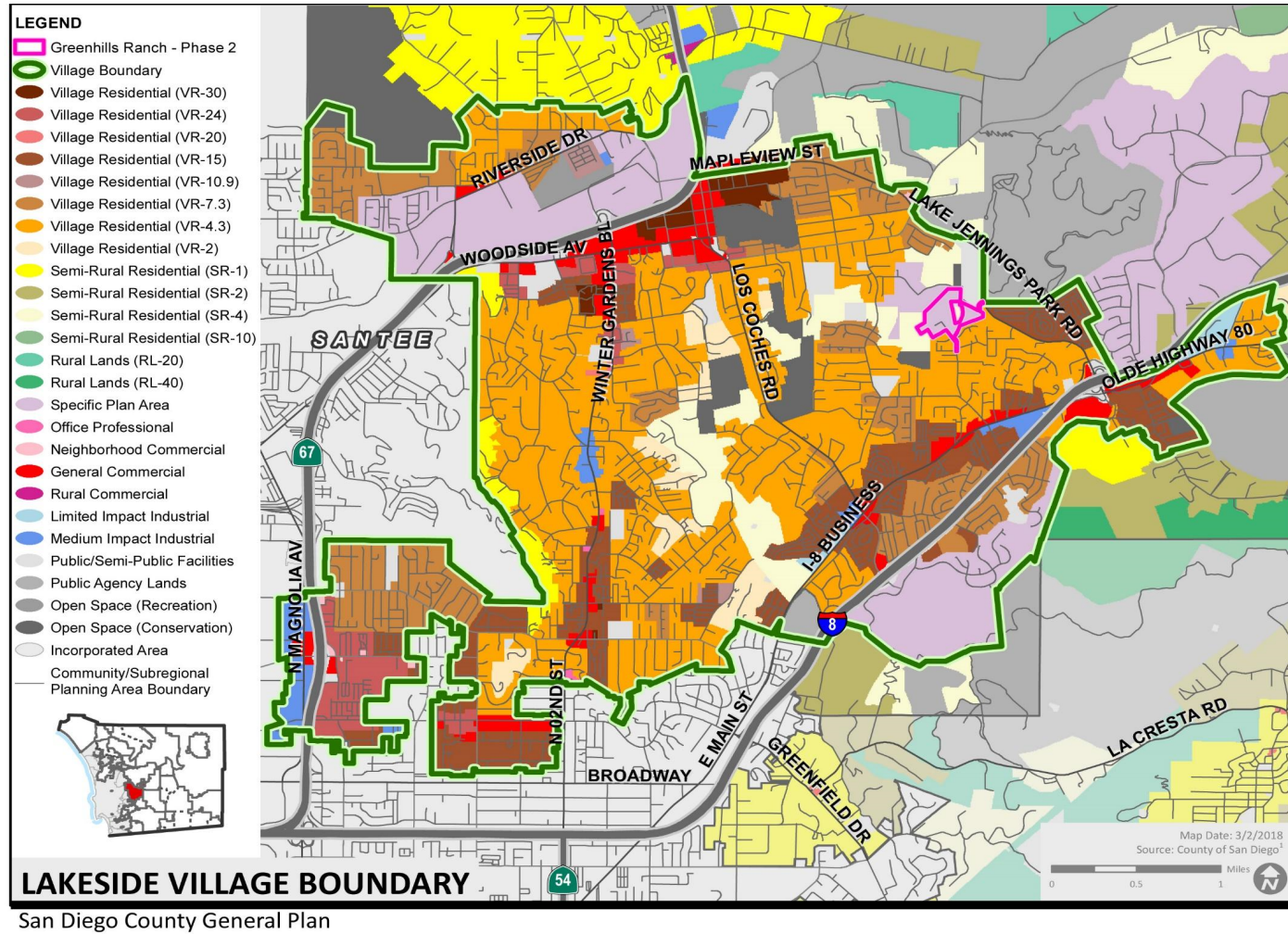


Figure 2-5 Lakeside Community Plan Map

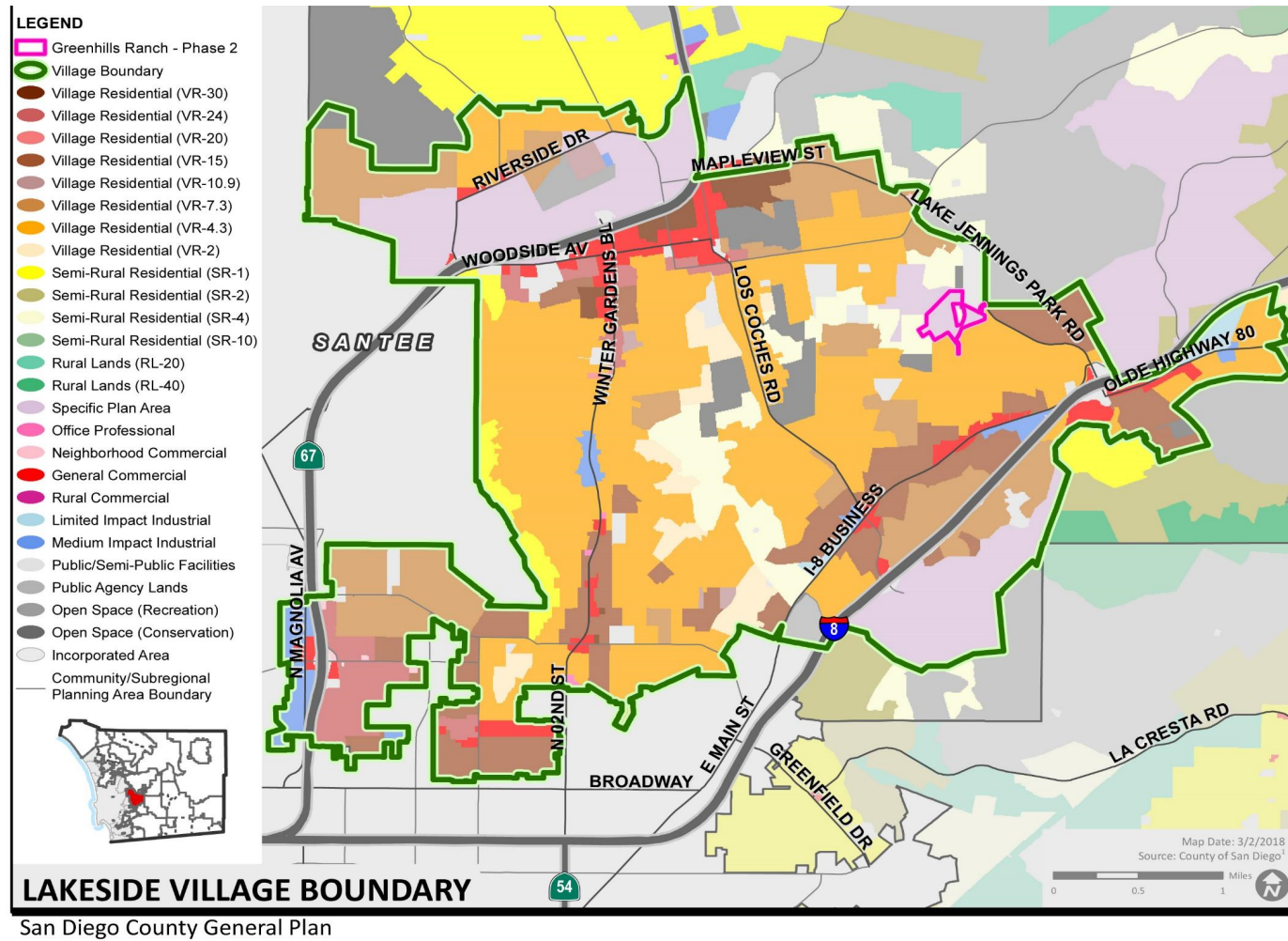
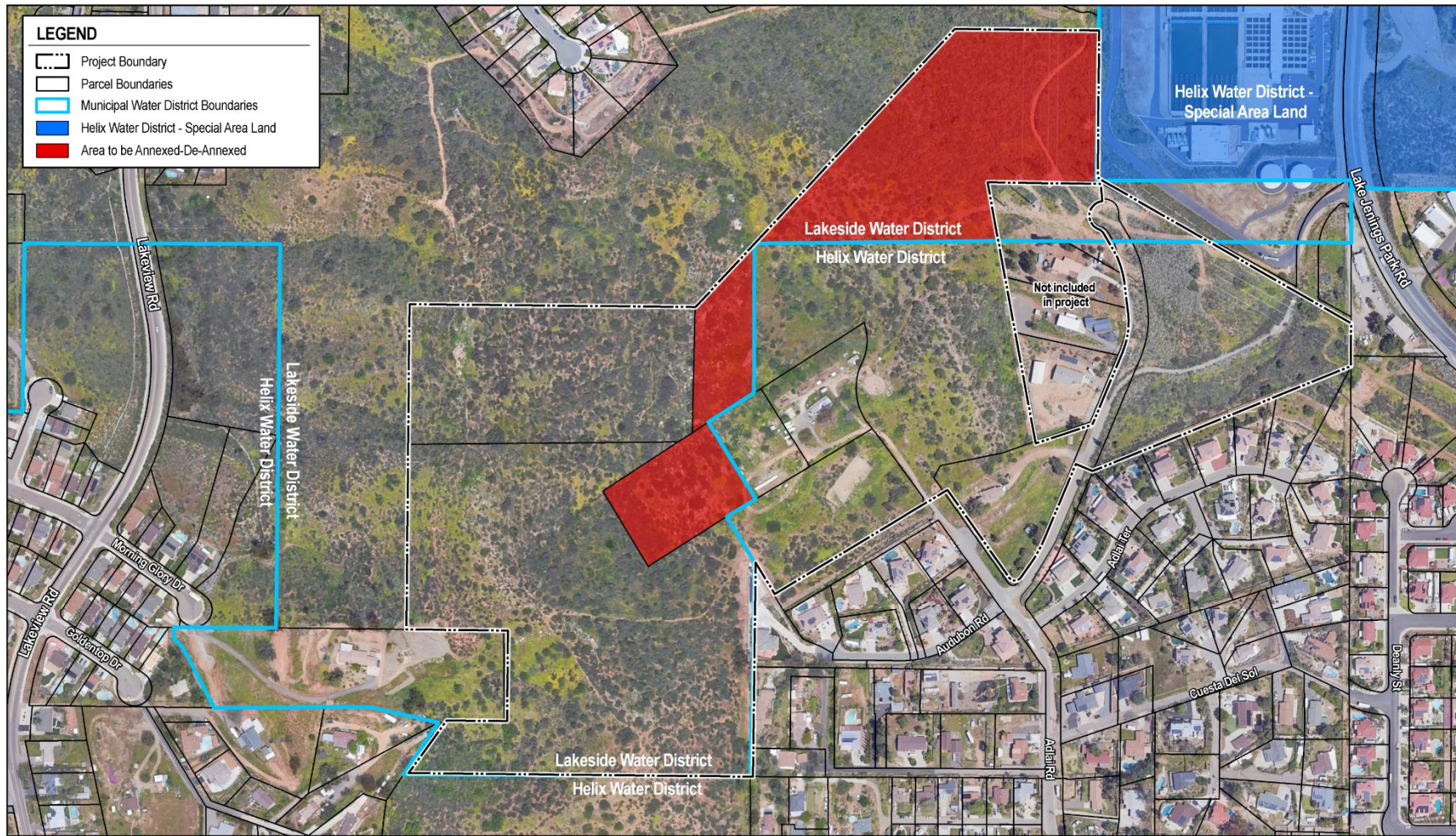


Figure 2-6 Village Boundary Map



REC Project Boundary, Municipal Water Districts and De-Annexed Area
Consultants, Inc. GREENHILLS RANCH

0 125 250 Feet
Source: Google Earth, August 2018. December 2021

Figure 2.7 Water District Boundary

3.0 DESCRIPTION OF GRSP - PHASE 2

3.1. PROJECT CHARACTERISTICS

Phase 2 of the GRSP implements and completes the original concept of permitting the development of a single-family development on the project site through the use of the specific planning process. Phase 1 has been implemented, and Phase 2 proposes the development of the balance of the specific plan with 63 single-family residential lots with a range of lot sizes generally reflecting the existing lot sizes within the adjacent residential neighborhoods in this area of Lakeside. Over eighteen acres (18.64) of open space are proposed onsite, with an additional 10.23-acres on an adjacent parcel. Figure 3-1 "Specific Plan Map," delineates the GRSP. A full-sized map is included in the back of this text. The accompanying tentative map, Figure 3-2 "Tentative Map," is intended to implement the Phase 2 component of the GRSP.

3.1.1. Grading

Development of Greenhills Phase 2 can be expected to begin upon recordation of the final map. Grading for the project will be balanced on the site with approximately 180,000 cubic yards (cu. yd.) of cut/fill. A Grading Permit will be required prior to commencement of grading.

The gross area for Phase 2 of Greenhills Ranch is 36.03-acres. County conservation policies, including the MSCP and steep slope resource protection ordinance (RPO), limit the developable footprint for Phase 2 to approximately 17.39 acres.

Within this developable area, approximately 9.88-acres have been disturbed by previous development activities. To the east of the existing disturbed areas an existing hill is proposed to be graded and used for fill to balance the site. While the overall grading operation is balanced with 180,000 cubic yards of cut/fill and the project conforms with the County's RPO for steep slopes.

The amount of grading proposed is directly linked to the single-family residential form of the proposed housing. The Lakeside Community Plan requires this form of housing and limits the maximum density to 4.3 dwelling units per acre to be consistent with adjacent development. A denser form of housing, i.e. Duplex, Triplex or Multi-Family housing could reduce the amount of grading, however, that would not be consistent with the existing neighborhood character. As proposed, the approved GRSP (Phases 1 and 2) will, achieve fewer dwelling units (94 units) than the number anticipated (147 units) by the General Plan designation.

3.1.2. Trails

The Community Trails Master Plan (CTMP) shows a trail alignment through the GRSP. A portion of this trail was conditioned as part of Phase 1. Phase 2 proposes a trail system to complete that required by the CTMP. This trail network connects Lake Jennings Park Road to the terminus of the Phase 1 trail. The trail easement width varies but has a minimum six-foot travel way. Trail surfaces are either decomposed granite or natural condition, depending on the segment location. See Figure 4-2 for a representation of a cross section of the trail, and Figure 4-3 "Trail Exhibit" to show the trail alignment.

Changes to the trail alignment which are determined to be in substantial conformance can be made during the site plan and final mapping stages. Changes in the trail alignment which are not in substantial conformance with the approved tentative map will require a revised map, provided that the start and end points do not change. Changes to the start and/or end points of the trail network will require a specific plan amendment and any other applicable discretionary permit, e.g., revised map and/or site plan modification. Changes to the trail network will be reviewed to the satisfaction of the Director of Parks and Recreation and the Director of Planning & Development Services.

Any changes proposed to the trail alignment would require environmental review, as appropriate.

3.1.3. Phasing

Phase 2 is proposed to consist of a single construction and grading phase and is expected to take approximately one to three years. However, the actual construction period is dependent on market forces. The grading of the site is anticipated to take place as one operation estimated to take six months.

3.1.4. Circulation

Phase 2 is situated between Lake Jennings Park Road (a Circulation Element Road) on the east and East Lakeside Road (a County-maintained road) on the south. Access to the project will be provided directly from both Adlai Road and from the proposed connection to Lake Jennings Park Road via a new private road easement – Greenhills Way. The area circulation system and traffic distribution pattern for are shown on Figure 3-3, "Traffic Distribution Pattern".

3.1.5. Public Services

3.1.5.1. Sewer Service

The majority of the developed areas within Phase 2 are in the Lakeside Sanitation District, and a service availability letter indicates that services will be available by the time the project is approved. Small portions of the proposed developed area cross over the district boundary, and consequently those assessor parcels will need to be annexed into the district as part of the discretionary approval process. County Form Letter 399S (Sewer Service) from the Helix MWD indicating their ability to provide service to the proposed project is included in Appendix A.

3.1.5.2. Water Service

The majority of Phase 2 is within the Helix MWD boundaries and service are expected to be available concurrent with need per the district's service availability

letter. As previously noted, small portions of the development area are within the Lakeside MWD. The districts have agreed that the areas within the Lakeside MWD can better be served by the Helix MWD so an annexation/de-annexation approval will be required as part of the discretionary approval process. County Form Letter 399W (Water Service Availability Form) from the LWD indicating their ability to provide service to the proposed project is included in Appendix A.

3.1.5.3. Fire Service

Fire protection services are provided to the project by the Lakeside Fire Protection District located at 14008 Highway 8 Business, El Cajon and has a response time of 3.2 minutes. A Fire Service Availability Letter (County Form Letter 399F) is included in Appendix A.

3.1.5.4. Schools

The project is located within Lakeside Union School District for Elementary and Middle School and the Grossmont School Districts for High School. The GRSP is located completely within these districts and is eligible for service. Pursuant to County Ordinance 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. A binding agreement will be required between the school districts and the proponent, pursuant to County Ordinance. County Form Letters 399SC (School Service Availability Form) are included from the Lakeside Elementary School District and from the Grossmont High School District in Appendix A.

3.2. PLANNING CONCEPT

The project's 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.

3.3. GRSP GOALS AND OBJECTIVES

3.3.1. Goals and Objectives

It is the goal of the GRSP Phase 2 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. Design new residential community around, and limit disruption to, existing residential neighborhood.
2. Preserve the site's most significant landform features in permanent open space.

3. Incorporate a hiking/riding trail segment along the eastern project boundary into the project design to allow project residents to access points of visual interest and to incorporate the site's natural amenities into passive recreational experiences.
4. Preserve and dedicate a minimum of 60 percent of the total site acreage for Phase 1 and 2, which includes steep slopes and sensitive biological resources.
5. Provide an internal street pattern which facilitates movement within the project boundaries while enhancing the site's semi-rural ambience.
6. Include a riding/hiking trail to provide alternative means of transportation and a means of recreation for project residents.
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 and landscaping 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.

3.4. GREENHILLS RANCH - SPECIFIC PLAN APPLICATION

3.4.1. Specific Plan Map

The land uses proposed for the GRSP area are shown on Figure 3-1 "Specific Plan Map." The GRSP table below delineates the acreage, maximum dwelling units, and open space dedications for the Phase 2 of the Specific Plan.

**Table 3-1
Phase 2 GRSP**

PHASE 2	DWELLING UNITS	ACREAGE		
		DEVELOPMENT AREA	OPEN SPACE	
			ONSITE	OFFSITE
TOTAL	63	17.39	18.64**	10.23
		36.03		

** 9.29 acres of open space and 8.89 acres of biological open space easement (within Lot E)

3.4.2. Tentative Map

Subdivision of Phase 2 will be accomplished by application of a Tentative Map resulting in recordation of a Final Map. The Tentative Map 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 2 development area is shown on Figure 3-2 "Tentative Map."

3.4.3. Zone Reclassification

Phase 2 of the Specific Plan will include a rezone to add a "D" designator (Design Review) to the existing zoning. This addition will require that prior to the recordation of the Final Map, a Site Plan addressing the site design issues addressed in this specific plan shall be submitted, reviewed and approved by the County of San Diego. The approval of the Site Plan ensures that the design aspects of the proposed development will be implemented.

Additionally, the existing "H" setback regulator will be replaced with the "V" setback regulator which will facilitate the setback standards within this text.

3.4.4. Open Space Master Plan

The "Open 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 D. The GRSP is located partially within the Lake Jennings/Wildcat Canyon Core Area, 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 Lake Jennings/Wildcat Canyon Core Area is illustrated in Exhibit A of Attachment D. 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 D, illustrates the plan.

During the recordation of open space for the Phase 1 of the GRSP a three-acre open space easement designated on the specific plan map as Phase 2 open space was recorded. This three-acre parcel is designated as Open Space Area 3 on the Specific Plan map, is in permanent open space and no further action is required.

A minimum of 72.91 acres of open space will be dedicated under the OSMP. Per the Biological Technical Report (see Table 7) 19.90 acres of project impacts require a total of 19.12-acres of mitigation. Only 12.05 acres of these impacts are impacts to habitats that require mitigation per the MSCP. These impacts are to be mitigated by the dedication of an onsite biological open space easement of 8.89 acres and an offsite biological open space easement of 10.23 acres. The onsite biological open space easement is located within the 14.0-acre Lot E. Lot C, together with Lots D, E and F, comprise the Open Space areas of this phase of the specific plan (18.64-acres). The Biological Technical Report considers 8.18 acres within the areas not covered by the SDGE easement (over portions of Lots C, D, and E) as 'Impact Neutral' open space. The offsite biological open space easement, located on an adjacent parcel will also be managed by the OSMP. The Specific Plan Area open space dedications are as follows:

**Table 3-2
Onsite Open Space Areas**

Area (acres)	Reason for Dedication
Phase 1	
5.24	Mitigation for 12.2 acres of impacts
23.9	Previously dedicated
14.90	Open Space **
44.04	Total
Phase 2	
18.64	Open Space (all forms) within the Specific Plan Area
Phase 1 + 2	
62.68	Combined Open Space within the Specific Plan

Biological impacts in Phase 2 will be mitigated on-site and on the adjacent property.

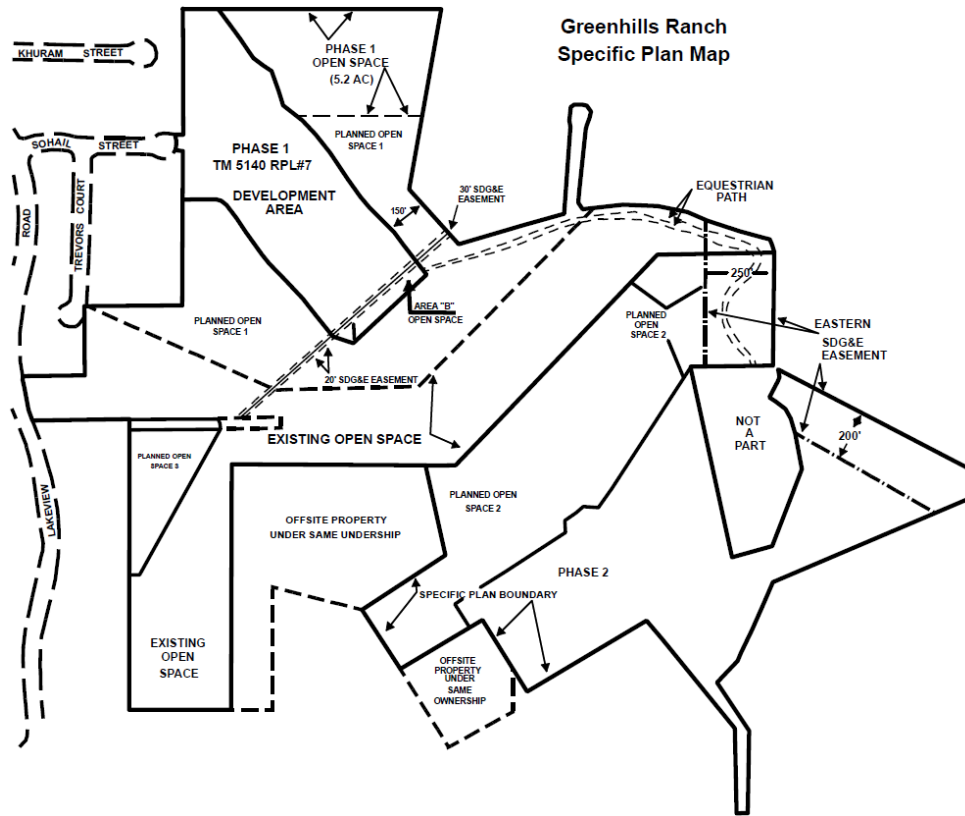
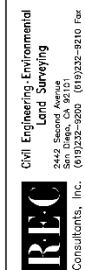


Figure 3-1 Specific Plan Map

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



SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">3</div> OF 5 SHEETS	SHEET TITLE	PROPOSED CONDITIONS	DATE: 8-6-2020 SCALE: 1" = 80' DRAWN: J.M.W. CHECKED:
	PROJECT	GREENHILLS RANCH PHASE 2 COUNTY OF SAN DIEGO, CA	

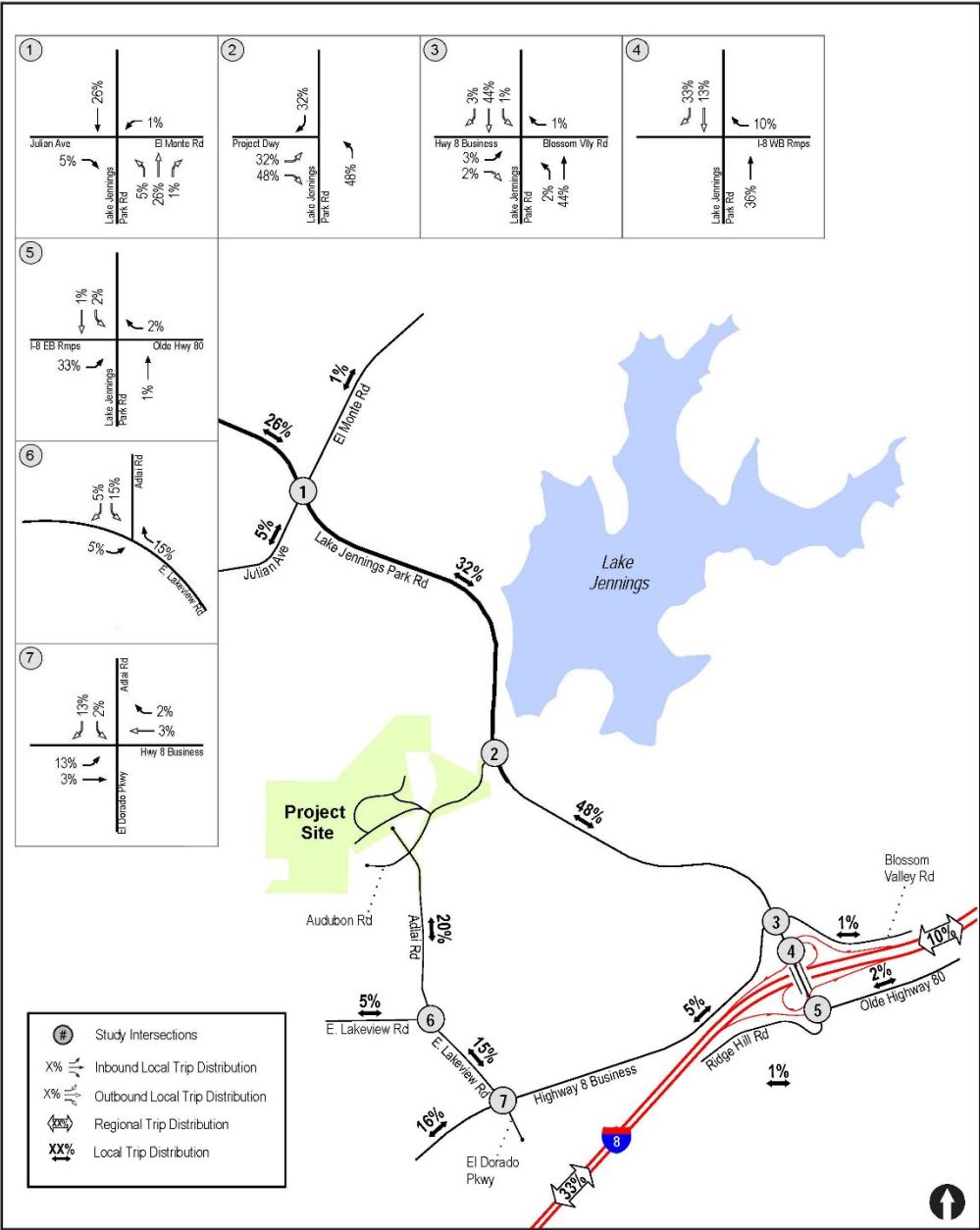


Figure 7-1

Project Trip Distribution

GREENHILLS RANCH - PHASE 2

Figure 3-3 Phase 2 Traffic Distribution

4.0 PLAN IMPLEMENTATION

4.1. GENERAL PROVISIONS

Implementation of Phase 2 of the GRSP is anticipated to occur over a three to five-year time frame. 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. A full-size copy of the Specific Plan Map is located in the back cover. 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.

4.2. 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 as indicated in the (environmental document). 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, and other measures summarized below.

4.2.1. Tentative Map

Subdivision of Phase 2 pursuant to the Specific Plan guidelines will be accomplished by application of a Tentative Map resulting in recordation of a Final Map. The Tentative Map filed on the site will comply with the standards of the County Subdivision Ordinance, the State Subdivision Map Act, and the County Regulatory Code.

4.2.2. Zone Reclassification

Phase 2 of the Greenhills Ranch Specific Plan includes a rezone to add a “D” designator (Design Review) to the existing zoning and the existing “H” setback regulator will be replaced with the “V” setback regulator which will facilitate the setback standards within this text.

4.2.3. Site Plan

A Site Plan is required to implement the Residential Development standards described in Section 4.4.2 of this Specific Plan text. The Site Plan will be required to be approved by the County prior to the recordation of any Final Map filed pursuant to the approvals granted for this project.

The Site Plan will demonstrate how it complies with this Specific Plan regarding the Setback and Site Plan Guidelines (including Site Design, and Architectural) standards within Section 4.4.2 of this text.

The architectural examples (Figures 4-11 and 4-12) are not to be taken as exact architectural designs for this project, but rather as examples of the general architectural styles to be employed for this development, as well as an expression of the scale, bulk and material used for this residential development.

4.2.4. Open Space Master Plan Phase 2

The Open Space Master Plan (OSMP) for Phase 2 is designed to provide a comprehensive overview of the open space preservation that will be undertaken in relation to Phase 2 of the GRSP. All biological impacts occurring within Phase 2 of the GRSP will be mitigated through preservation of onsite resources. Dedication of open space under the OSMP for Phase 2 will take place prior to grading, clearing, improvement plans and/or recordation of the final map for Phase 2 - whichever occurs first. As a summary of project impacts, mitigations and proposed status of resource review is provided below.

4.2.4.1. Summary of Phase 2 Biological Impacts and Mitigations

The project results in direct impacts to a total of 19.90 acres of vegetation communities, including 11.72 acres of native vegetation. Mitigation includes preservation and management of open space through preservation of 19.12 acres in open space (See Table 7 of the Biological Technical Report). Potential indirect impacts could occur from both the short-term construction-related impacts and long-term build out of the project. Mitigation will be provided to mitigate for indirect impacts.

4.2.4.2. Summary of Resource Review

The RPO steep slopes are defined as slopes having a slope with natural gradient of 25% or greater and a minimum rise of 50 feet. The RPO Steep Slope study (map) shows that the project has 8.72-acres in steep slopes and that the project impacts (encroaches) 0.21-acres of the RPO (See Figure 4-9). One hundred percent of this encroachment is into either a section of the onsite private street, or into a project HOA lot. The balance of the RPO steep slopes are within proposed open space lots which will be owned and maintained by the HOA. The project is therefore consistent with the RPO steep slope requirements.

The County's Biological Mitigation Ordinance (BMO) is the regulating tool for the County's MSCP and establishes guidance for determining which areas are considered Biological Resource Core Areas and sets forth criteria for avoiding impacts to these areas. The BMO also provides mitigation requirements for all projects requiring a discretionary permit. The BMO is designed to provide incentives for development in areas with lower habitat value and direct conservation and open space preservation to areas of high and very high habitat value.

The project was designed to provide open space contiguous with adjacent open space or undeveloped lands and within the MSCP's Pre-approved Mitigation Area (PAMA). Through this configuration, the design criteria of the BMO have been met. Specifically, the existing corridor and Lakeside Linkage will be maintained and continue to provide coastal sage scrub habitat for resident wildlife species, as well as cover and topographical relief for species. Because the majority of resident wildlife species that could utilize this corridor are likely small to mid-size (e.g., birds, rabbits, coyote), the widths of the proposed corridor are wide enough to continue to support these species. Mule deer were not observed on site and have only a moderate potential to occur; however, the Proposed Project would maintain and

enhance existing wildlife corridors and would not create any artificial wildlife corridors. The proposed corridor widths are shown in the attached Master Open Space Plan (see Figure 7), and are greater than 1,000 feet in most areas. Starting from the eastern side of the preserve, the corridor is 1,530 feet and is located within the SDG&E easement. While it is considered impact neutral and will not be provided management, it does provide connectivity with other undeveloped lands. The corridor measures 580 feet wide for approximately 765 feet in length west of the SDG&E easement. The corridor then widens to a width varying from 867.5 feet to 2,000 feet wide, thus maintaining the function of the corridor.

The corridor includes project proposed preserve and connects with the other preserve areas that are within the Lakeside Linkage. Since the Project is maintaining the existing corridor there are no pinch points, and the design would allow for the continued wildlife movement and use through the area (Figure 7). South of the site, there is either undeveloped land or land that is owned by the County. With additional mitigation in the form of the 10.23-acre area immediately adjacent to the project open space, more high-quality habitat acreage for wildlife use is included. The condition within the corridor includes both north- and south-facing slopes, a valley that connects to Greenhills Ranch I preserve and a ridgeline within the 10.23-acre area that shows signs of wildlife use by having a system of wildlife trails on the ridgeline and along the slopes leading to the ridgeline. The ridgelines within the corridor provide visual continuity for wildlife movement.

The varying and diverse composition of the habitat provides low vegetation and open areas as well as dense and tall woody shrubs for protection. There are no roads located within the corridor and there is minimal night-lighting due to few homes within proximity (i.e. limited building zone minimizes structures and certain uses within a 100-foot buffer between the open space preserve and development). The homes are above and set back from the proposed open space so wildlife will not be able to see the proposed homes from the habitat. The proposed open space will allow wildlife to continue to move through the undeveloped habitat similar to the existing conditions. No roads are proposed within the open space preserve and the limited building zone minimizes structures and certain uses within a 100-foot buffer between the open space preserve and development but is not included in the preserve (Figure 7).

Implementation of Phase II is not expected to result in long-term or permanent direct impacts to habitat connectivity, wildlife corridors, or core biological resource areas. The significance of these potential impacts is determined through application of the County Significance Guidelines described in Section 6.

Planned Open Space areas will be linked to the projects for which mitigation is provided. Dedication of open space under the OSMP will take place in conjunction with the implementation of projects in which impacts occur.

4.2.5. Habitat Management Plan

A Habitat Management Plan (HMP) will cover all the open space areas within Phase 2. The HMP must be approved prior to issuance of the Final Map for Phase 2.

4.2.6. Other Permits

4.2.6.1. County of San Diego

Normal ministerial review of building permits will follow discretionary permit reviews pursuant to County of San Diego regulatory ordinances. Conditions arising from the discretionary review and contained in the Resolutions of Approval for the map(s) will control road dedications, requisite improvements, grading and implement project goals and objectives.

4.2.6.2. Other Regulatory Actions

Other actions by regulatory and trustee agencies may include:

1. National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges is required from the State Water Resources Control Board. In addition, an NPDES Municipal Storm Water Permit Compliance must be issued from the County of San Diego and the California Regional Water Quality Control Board.
2. Section 401 Water Quality Certification or a waiver thereof from the Regional Water Quality Control Board pursuant to the federal Clean Water Act.

4.3. PHASING

The project is designed to be implemented with one Final Map and a single grading operation. The grading operation is assumed to last between five to six months. Construction phasing of the development may occur in one or more phases as required by the project developer. Construction will be preceded by road improvements and construction of needed infrastructure facilities.

4.4. DEVELOPMENT CRITERIA

The following criteria specify General Conditions and Zoning Standards for development within project area. It is the intent of this Specific Plan Amendment 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 Phase 2 of the GRSP.

4.4.1. General Development Conditions

Phase 2 of the GRSP area shall be developed under the following conditions.

4.4.1.1. General

1. At least 50 percent of the total site area within Phase 2 of the Specific Plan Area shall be preserved in open space.
2. The developed portions of the site shall not exceed an overall gross density of 4.3 dwelling units per acre.
3. The Phase 2 project area shall accommodate a maximum of 63 single-family detached dwelling units, on a total development area of 17.39 acres including both graded, and fuel modification areas.
4. Phase 2 project area shall include 18.64 acres of on-site open space.

5. Design shall be compatible with surrounding development; in that it shall propose single-family detached homes on 5,119 square foot or larger lots.
6. Applicable goals, objectives, and policies of the Lakeside Community Plan shall apply.

4.4.1.2. Open Space and Trails

The project provides preserved biological open space, and undeveloped common areas which encompasses fuel management zones (See Figure 4-7) and maintained manufactured slopes. In addition, the County Master Trails plan includes a public trail system segment through the project site. The project will provide a public trail connection from Lake Jennings Park Road through the project site and will terminate along the northern boundary of the project site, adjacent to the existing trail located within Phase 1 of the Specific Plan. Figures 4-2 and 4-3 show the proposed location, alignment and typical cross-sections, however, the final alignment may be revised during final engineering. Standards found in this section apply to all open space land and the trail within the project (See Figure 4-1 Community Master Trail Plan -excerpt).

The following use and performance standards apply to open space and trails:

1. Biological Open Space consists of natural and re-vegetated open space and biological open space that may be offered for dedication to the County Open Space Preserve system. Allowable uses in the Greenhills Ranch – Phase 2 Biological Open Space areas include restoration of degraded and/or disturbed native plant habitats; public utilities and access to utilities; emergency or special needs fuel modification as determined by the Lakeside Fire Protection District in accordance with the requirements of the approved Fire Protection Plan; and the regional trail segment as shown and described in the Specific Plan text.
2. Prohibited uses in Biological Open Space areas include streets and associated grading; grading and fuel modification landscaping for the GRSP development area (with the exception of grading associated with trail construction and maintenance); ornamental, non-native landscaping; developed recreational facilities such as picnic and play areas (with the exception of trails) and residential lot accessory uses and landscaping.
3. Common area open space includes manufactured slopes for the construction of streets, residential lots and other uses allowed within the project; erosion control and fuel modification zones and landscaping; project entry features, including monument signs, lighting, ornamental landscaping, site furnishings and similar elements; utilities and access to utilities necessary to serve the GRSP area.
4. The HOA will be responsible for the maintenance of such properties including the required maintenance of all fuel management zones on HOA property.

5. Manufactured slopes shall be planted for erosion control, fuel modification, Community identity, and aesthetics in conformance with the plant palettes and standards contained in this Specific Plan.
6. The trail segment is part of the County Regional Trail System (Regional Trails Linkages) and shall be developed in accordance with the County's Trail Standards except as described in Section 3.1.2 (See Figure 4-3 Trail Location). The County Regional Trail System trails shall accommodate equestrians, bicyclists, and pedestrians and shall be dedicated to the County of San Diego (See Figure 4-2 Urban Trail Profile).
7. 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 4-4 "Open Space Signage and Fencing Plan Map."

4.4.1.3. 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.

4.4.1.4. On-Site Private Road Improvements

The project streets are private roads, built to: (a) meet or exceed the County private road standards; and (b) meet the minimum standards of the County Consolidated Fire Code and the Lakeside FPD standards. The private roads will be implemented, owned, operated, and maintained by easements to the future Community HOA. Phase 2 will be developed as a gated community with access controls for non-resident vehicles. Through traffic between Adlai Road and Lake Jennings Park Road will be limited only to residents within the new gated community. Access will be limited to the three existing residential lots located at the terminus of Audubon Road, as well as the new units proposed by the development.

The standards below exceed the standard private road requirements for developments with the average daily trip (ADT) demands established by the project Traffic Report. The County standard for this project would typically require a 40-foot-wide easement with either a 28 or 32 foot wide graded and paved street section surfaced with decomposed granite (DG). The project implements four typical road designs, as shown on the Tentative Map.

1. Private streets located within a 45-foot wide easement and include a 36-foot wide pavement, bounded by a 4-foot unimproved parkway, which includes a utility easement, on one side, and a 5-foot wide DG sidewalk on the other.
2. Greenhills Way will be improved to include an 8' trail easement and trail and sidewalk improvements, depending on their location.

3. Private cul-de-sac streets include a 42-foot surface (AC pavement or concrete), within a 46-foot-wide easement, and include a 5-foot-wide sidewalk.
4. Private roads within the Greenhills Ranch Community Phase 2 will be surfaced using AC pavement or concrete.
5. All on-site roads shall be constructed to meet or exceed appropriate County private road standards and geometries.
6. Both entries to the project include traffic control gates which restrict access from the general public. These gates will include card / FOB reader or similar access device for authorized residents and guests. Knox boxes will be installed for emergency vehicle access. Entries will be designed to provide adequate turn around space for vehicles which are barred from entry.
7. The eastern gate includes a public trail easement access and will be designed to not restrict pedestrian access through the gate.

The road section as shown in Figure 4-5 includes a 45-foot-wide easement with a two lane, 36-foot-wide paved section which is correct for the internal private road system with one exception. As noted on the tentative map, the private road segment named Greenhills Way also includes a 60-foot Irrevocable offer of dedication (IOD) from the project entry point to Lake Jennings Park.

4.4.1.5. Grading Standards:

1. Manufactured Slopes: Manufactured fill slopes shall be constructed at a gradient no steeper than 2:1.
2. Balanced Site Work: Grading activity for the entire Community shall be balanced on-site and will not require substantial import or export of material from outside of the development (see Figure 4-10).
3. Prehistoric Remains: A qualified archeological grading monitor shall be on-site during grading activities in specific areas identified by the County. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist shall be consulted to ascertain their significance.
4. Dust Control: Dust control during grading operations on-site shall be as required by the San Diego County Grading Ordinance.
5. All active grading areas shall be watered as necessary.
6. Temporary fencing will be required to protect all open space areas during grading and/or clearing activities; and disturbance from grading shall only occur within areas approved for development impacts.
7. Tier III, or higher, construction equipment will be used, with the exception of concrete/industrial saws, generator sets, welders, air compressors, or for construction equipment where Tier III, or higher, is not available.

8. The contractor shall use all available engineering controls such as blasting cabinets and local exhaust ventilation. The use of compressed air for cleaning surfaces shall be avoided. Water sprays, wet methods for cutting, chipping, sawing, grinding etc. shall be used, as feasible. The use of respirators approved for protection against silica shall be issued to construction workers during blasting and grading operations, where feasible.
9. All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
10. Whenever feasible, electrical power will be used to run air compressors and similar power tools.
11. Equipment staging areas should be located as far as feasible from occupied residences.
12. For all construction activity on the project site, noise attenuation techniques should be employed as needed to ensure that noise remains below 75 dB(A) eight-hour Leq at the boundary line of an occupied residential use.

4.4.2. Site Plan

4.4.2.1. Purpose of the Site Plan

The purpose of the Phase 2 Site Plan is to ensure that the following architectural design standards are implemented with the development of this phase. The Site Plan is required to be approved prior to the recordation of any Final Map for Phase 2.

4.4.2.2. 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 5,119 square feet net.
2. 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 the Zoning Ordinance. Driveways, uncovered patios, paving, and perimeter fencing are permitted within the setback areas.
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. Each lot will include four off-street parking spaces. It is anticipated that two spaces will be located within a garage and two spaces on private driveways.
5. On-street parking will be provided within the development's private road network. Street parking is limited to one side of the street.

6. One and two-story single family detached housing, up to 35 feet in height, are permitted. Lots 1, 2, 3, 5, 6, 8, 9, 11, 13 and 14 are restricted to one story, with a maximum height of 20 feet.

4.4.2.3. Setbacks

Lots range in size from 5,119 to 11,578 square feet in size. To help facilitate the implementation of the setback standards in this section of the GRSPA, the zone box as shown in Table 4-1 includes the replacement of the “H” setback regulator with the “V” setback regulator. The Site Plan will be required to implement the setback standards shown in this text. The following setback standards are established for Phase 2 and are shown on Figure 4-6.

1. A minimum front yard setback of 10 feet from the property line is required.
2. A minimum side yard setback of 5 feet is required.
3. A minimum rear yard setback of 10 feet is required.
4. Variation to pad depth is encouraged to produce a varied and interesting street scene.

4.4.2.4. Site Plan Design Guidelines

1. General

These guidelines address the design elements that contribute to the Greenhills Ranch Phase 2 planning concepts for the Phase 2 design. Guidelines are provided for architectural styles, facade elements, garage location and design, and landscape themes.

The project includes a design strategy to use project architectural design and landscaping to minimize the project’s visual impacts to the adjacent neighborhoods along Adlai Road. This will be accomplished via the variety of residential building styles shown in Section 3 – Architecture below which includes both one and two-story residential buildings, but also includes a variety of colors, materials and façade elements. The project’s landscape plan also provides screening between the project and the existing residential neighborhood.

The single family detached residential development will be regulated by the Site Plan based on the application of the S88 Use Regulation. These zoning regulations require that all building permits for detached single family lots in this development meet the applicable portions of the guidelines which follow.

2. Site Design

Appropriate site design and building plotting are fundamental to creating a visually interesting and well-designed neighborhood. Variety is the key to creating a vibrant neighborhood and promoting individual residential identity. Site planning and building plotting in the project should be based upon the following criteria:

- a. Single-family detached residential lots and setbacks shall encourage variety in the design, orientation, and placement of homes.

- b. Where the lot depth allows for it the front yard building setbacks shall be varied, where possible, to avoid a monotonous streetscape.
- c. Where slopes in side yards allow for varied side yard setbacks, provide more useful private open space in side yards, and avoid a monotonous pattern of houses.
- d. Side entry floor plans may be used on both interior and corner lots, provided that the entry is clearly defined, and the front elevation includes front-facing windows, porches, or other pedestrian-oriented design features.
- e. Houses on corner lots shall have distinguishing architectural features that wrap around the street-facing corner.
- f. Production wall fencing shall be integrated into the design of corner lots to provide for reduced wall length and other enhancements to side yards.
- g. The site plan will need to demonstrate that any proposed lighting is in conformance with the County Dark Sky Ordinance and Zoning Ordinance.

3. Architecture

The typical residential architectural styles for the project include Traditional, Craftsman and Spanish Revival. Typical examples are shown in Figures 4-11 and 4-12. These graphics are general representations of the architectural styles to be allowed by the Site Plan, however they are not intended to limit the architectural facades to exactly these figures. Architectural styles, materials and colors which are not consistent with Traditional, Craftsman and Spanish Revival are prohibited.

It is anticipated that the Site Plan when submitted for review and approval will include a selection of architectural styles for both one- and two-story houses, and that the Site Plan will show the distribution of each example to specific lots within the development.

The architectural exhibits are representative of the materials, bulk, and scale of the residential developments adjacent to the project. The discussions below regarding materials and color for the exteriors, garage treatment and driveway design are intended to challenge the future Site Plan to implement the suggested design standards with the architectural styles and apply them to the placement of the residential structures on the lots.

Examples of single-story dwellings (Craftsman and Spanish Revival) are shown on Figure 4-11. Single-story homes will range between 2 to 4 bedrooms, 2 to 4 bathrooms and between 1,800 and 3,000 square feet under roof. A minimum two-car garage will provide parking on each lot.

Examples of two-story dwellings (Traditional, Craftsman, and Spanish Revival)) are shown on Figure 4-12. Two-story homes will range between 4 to 5 bedrooms, 4 to 5 bathrooms and between 3,500 and 5,000 square feet under roof. A minimum two-car garage will provide parking on each lot.

4. Facade Elements

Residential building facades should be attractively designed with varied features for individual identity and neighborhood interest. Facade features should be

pedestrian-oriented in that they provide a connection between the private street and sidewalk and the private residence. Facade treatments may include:

- a. Undulating building mass and roof planes.
- b. Vertical and horizontal stepped massing.
- c. Visually minimized garages, where possible (see section 5-e. below).
- d. Entry features such as doors, windows, porches, patios, courtyards and trellises oriented towards the street and appropriate to the architectural style.

5. Garage/Driveway Design

The pedestrian-orientation of a neighborhood places emphasis on the home and front yard rather than the garage. However, lot configurations in the Greenhills Ranch single-family residential areas will necessitate most garages facing the streets. This section describes building massing and plotting techniques, as well as specific solutions for garage placement and facade design. Designers are encouraged to explore additional methods to meet the objective of minimizing the visual dominance of garages in neighborhoods. Basic guidelines for garage design are:

- a. Minimize the impact of garages facing the street by techniques such as varying garage door patterns and utilizing deep recessed doors, varying colors, splitting one large door into two single doors, and integrating door window and coach lights.
- b. Vary the garage setbacks; the preferred design is for the garage wall to be set back further than the front wall of the home.
- c. Provide variety through the use of alternative garage configurations such as split, swing-in/side loaded, and mid to deep recess garage, tandem garages, and detached garages.
- d. Provide for a variety of driveway designs such as colored concrete, pavers, edge banding, and/or other surface enhancements to break up large expanses of concrete. All driveway surfaces shall be required to meet the County Consolidated Fire Code requirements for use by emergency vehicles.
- e. On the larger lots the developer should consider modifying the house design so that the driveway and garage doors are located on the side of the house

6. Sustainable Building

The County of San Diego's adopted General Plan emphasizes sustainable community design principles within the Goals and Policies. The project includes the following sustainable building standards in support of the General Plan principal of sustainable design. Building plans and the building permits shall include the following.

- a. Dual wiring for solar and electric car charging
- b. Building Permits shall require that buildings be designed to include dual wiring for solar electric, and electrical car charging.

- c. Plumbing for Solar Water Heating
- d. Building Permits shall require that buildings be designed to include plumbing for solar water heating.
- e. Recycled Water Systems
- f. Building Permits shall require that common area landscaping be designed to allow plumbing for recycled water systems.
- g. Rainwater Harvesting
- h. Building Permits shall require that buildings include plumbing for rainwater harvesting systems.

7. Energy Conservation

In order to meet State of California standards for energy efficiency and indoor air quality, all buildings shall be required to exceed 2016 Title 24 standards by 30%.

8. Landscape

The project includes a design strategy to use project landscaping to minimize the project's visual impacts to the adjacent neighborhoods along Adlai Road.

- a. Landscape improvements shall be as indicated on the approved project Landscape Plan, including the requirement for two trees to be planted on each lot for purposes of carbon sequestration.
- b. For lots along Private Street A with rear yards facing Adlai Road, and for lots along Greenhills Way, vines and shrubs per the Landscape Plan shall be located along the rear-view fence.
- c. For lots along Private Street A with rear yards facing Adlai Road, and for lots along Greenhills Way, two additional mature trees (36" box) per lot will be required to be planted prior to occupancy to reduce visual impacts to the adjacent properties. Trees to be selected from species available in the approved project Landscape Plan. These will be planted in addition to trees required for carbon sequestration.
- d. These landscape standards will be required in perpetuity and shall be enforced through the HOA and applicable CC&Rs.

9. Gated Community

The project proposes to gate access at the southerly portion of Audubon and along Greenhills Way prior to Lake Jennings Park Road. These gates will limit new cut-through traffic down Adlai, while providing residents of the new community two ingress and egress points. The design and location of access gates has been coordinated with County DPW, traffic and fire departments. Access to the adjacent County trail easement will remain open.

Access through these gates will be limited to the 63 new residents and three existing residents. The new HOA will manage the operation of these vehicle control points and provide new residents and the three existing homes gate controllers and access codes as required. The three existing residences which will

be surrounded by the new development will have no financial obligation to the HOA, nor would they be subject to design or operational standards.

4.4.3. HOA and Open Space Lots

4.4.3.1. HOA Lot A

HOA Lot A is approximately 0.58 acres in size and has been reserved for a potential recreation, or other facility should the future HOA decide that the neighborhood desires to have one. The site is intended to provide a private community recreation facility owned and operated by the HOA. Such a facility could include the following active indoor and outdoor uses such as, a swimming pool, gym, basketball courts, tennis courts, or community meeting facility. Lot A is shown on Figure 4-13. The implementation of any facility on this lot will require the inclusion of suitable illustrations with either the implementing Site Plan, or as an amendment to the Site Plan following the decision of the HOA to fund the facility.

4.4.3.2. HOA Lot B

HOA Lot B is approximately 0.68 acres in size and is part of the on-site BMPs to be used to capture and treat stormwater.

4.4.3.3. Open Space Lots

There are four open space lots (C, D, E and F) totaling 18.64 acres. These will be placed in an open space easement. Additionally, 10.23 acres of open space will be placed in an open space easement off-site, directly to the west of the project. Appendix D contains the Open Space Plan for the project.

4.4.4. Project Gates

The project will include two vehicular gates, one for each entry from the public road system. The main gate will be located on-site on Audubon Road, just past the turn from Adlai Drive (See Figure 4-18). The eastern gate will be located on-site on Greenhills Way between the Helix Water facility and the northern boundary of the SDGE transmission easement (See Figure 4-19). No gate guards will be provided. The gates are intended to preclude the motoring public from transiting between Lake Jennings Park Drive and Adlai Drive. Access will be limited to the project residents and to the three existing parcels located at the northern end of Audubon Drive. The residents of these three parcels will be provided with the access equipment, codes etc., and will have no financial obligation in regard to the maintenance of the private roads, or the gates. These residents will not however have any access rights to any private recreation facilities developed for the project.

The gates will be maintained by the project HOA who will be responsible for coordinating with the local fire and emergency service providers to ensure these organizations will have access through the gates with the specific state-of-the-art equipment needed to provide their services to the community. Figure 4-20 provides an example of what the gates will look like.

4.4.5. Zoning Box

The project proposes to change the development regulations for all parcels with S88 zoning. These changes are summarized in Table 4-1. No other changes to development regulations are proposed.

**Table 4-1
Zone Box**

		Existing	Proposed
Use Regulation		S88	S88
Development Regulations	Density	1.6	1.6
	Lot Size	6,000	5,100
	Building Type	C	C
	Maximum Floor Area	-	-
	Floor Area Ratio	-	-
	Height	G	G
	Setback	H	V
	Lot Coverage	-	-
Open Space		-	-
Special Area Regulations		-	D

4.4.6. Public Facilities - Financing Plans/Program of Implementation

The guiding principle of financing will be that development of Phase 2 of the GRSP will not cause indebtedness to any other property beyond the Specific Plan ownership. The financing and construction of public facilities may be accomplished through a variety of financing methods. A complete GRSP 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 C.

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 GRSP:

TABLE OF RECOMMENDED FINANCING METHODS	
Public Facility Types	Potential Financing Methods
Roads	Dedication with conventional or private financing backed by Bonds or Special Assessment
Water	Helix MWD connection fees with conventional or private financing backed by Bonds or Special Assessment
Sewer	Lakeside Sanitation District connection fees with conventional or private financing backed by Bonds or Special Assessment

Flood Control	Conventional private financing
Park Lands	Payment of County PLDO fees, conventional or 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 C, Section V

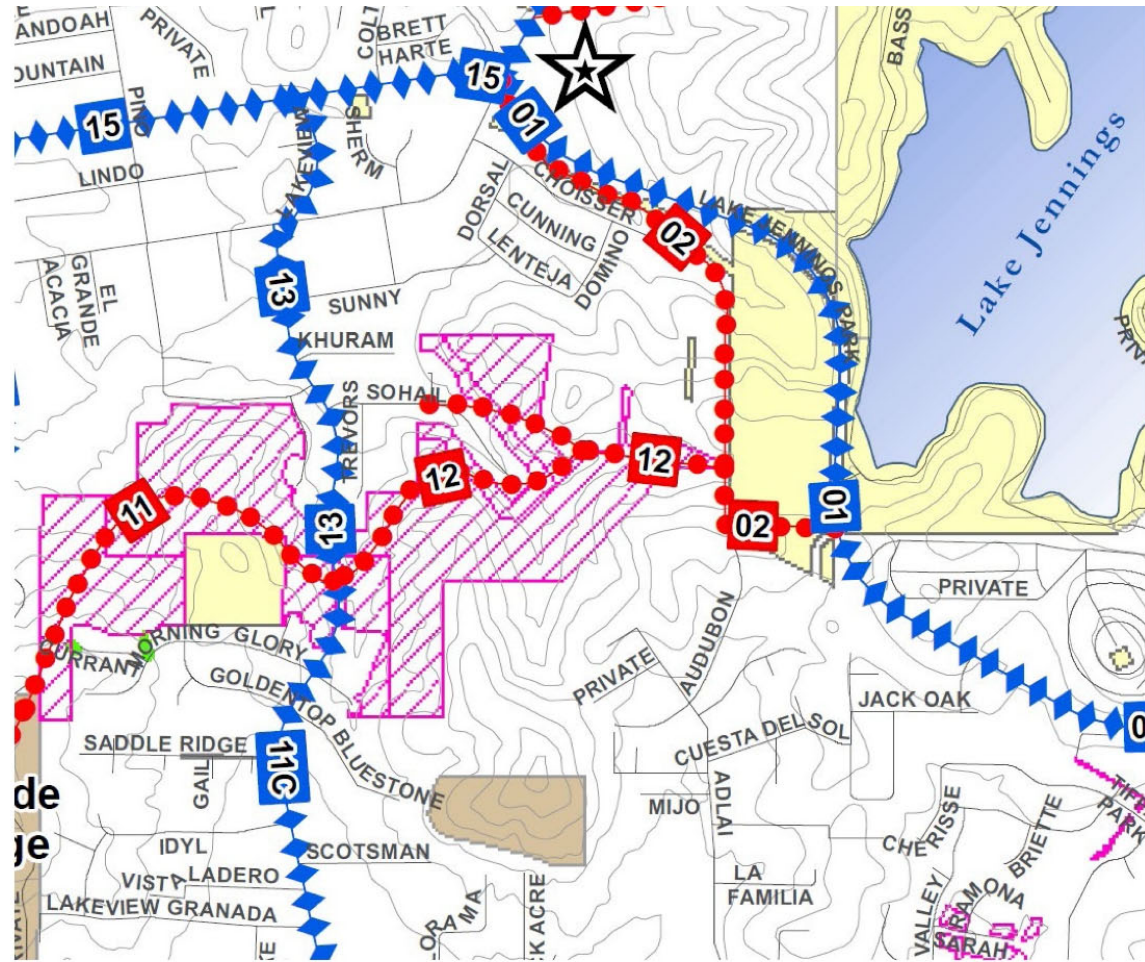


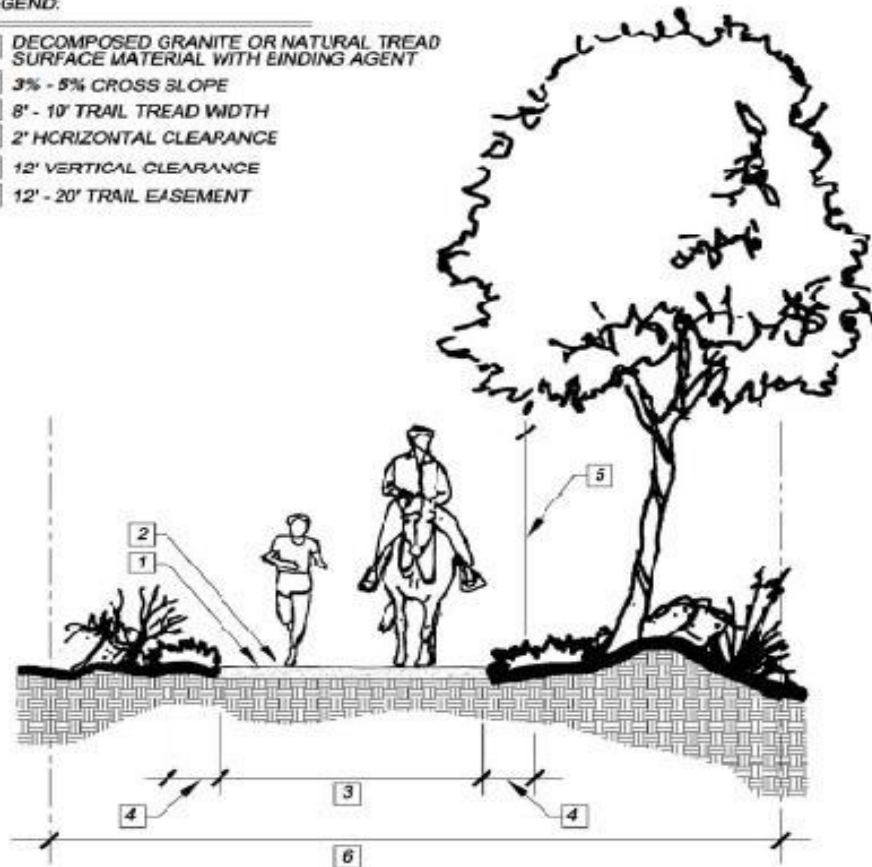
Figure 4-1 Excerpt from Community Trails Master Plan Map

TYPE A – URBAN / SUBURBAN TRAIL

Trail type intended for an intense volume of use generally associated within an urban/suburban setting. These trails provide the widest tread so they may function as both recreation and transportation facilities and will be accessible to all trail users.

LEGEND:

- 1 DECOMPOSED GRANITE OR NATURAL TREAD SURFACE MATERIAL WITH BINDING AGENT
- 2 3% - 5% CROSS SLOPE
- 3 8' - 10' TRAIL TREAD WIDTH
- 4 2' HORIZONTAL CLEARANCE
- 5 12' VERTICAL CLEARANCE
- 6 12' - 20' TRAIL EASEMENT



Notes:

1. "OPTIMUM" The best or most favorable condition for a particular trail situation from the perspective of responsible management.
2. See Trail Matrix Guidelines for Optimum guidelines and descriptions.

FIGURE DG-1

COUNTY OF SAN DIEGO

COMMUNITY TRAILS MASTER PLAN

Figure 4-2 Type A Urban/Suburban Trail

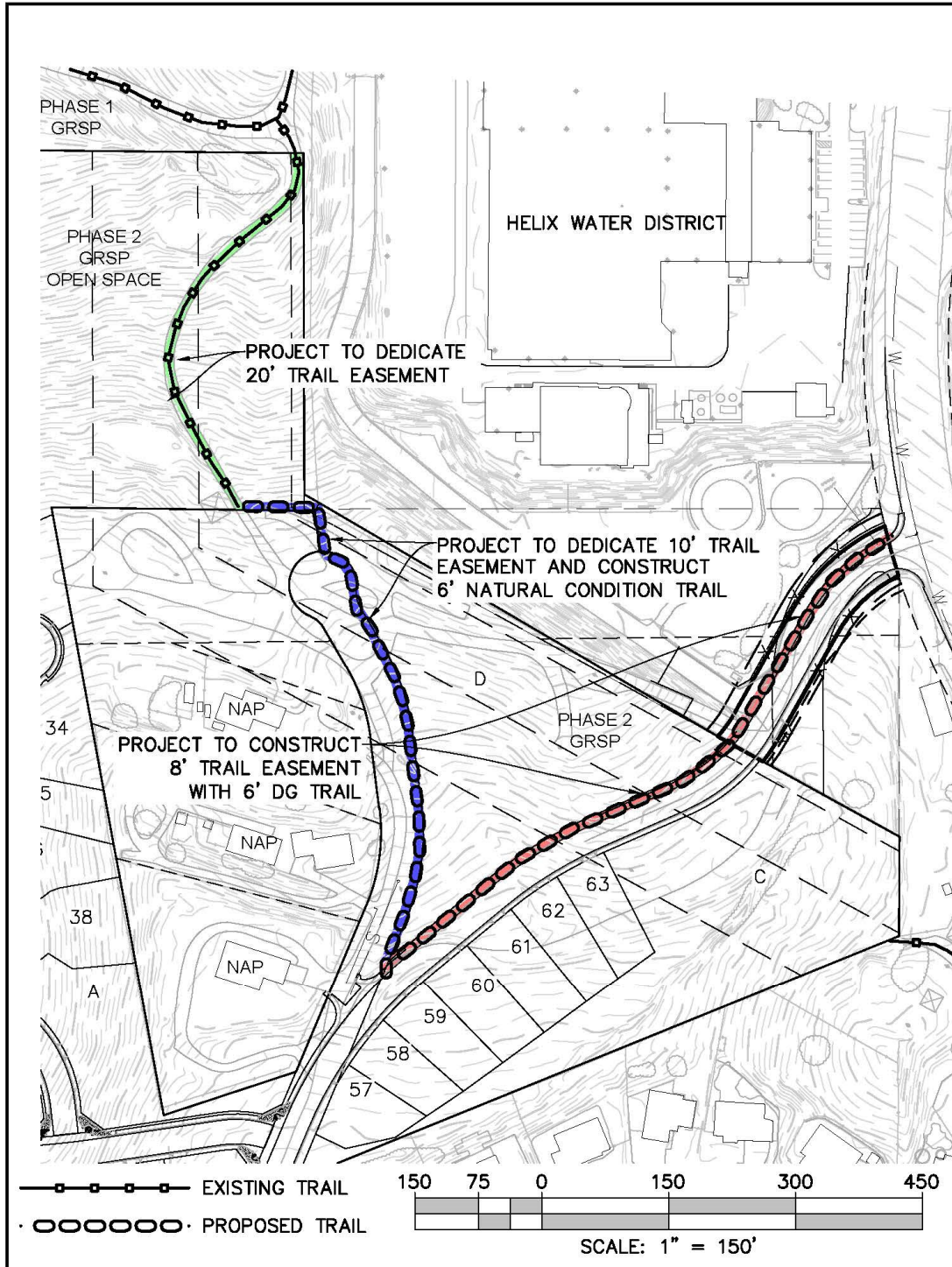


Figure 4-3 Trail Location Exhibit

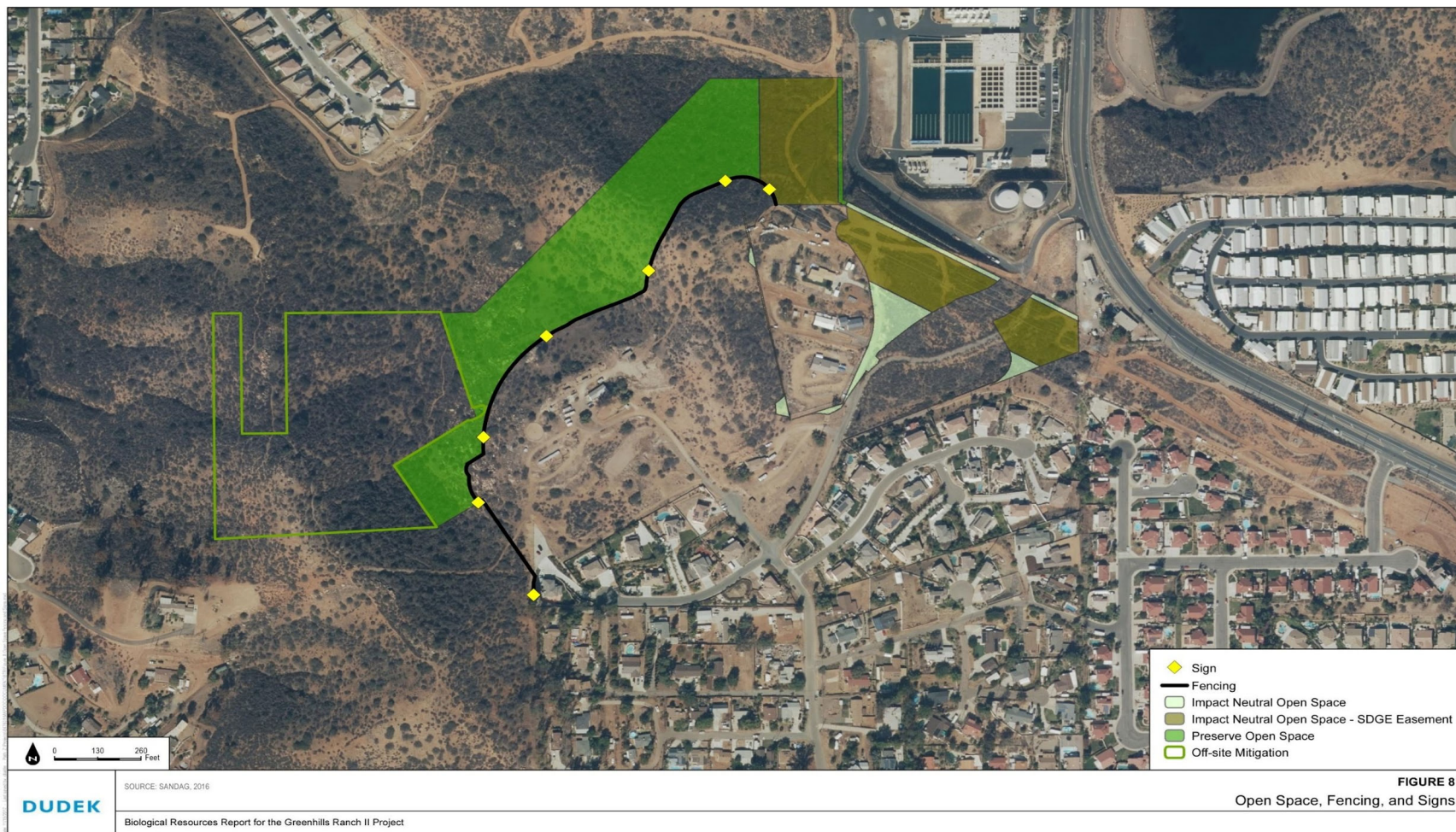


Figure 4-4 Biological Open Space Signage

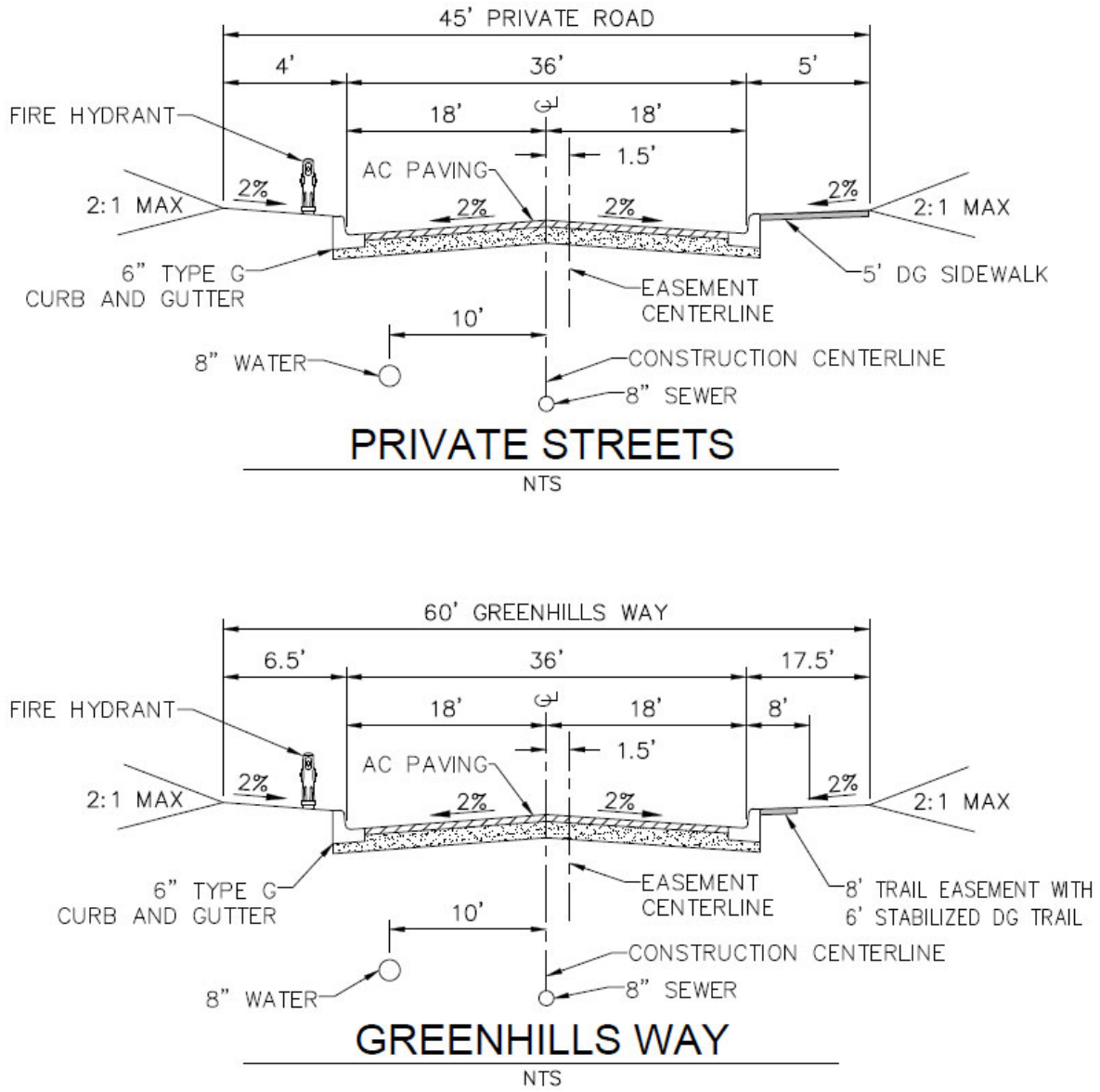


Figure 4-5a Street Sections

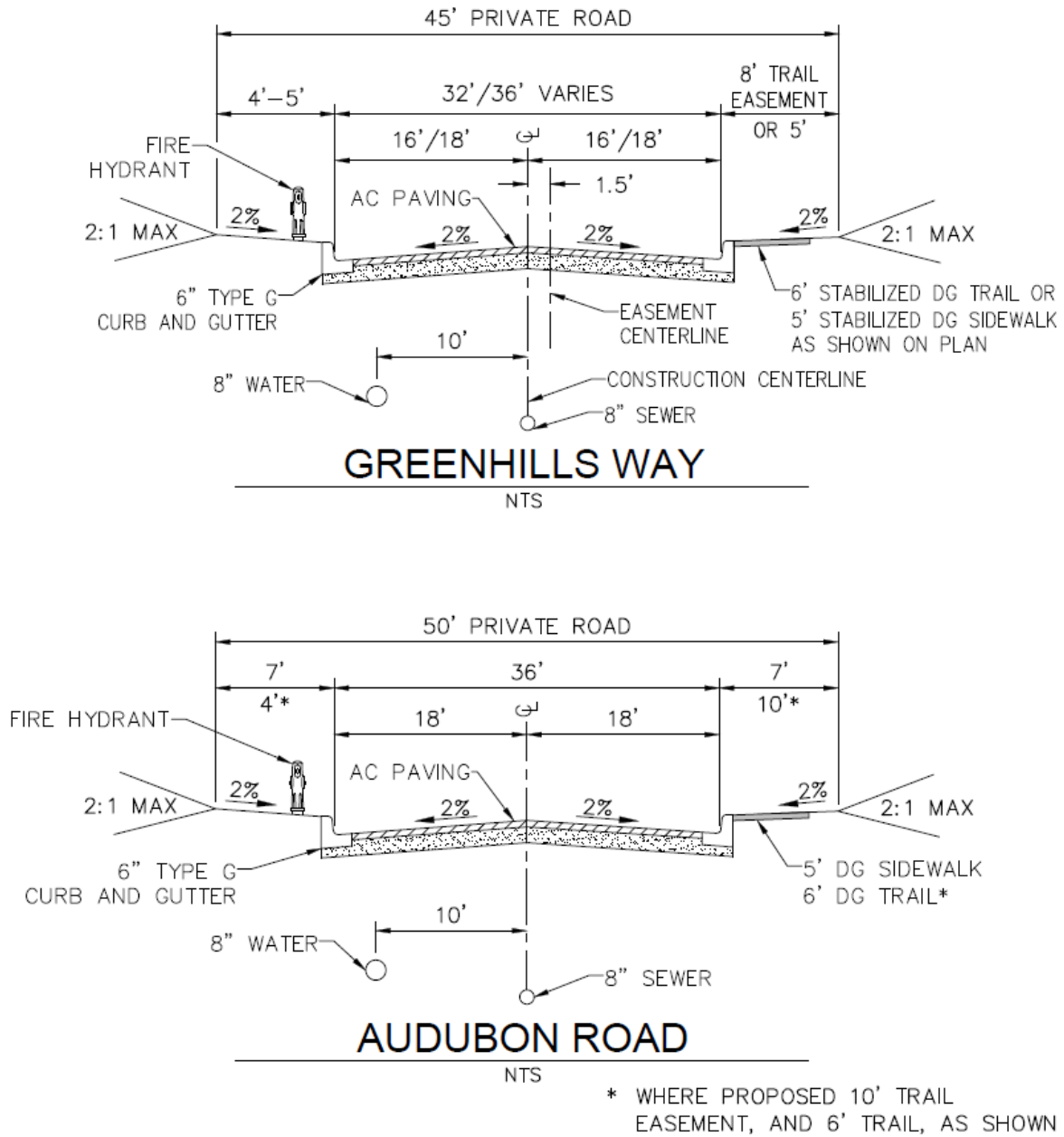
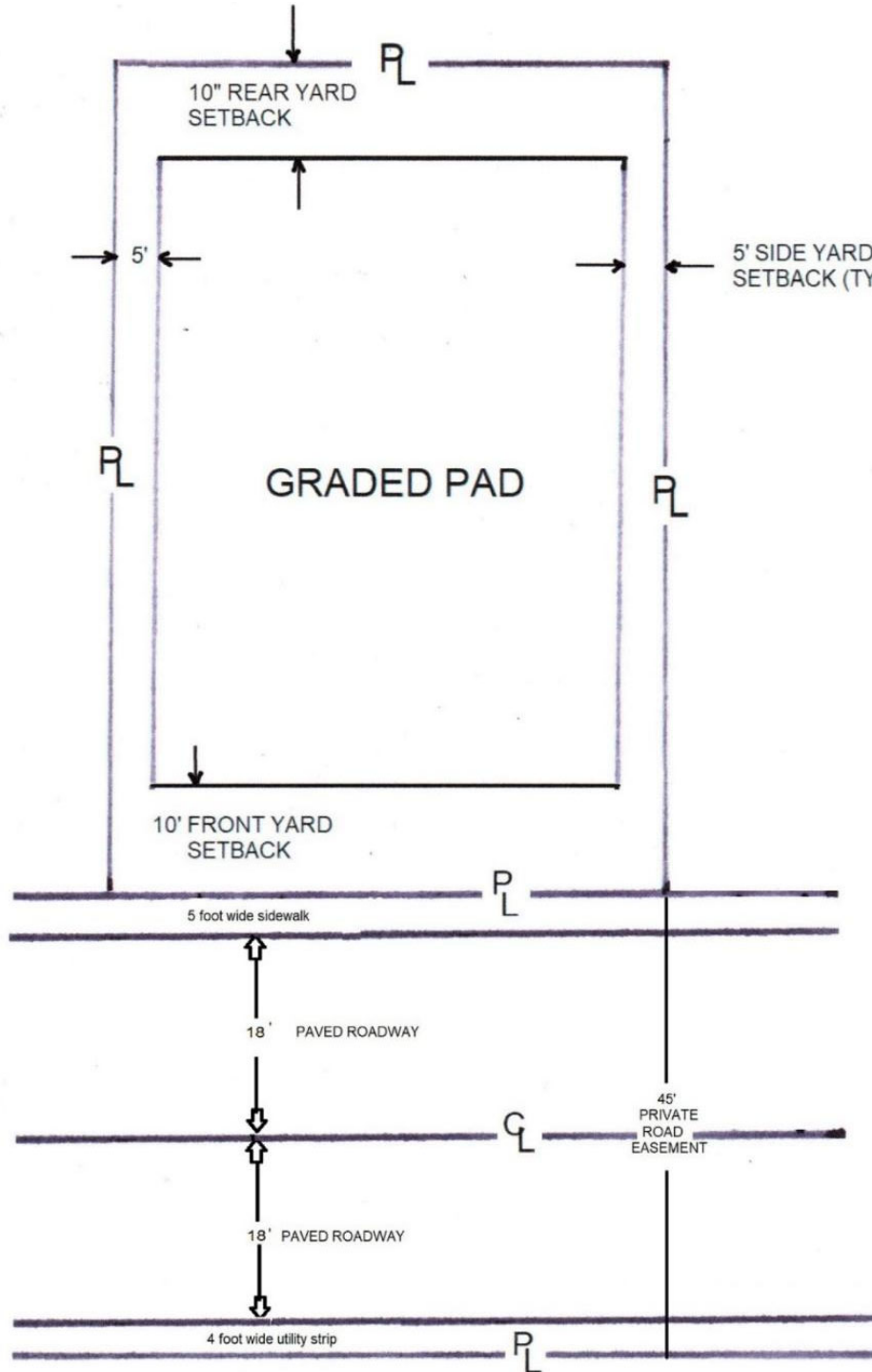


Figure 4-5b Street Sections

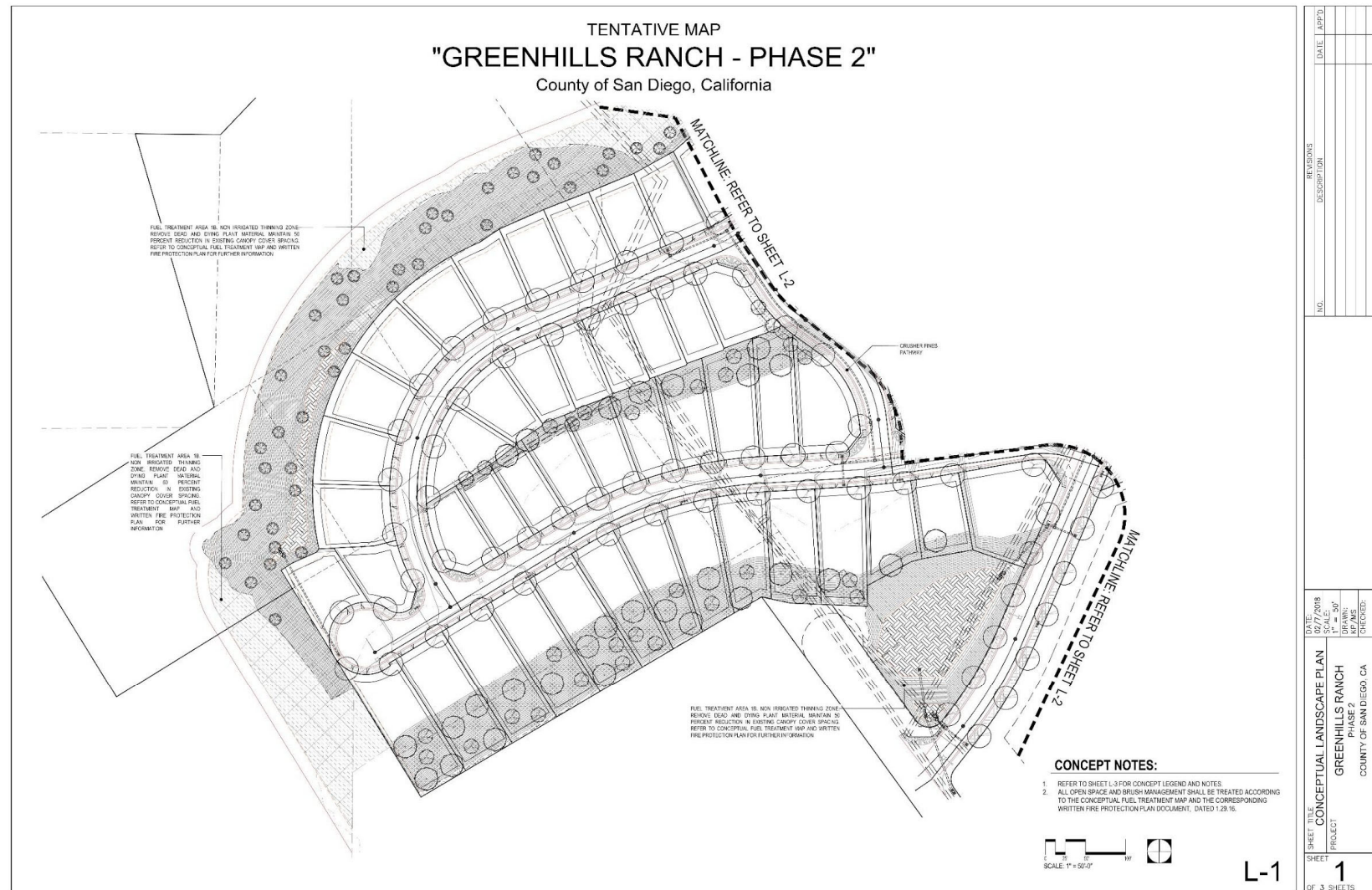


TYPICAL RESIDENTIAL SETBACKS

NO SCALE

Figure 4-6 Lot Setbacks





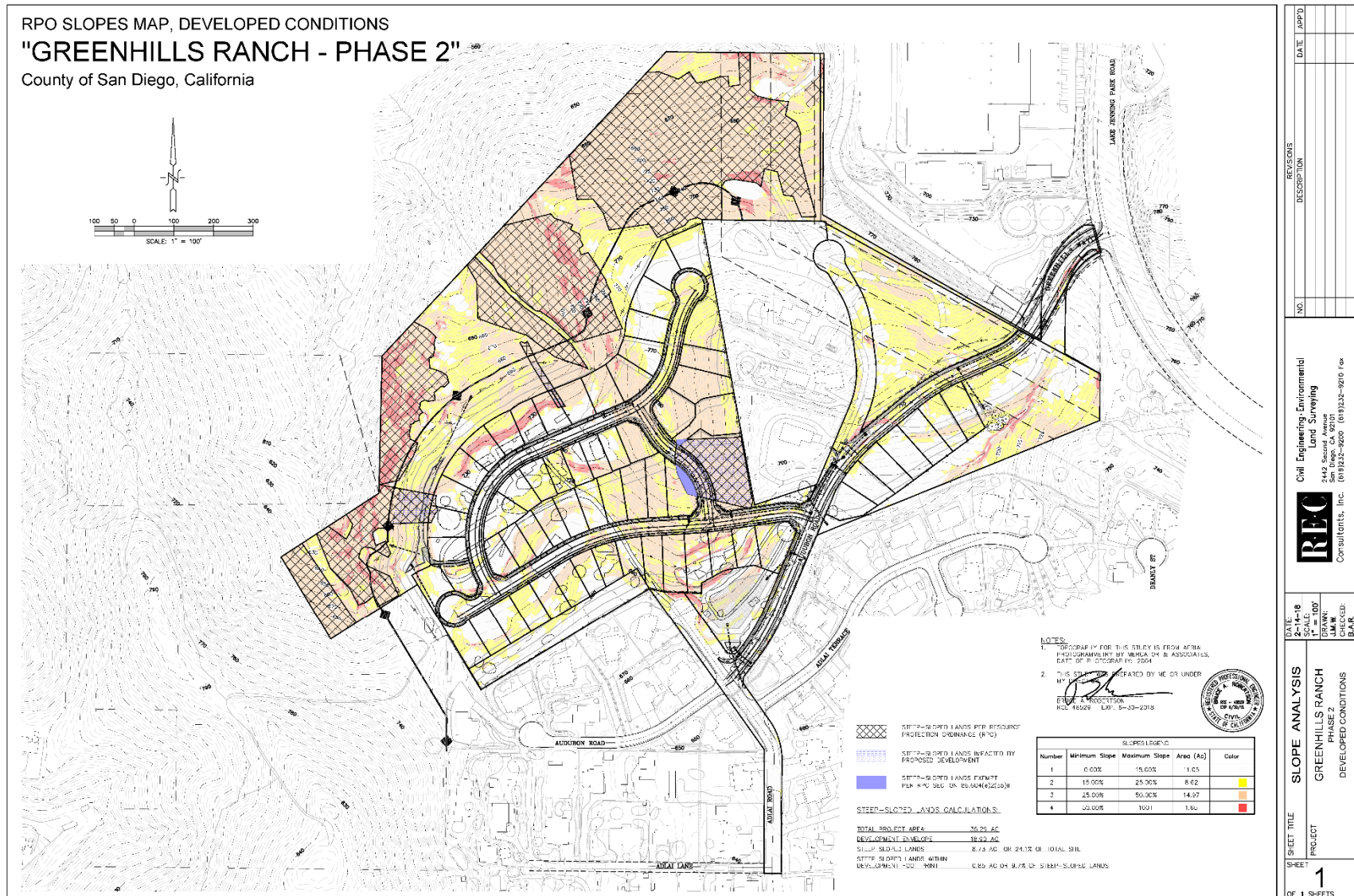


Figure 4-9 RPO Steep Slopes





FRONT ELEVATION 1B - CRAFTSMAN
Scale: 1/4" = 1'-0"



FRONT ELEVATION 1A - SPANISH REVIVAL
Scale: 1/4" = 1'-0"



FRONT ELEVATION 2 - TRADITIONAL

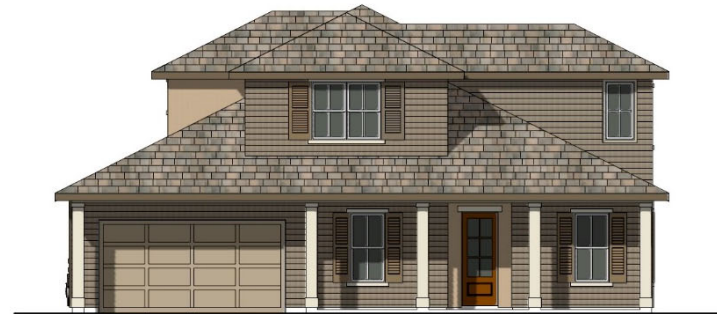
Plan #	# of BR	# of BA	# of Spaces	# of Stories	Living Floor Area			Coverage		
					First	Second	Total	Garage	Porch	GFA
Plan 1	3 BR	3.5 BA	2 Spaces	1 Story	2,242 SF	0 SF	2,242 SF	454 SF	167 SF	2,863 SF
Plan 2	4 BR	4 BA	3 Spaces	2 Stories	1,890 SF	1,172 SF	3,063 SF	638 SF	332 SF	4,033 SF
Plan 3	5 BR	4.5 BA	2 Spaces	2 Stories	1,376 SF	1,641 SF	3,017 SF	443 SF	170 SF	3,630 SF
Plan 4	5 BR	5 BA	3 Spaces	2 Stories	2,276 SF	1,153 SF	3,430 SF	624 SF	830 SF	4,883 SF

Figure 4-11 Examples of Architectural Styles



FRONT ELEVATION 3B - CRAFTSMAN
Scale: 1/4" = 1'-0"

FRONT ELEVATION 3A - SPANISH REVIVAL
Scale: 1/4" = 1'-0"



FRONT ELEVATION 4 - TRADITIONAL
Scale: 1/4" = 1'-0"

Plan #	# of BR	# of BA	# of Spaces	# of Stories	Living Floor Area			Coverage		
					First	Second	Total	Garage	Porch	GFA
Plan 1	3 BR	3.5 BA	2 Spaces	1 Story	2,242 SF	0 SF	2,242 SF	454 SF	167 SF	2,863 SF
Plan 2	4 BR	4 BA	3 Spaces	2 Stories	1,890 SF	1,172 SF	3,063 SF	638 SF	332 SF	4,033 SF
Plan 3	5 BR	4.5 BA	2 Spaces	2 Stories	1,376 SF	1,641 SF	3,017 SF	443 SF	170 SF	3,630 SF
Plan 4	5 BR	5 BA	3 Spaces	2 Stories	2,276 SF	1,153 SF	3,430 SF	624 SF	830 SF	4,883 SF

Figure 4-12 Examples of Architectural Styles





Figure 4-14 Offsite Views Key Map



Existing View



With Project
Figure 4-15 Vecinio Del Este



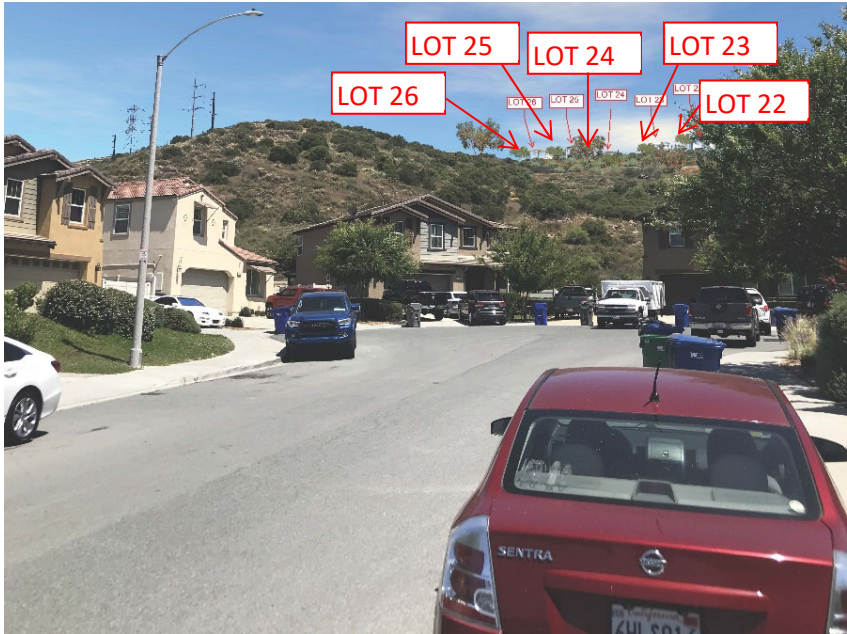
Existing View



With Project
Figure 4-16 Adlai Road



Existing View



With Project

Figure 4-17 Sohail Street

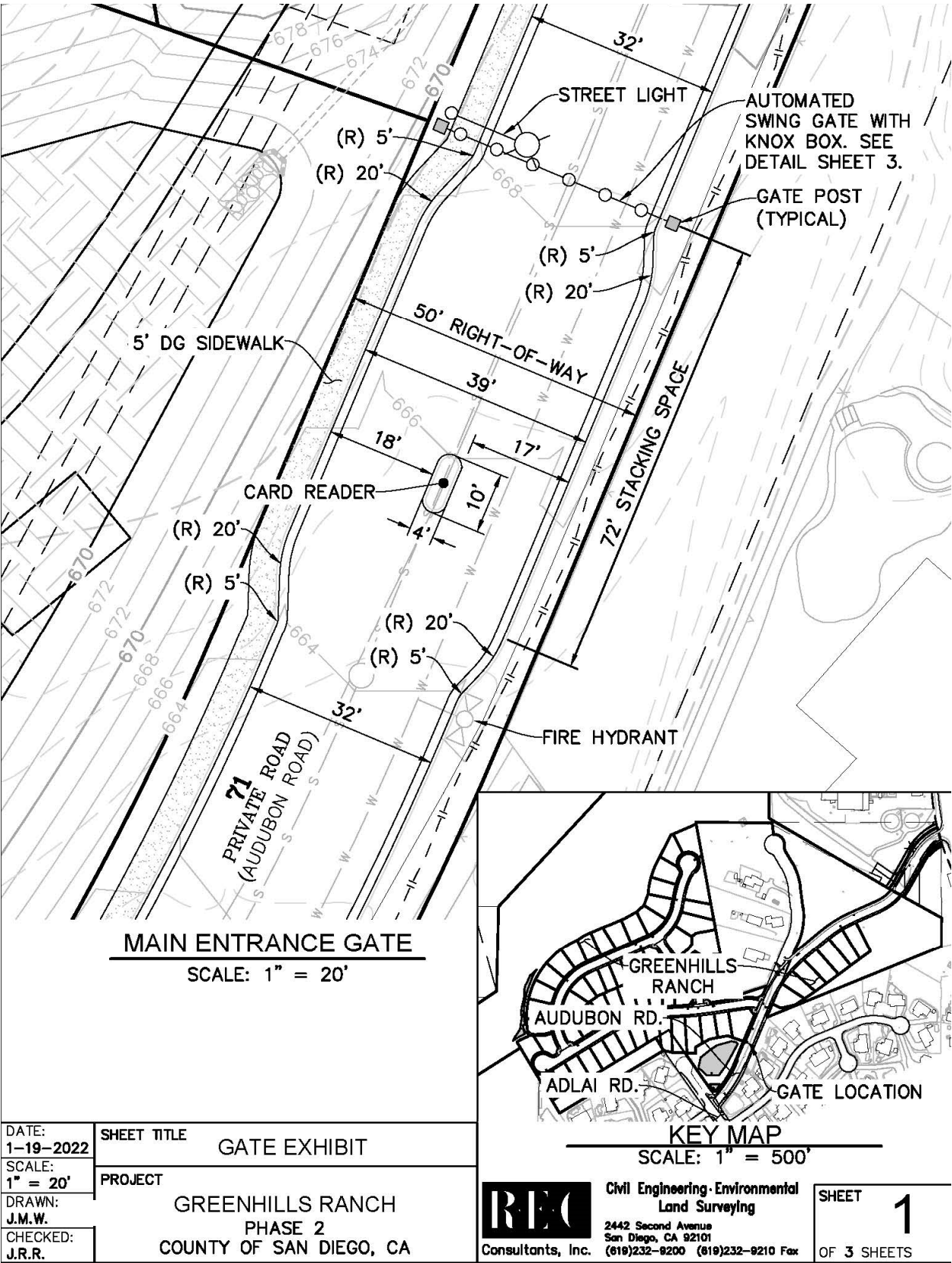


Figure 4-18 Entry Gate Exhibit: Main Gate

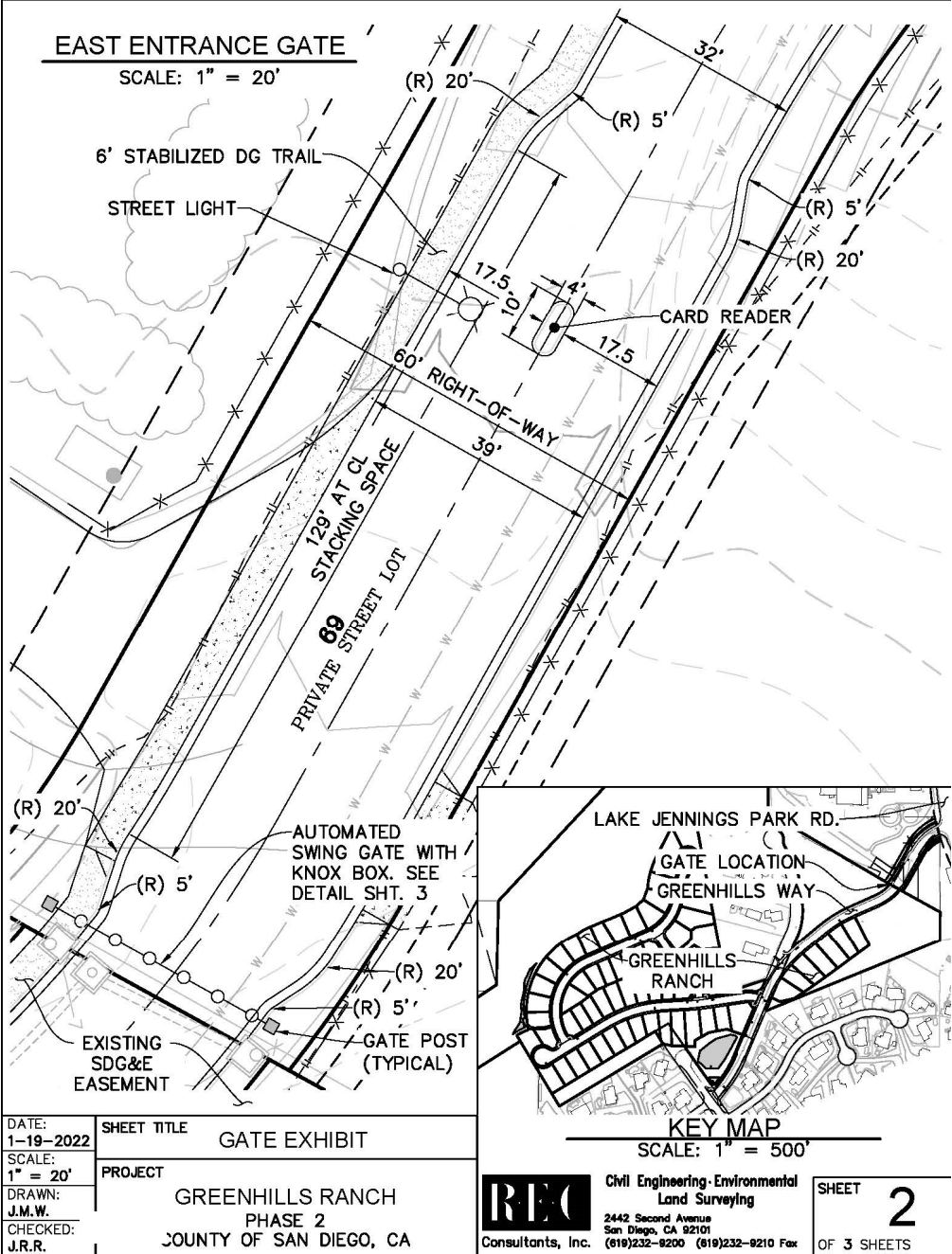


Figure 4-18 Entry Gate Exhibit: Main Gate



DETAIL 1: TYPICAL ENTRANCE GATE EXAMPLE

DATE: 1-19-2022	SHEET TITLE GATE EXHIBIT	 Civil Engineering • Environmental Land Surveying 2442 Second Avenue San Diego, CA 92101 (619) 232-8200 (619) 232-9210 Fax	SHEET 3 OF 3 SHEETS
SCALE: 1" = 20'	PROJECT		
DRAWN: JMW	GREENHILLS RANCH PHASE 2		
CHECK J.R.R.	COUNTY OF SAN DIEGO, CA		

Figure 4-18 Entry Gate Exhibit: Main Gate

APPENDICES

APPENDIX A

GENERAL PLAN CONFORMANCE

CONFORMANCE WITH THE COUNTY GENERAL PLAN AND LAKESIDE COMMUNITY PLAN

This section evaluates the GRSP, Phase 2, for conformance to the goals, objectives and policies of the County of San Diego General Plan and Lakeside Community Plan.

1 County of San Diego General Plan

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

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

1.1 Guiding Principles

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

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

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

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

Greenhills Ranch implements this principal because it is located three-quarters mile from a major freeway and is a compact community that can obtain all the necessary public services. Greenhills Ranch is located within the Helix Municipal Water District, the Lakeside Sanitation District and the Lakeside Fire Protection District. The Community will locate housing adjacent to an existing urban neighborhood and close to retail, services, schools, and jobs allowing for the preservation of an increased amount of open space, natural habitat, and agriculture that will contribute to the retention of the rural setting and lifestyle of the adjacent community. The Phase 2 will also continue the existing Phase 1 trail segment through Phase 2 to a connection leading to Lake Jennings Park Road. The existing and proposed network will ultimately allow residents of Phase 2 and the community of Lakeside to travel throughout the community.

The onsite street system which includes sidewalks is connected to Adlai Road and the county road system to the south, and to Lake Jennings Park Road to the east via Greenhills Way. The public, including the residents of the proposed subdivision will thereby have access to the county public road and sidewalk network in addition to the access provided to the county trails network as described above.

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

The Lakeside Community Plan area is one of the larger adopted planning areas in the County. The project site is located midway between the village core area of Lakeside and the commercial, shopping areas located along Old Highway 80 and the I-8 corridor. Lake Jennings Park is located across Lake Jennings Park Road from the site.

The GRSP is located between the commercial district located along Old Highway 80, one and one third miles to the south and 'downtown' Lakeside located approximately three miles to the north-east. The project location will provide residents convenient access to all of the commercial and civic opportunities present in the Lakeside community.

As mentioned above Phase 1 includes a trail segment constructed as a condition of approval. Phase 2 will provide a connection to the existing trail segment to the north and construct the trail (Designated as the Helix Water Loop trail (02) on the

Lakeside Master Trails Map) across the property near Lake Jennings Park Road. The completion of the on-site trail system will provide all citizens of Lakeside with a connection to the county-wide Master Trails system and help to implement this General Plan principal.

The implementation of the second and last phase of the GRSP will help to reinforce the vitality, local economy, and individual character of existing communities because it will be providing new housing at a density consistent with the existing neighborhoods to the south while providing open space and recreational opportunities paid for and maintained by the new residents of the development.

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

Greenhills Ranch Phase 2 includes a variety of range of lot sizes in a compact development footprint. A focused botanical survey, and a jurisdictional delineation were conducted by Dudek in October 2015 and a general wildlife survey was also conducted by Dudek in December 2015. Dudek performed a new field review on June 19, 2020 and determined that no changes were required to the technical report. Based on species composition and general physiognomy, two plant communities (including disturbed forms) were identified on the approximately 59-acre study area. These plant communities can be generalized to include Diegan coastal sage scrub (including disturbed) (25.76-acres), and Riversidian upland sage scrub (0.89 acre). Disturbed habitat and developed land covers also occupy a large portion of the site (10.41 acres).

Phase 2 project does not require any permits or authorizations that require evaluation under the county's Resource Protection Ordinance. The project is not located within USFWS-designated critical habitat for any special-status wildlife species. However, there is critical habitat for two special-status wildlife species within 5 miles of the study area; the coastal California gnatcatcher and the arroyo toad.

Implementation of the proposed project would result in permanent direct impacts to 19.90- acres of vegetation communities, including 11.72-acres of native vegetation. Mitigation includes preservation and management of open space through the preservation of 19.12-acres in open space. Potential indirect impacts could occur from both the short-term construction-related impacts and long-term build out of the Proposed Project. Impacts are considered less than significant with incorporation of these mitigation measures.

5. Ensure that development accounts for physical constraints and natural hazards of the land.

The net area available for development within Phase 2 is 17.39-acres out of the total of 36.03-acres. The balance of this phase has been identified as including biologically important and/or RPO protected steep sloped areas. Within the 18.64-acres, 9.88-acres have been disturbed by previous development activities which is largely the reason that the property can be proposed for development today. To the east of the existing disturbed areas is an isolated hill which is proposed to be graded so that the area can be integrated into the area proposed for development. This hill provides the fill required to make the grading operation balance. While the overall grading operation is balanced with 180,000 cubic yards of cut/fill, and the project conforms with the County's Resource Protection Ordinance standards in regard to impacts to steep slopes. The 180,000 cubic yards of earth work is proposed to balance with and over the 18.64-acre development footprint. This would equate to 5,000 cubic yards per acre.

The geotechnical report prepared by Geocon, and dated February 16, 2017 concludes that the potential for liquefaction and seismically induced settlement is considered very low due to the lack of groundwater within 50 feet of the proposed grade at post construction. Similarly, the report concludes that there is no evidence of landslide activity on or near the site. The report finally concludes that there are no soil or geologic conditions that were encountered by Geocon during their assessment of the site that would preclude the development of the proposed Phase 2—provided that the recommendations included within the report are followed and implemented.

There are no areas within the area impacted by development that are flood prone. The Community Comprehensive Fire Protection Plan analyzes the potential fire safety issues of the project area and includes detailed fire prevention measures that will be incorporated into the project design. In addition, a fuel modification zone is provided around the perimeter of the developed portions of the property and along natural open space areas as required by the Fire Protection Plan. Additional measures are included to ensure that safety is not compromised.

6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.

Greenhills Ranch will make improvements to Lake Jennings Park Road, a Mobility Element Road at the proposed intersection of Greenhills Way. This connection which will be made available to the public. In addition, the project will include development of a County Master Trail linkage, through the project site, which will terminate along the northern boundary of the project site, adjacent to the existing trail located within Phase 1 of the Specific Plan. Figures 4-2 and 4-3 shows the

proposed alignment and typical cross sections, however, the final alignment may be revised during final engineering.

7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.

Greenhills Ranch will be developed in accordance with the compact development model resulting in reduced automobile use by encouraging development within the existing urban areas where services are available. In addition, the specific plan text includes a series of sustainable building standards which will assist in the reduction of greenhouse gas emissions.

The GRSP is located between the strip commercial district located along Old Highway 80, one mile to the south. “Downtown” Lakeside is located approximately three miles to the north-east. The project location will provide residents convenient access to all of the commercial and civic opportunities present in the Lakeside community. This property has been designated for urban levels of development on the Lakeside Community Plan since 1988 and the EIR for the General Plan Update assumed a density of development at 1.6 du/acre when considering the potential for greenhouse gas emissions.

8. Preserve agriculture as an integral component of the region’s economy, character, and open space network.

The development of Phase 2 of the GRSP provides housing on non-agricultural lands, which, in an incremental manner, reduces pressure to develop on the County’s agricultural lands, which in turn serves to “reserve agriculture as an integral component of the region’s economy, character, and open space network.”

9. Minimize public costs of infrastructure and services and correlate their timing with new development.

Greenhills Ranch is located in close proximity to existing and planned infrastructure and services. The project’s more compact design requires a less extensive road network and infrastructure. The Project is located within the Helix Mutual Water District and the Lakeside Fire Protection District. The streets within the project are proposed as private streets but are built to ensure that emergency and safety vehicles can access all parts of the Phase 2 development. A private home owners association will fund the maintenance of all private streets, and will not require any public funding. Services will be phased to ensure they are available when needed. The cost of services will be borne by the residents of Greenhills Ranch.

Infrastructure and public services will be paid for by the developer or through a financing mechanism that is applied only to the residents of Greenhills Ranch.

Payment of transportation impact fees, park lands dedication ordinance fees, school fees and other similar fees will ensure that the cost to the public is minimized. Recreation and school facilities will be closer, potentially eliminating or reducing long bus rides for children. The local elementary school (Lakeview) is located approximately one-half mile to the south west. The local high school (El Capitan) is located approximately 1.6 miles north along Lake Jennings Park Road.

1.2 Chapter 3 – Land Use Element

Many of the eighteen Land Use Element goals encourage and establish compact and efficient land uses that reduce vehicle trips and include a variety of housing types to accommodate a diversity of lifestyles and that, again, reduce reliance on the automobile.

There are several specific Land Use Element goals and policies that merit a short discussion in this summary.

Goal LU-1. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.

Greenhills Ranch implements this goal in that it while it is in the Village Regional Category it has a lower density of development (1.6) consistent with its location adjacent to several areas with Semi-Rural land use designations (SR4). The entire southern boundary of Phase 2 is adjacent to a large area with the VR 4.3 designation. The adjacent Village areas of Lakeside include the densest neighborhoods and a broad range of commercial and civic uses that are supported by a network of local roads, bicycle lanes and walkways that link the neighborhoods with parks, schools, and public areas.

LU – 1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.

The Greenhills Ranch land use and development densities allowances would allow for a maximum of 147 dwelling units (1.6 du/acre x 91.93-acres) across Phases 1 and 2. Phase 1 was developed with a gross density of 0.55 du/acre and included 31 residential lots. Phase 2 proposes a gross density of 1.75 du/acre and will include 63 residential lots. Although the GRSP allows for a maximum of 147 dwelling units, regulatory and site constraints, limit total development to a gross density of 1.03 du/acre and 94 single family detached dwelling units. Although multi-family or attached single-family units could potentially achieve this maximum development density, single-single family detached housing typology was proposed to match the surrounding existing neighborhood.

Additionally, the County has adopted a series land use and other policies and ordinances designed to protect sensitive resources. The Resource Protection Ordinance was adopted in 1989 which afforded additional protections to sensitive resources countywide. The MSCP was adopted by the County in 1998. The MSCP designated a significant portion of the site as a biological habitat corridor (Lake Jennings/Wildcat Canyon Core Area. In regard to Phase 2, the RPO steep slope standards identified additional portions of the site where urban levels of development could not take place. The net impact of these two regulations was to limit the Phase 1 development to 31 single family lots on approximately 12 of the 56-acres. Phase 2 proposes 63 single family lots on 17.39 of the 36.03 acres.

LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.

The Greenhills Ranch Phase 2 project has been designed to meet Policy LU-2.3 and LU 2.4. The residential lots have been designed in size, configuration, and shape to reflect the general character of the existing subdivided lots in the adjacent neighborhoods.

The Lakeside Community Plan text includes a performance standard that applies to this specific property. This standard sets a maximum density of 4.3 du/acre for the developed areas, matching the maximum density on the adjacent residential neighborhoods as shown on the Lakeside Community Plan. The developed area within Phase 1 is per the Final Map 11.96 acres in size. With 31 residential dwelling units, this equates to a developed net density of 2.63 du/acre. The developed area within Phase 2 is per the Tentative Map 17.39 acres in size. With 63 residential dwelling units this equates to a net developed density of 3.63 du/acre. Both developed areas within the specific plan are substantially under the 4.3 du/acre anticipated by the standard in the Lakeside Community Plan.

LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

LU-6.3 Conservation-Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate

specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.

Policies LU-6.1 and LU 6.3 are implemented by the design of Greenhills Ranch-Phase 2 specific plan because the project achieves the overall intent of conservation-oriented design by creating a compact development footprint in an area within the project with the least amount of sensitive resources. Conservation of sensitive resources in a regional interconnected preserve system will be maximized by providing mitigation that contributes significant resources to an integrated preserve system. The Phase 2 portion of the GRSP adds 18.64-acres to the Specific Plan area open space areas established by the Phase 1 approval. The overall open space acreage for the specific plan is 62.68-acres (Phase 1 = 44.04 acres and Phase 2 = 18.64 acres). The entire specific plan area based on the calculations from the recorded Final Map and proposed Tentative Map is 91.93-acres which means that 68 percent of the specific plan is in open space thus exceeding the 60 percent open space performance standard in the Lakeside Community Plan. Policy LU 6.3 is addressed in that reduced lot sizes are incorporated into the project design and along the southern boundary of the project perimeter buffering is achieved because the pads for the lots along the perimeter are located anywhere from 20 to almost 40 feet above the adjacent lots with the houses located at the front of the lots thus minimizing the visual impacts.

LU- 6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.

The GRSP implements this policy because the open space areas proposed by Phase 2 are located adjacent to the Phase 1 open space areas which conforms with the concept originally proposed in the original specific plan and covers the majority of the area designated as Pre-approved Mitigation Areas (PAMA) by the MSCP. In addition, Phase 2 proposes to extend the Community Master Trails segment constructed in Phase 1 through the Phase 2 and across the PAMA utilizing existing dirt trails.

LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.

The Greenhills Ranch Phase 2 project has been designed to meet Policy LU-6-9 to the extent possible while meeting other equally important Land Use Element policies. The net area available for development within Phase 2 is 17.39-acres out of the total of 36.03-acres. The balance of this phase has been identified as including biologically important and/or RPO protected steep sloped areas. Much of the area within the 17.39-acres has been disturbed by previous development activities which is largely the reason that the

property can be proposed for development today. To the east of the existing disturbed areas is an isolated hill which is proposed to be graded so the area can be integrated into the area proposed for development. This hill provides the fill required to make the grading operation balance. While the overall grading operation is balanced with 180,000 cubic yards of cut/fill it is important to acknowledge that the project conforms with the county's Resource Protection Ordinance standards in regard to impacts to steep slopes.

The Lakeside Community Plan text includes a performance standard that applies to this specific property. This standard sets a maximum density of 4.3 for the developed areas, matching the maximum density on the adjacent residential neighborhoods as shown on the Lakeside Community Plan. The developed area within Phase 2 is 17.39 acres in size per the Tentative Map. With 63 residential dwelling units this equates to a developed density of 3.63 du/acre. The Phase 2 developed area is substantially under the 4.3 du/acre anticipated by the standard in the Lakeside

LU- 9.10 Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.

The GRSP implements this policy because its existing access to the public road network is via a private road (Adlai Road) which integrates the project with the neighborhoods to the south. In addition, the project proposes to provide an additional private road access to Lake Jennings Park Road which will provide additional street access for the project to the community.

LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.

No project phasing is requested on the Tentative Map. It is anticipated that that the project will be graded as one phase of construction. Utility infrastructure will be installed concurrent with the issuance of building permits.

County Board of Supervisors Policy I-84 established the rationale and protocol for how and why the Service Availability Forms for water, sewer, fire and schools are obtained and provided to staff for their review. The service availability forms for this project include the following comments:

Lakeside Water District; A 12.5-acre portion of the project site is within this district. The district's service letter indicates that the project will be better served by the Helix Water District. A de-annexation from this district and annexation into the Helix Water District is proposed as part of this application.

Helix Water District; The district indicates that annexation will be required, and that service to the project is expected to be available within the next 5 years. The district included standard conditions of approval. Annexation into the Helix Water District is proposed as part of this application.

Lakeside County Sanitation District; The district indicates that certain parcels will require annexation, and that service to the project is expected to be available within the next 5 years. The district included standard conditions of approval. Annexation of certain parcels into the Lakeside Sanitation District is proposed as part of this application.

Lakeside Fire Protection District; The project site is within this district and that service to the project is expected to be available within the next 5 years. The district included standard conditions of approval. The district indicates on the form that emergency response time requirement is 5 minutes and the response time for this project is 3.2 minutes.

Lakeside Union School District; The project site is within this district and is eligible for service. Fees will be levied per EC Section 17620 prior to the issuance of building permits.

Grossmont Union High School District; The project site is within this district and is eligible for service. Fees will be levied per EC Section 17620 prior to the issuance of building permits.

COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.

Portions of the site will require grading cuts of between 35 and 40 feet to create development pads. The majority of the developed area within Phase 2 is located on relatively flat, disturbed areas with slopes of less than 25 percent slope. A mix of single and two story homes have been located along the southwestern portion of the site so new development does not silhouette against the sky. For the lots adjacent to off-site residential development to the south, the houses will be located near the front of the lot and generally not visible to the existing residences below due to the being 20 to 38 feet higher than the pads below.

1.3 Chapter 4 – Mobility Element

The Mobility Element includes twelve goals. The principal focus of the Goals is to provide road networks that are interconnected and safe with multiple points of ingress and egress. The road network within Greenhills Ranch consists of private streets which provide two points of ingress and egress for the project to the public road network. The private streets are designed not only to accommodate project traffic, but to also meet applicable fire

safety standards, ensuring safety and emergency vehicle access. The major point of entry will be provided by Greenhills Way, which will connect to Lake Jennings Park Road, which is a Mobility Element Road located immediately to the east of the project.

Per the traffic report, approximately 80 percent of the project traffic will use the new project access point Greenhills Way to access Lake Jennings Park Road and the County public road system.

Access to the project will also be provided by an improvement to Audubon Road. This connects to Adlai Road, an off-site private road, and provides access to County maintained road - E. Lakeview Road to the south. Goals 4 and 12 encourage walkability and the creation of trails. Greenhills Ranch includes sidewalks adjacent to the project streets and a DG surfaced trail through the open space.

M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.

Lake Jennings Park Road and E. Lakeview Road are the only Mobility Element roads in the vicinity of the proposed project. The project is in conformance with this policy because none of the lots proposed in Phase 2 take direct access to Lake Jennings Park Road.

The project has two different ways to access the county public road network. The current legal access is via Adlai Road, a private easement road from the project south to E. Lakeview Road. From the intersection of Adlai and E. Lakeview travelers can turn west and access 'downtown' Lakeside and other communities to the west and north. Turning south, travelers will continue down E. Lakeview to the intersection with Old Highway 80. A second proposed access is a new private easement road, Greenhills Way which connects the project entrance with a new intersection with Lake Jennings Park Road to the east of the project. From this intersection travelers can turn north and continue to the northwest and connect to State Route 67 or turn south to the freeway intersection with I-8.

M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce roadkill and to direct animals to under crossings

The project's compact development footprint including its access and service roads avoids the open space areas within Phase 2 and thus minimizes impacts to significant

biological and other environmental and visual resources. The design of the project including its roads will allow wildlife to continue to move through the onsite preserved open space areas which are connected to the balance of the Lake Jennings/Wildcat Canyon Core Area to the west and south. The eastern side of the property where it abuts the Helix Water Plant marks the eastern terminus of the Lake Jennings/Wildcat Canyon Core Area. The Helix Water plant has installed a six-foot-high, chain link fence along the common property boundary. Presumably this restricts significant wildlife movement onto Helix property, and across Lake Jennings Park Road. Wildlife movement in the opposite direction is as before largely free from man-made restrictions. The project proposes to utilize private roads because the dedication and improvement standards cumulatively require significantly less area than public roads. The minimum standard for a public road in this development would require a 60-foot-wide right-of way, with 40 feet width of paving and two 10-foot sidewalks on either side of the street. The county private road standards in contrast will only require a private easement width of 45 feet with 36 feet of pavement. In addition, the standards will allow decomposed granite sidewalks on only one side of the street. As discussed above in Phase 2 which is 36.03 acres in size only 18.64 acres is available for development. The net reduction in the area dedicated to streets allows the project to propose the 63 residential units. Together with the 31 units already built in Phase 1 the GRSP can only achieve approximately 63 percent of the density permitted by the Lakeside community plan.

M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.

Details of run-off management are included in the Stormwater Management Plan for Greenhills Ranch. The proposed biofiltration basins and their inlet/outlet infrastructures will provide filtration where water leaves the street. Biofiltration basins will collect stormwater and release it back into natural channels.

The project is designed to maintain the existing natural drainage patterns by not altering the existing discharge point for stormwater as it drains into the open space. Additionally, the project proposes to utilize, per County standards bio-retention, to; treat storm water to pre-development water quality, control flows to assure that peak average discharge for the post development condition matches predevelopment conditions and to also encourage groundwater recharge.

M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.

Greenhills Ranch Phase 2 will provide traffic mitigation as identified during the CEQA review. The project will also construct the onsite segment of the multi-use trail identified in the Community Master Trail Plan.

The project proposes that all the Phase 2 roads be developed meet or exceed the County Private Road standards. The County private road standards require a private easement width of 40 feet with a graded width of 28 feet and 24 feet of pavement. In addition, the standards will allow 5 foot decomposed granite sidewalks on only one side of the street. The Greenhills Way private road will connect with Lake Jennings Park Road as a “T” intersection.

M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.

The County of San Diego provides the interconnected public road network in Lakeside and elsewhere in San Diego County. The Phase 2 of the Greenhills Ranch does not have an opportunity for road connection to the west of the site due to steep slopes, biology constraints, and the absence of any roads to connect to. Existing development to the south has resulted in only one road connection in that direction. Negotiations with the Helix Mutual Water District has resulted in the project’s ability to connect the Phase 2 area (and the neighborhoods to the south) easterly on Greenhills Way to an intersection with Lake Jennings Park Road.

M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan’s proposed trails and pathways.

M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.

There is one Community Master Plan Trail segment which crosses the property. This trail will be dedicated and built as discussed throughout this specific plan text.

1.4 Chapter 5 – Conservation and Open Space Element

The Conservation and Open Space Element seeks to conserve and protect all resources to “ensure that they are available for the future.” This element includes twenty-four goals. Goals 1, 2, and 3 ensure that the natural environment is protected and remains sustainable. Phase 2 of the GRSP implements and completes the original concept of permitting the development of small scale, single family development on the project site through the use of the specific planning process. Phase 1 has been successfully implemented, and Phase 2 proposes the development of the site with 63 single family residential lots with significant areas of open space proposed. Implementation of the proposed project would result in direct onsite impacts to 19.90-acres of vegetation

communities, including 11.72-acres of native vegetation. Mitigation includes preservation and management of open space through the preservation of a total of 19.12-acres in open space easements.

The "Phase 2- 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 development of Phase 2. A complete text of the plan is included in Attachment C.

GOAL COS 1 Inter-Connected Preserve System. A regionally managed, interconnected preserve system that embodies the regional biological diversity of San Diego County.

The GRSP includes property that is located within the Lake Jennings/Wildcat Canyon Core Area, 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 in the South County MSCP. The relationship between the GRSP and the Lake Jennings/Wildcat Canyon Core Area 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.

Phase 2 preserves 18.64-acres of on-site open space located such that it shares a boundary with the 44.04-acres of open space required for the Phase 1 of the GRSP. Together these two areas include the vast majority of the onsite PAMA. Through this configuration, the design criteria of the BMO have been met. Specifically, the existing corridor and linkage will be maintained and continue to provide coastal sage scrub habitat for wildlife species, as well as cover and topographical relief for species. Because the majority of wildlife species that could utilize this corridor are likely small to mid-size (e.g., birds, rabbits, coyote), the widths of the proposed corridor are wide enough to continue to support these species. The proposed corridor widths are shown on Figure 7 in the Biological Technical Report and are greater than 1,000 feet in all areas, with the exception of a 300-foot segment that is approximately 867.5 feet wide. The proposed open space will allow wildlife to continue to move through the undeveloped habitat similar to the existing conditions. No roads are proposed within the open space preserve and the limited building zone minimizes structures and certain uses within a 100-foot buffer between the open space preserve and development. For a detailed discussion of how the project conforms to the design criteria of the MSCP please see Section 2.6.1 of the Biological Technical Report

COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design

As noted above, development in Greenhills Ranch is sited in the less sensitive upland areas which includes both 'developed' and PAMA areas. An assessment of sensitive species impacts resulting from the proposed development has recommended that the project biological impacts should be considered less than significant with the onsite mitigation areas that are proposed.

COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.

The natural drainage system is retained within the design of Phase 2 of the Greenhills Ranch as indicated in the approved Drainage Plan and Stormwater Quality Management Plan. Habitat restoration will ensure that infiltration into groundwater is maximized. Detention basins are incorporated throughout the project to ensure that stormwater runoff is treated and percolates back into the groundwater that underlies the property. The project will also encourage the builder to achieve hydrologic invisibility through a combination of methods including architectural features, rain harvesting and use of loosened soil zones to maximize filtration.

COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

See Policy COS 4.1 discussion above.

COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation

The Project is being designed to comply with all applicable requirements of the County of San Diego Storm Water Ordinance/Manual (and related documents), as well as the related NPDES municipal and general construction permits. Specifically, these requirements include regulating storm water flows to limit runoff from the site to approximate pre-development levels, and to meet applicable water quality standards

through appropriate site design, source control, low impact development, priority project and treatment control BMPs.

COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.

Long-term water quality controls would be incorporated pursuant to the County Stormwater Ordinance/Stormwater Standards Manual and related NPDES Municipal Permit requirements, including measures to avoid or reduce erosion and sedimentation effects (e.g., the use of treatment control BMPs such as storm water filters). Short-term erosion and sedimentation impacts would be addressed through conformance with the NPDES Construction Permit and County Stormwater Ordinance/Stormwater Standards Manual. Project development would generally avoid steeper areas of the Project site. The Proposed Project would be required to conform to erosion and stormwater requirements under the NPDES by the preparation of a SWPPP. The applicant has prepared a Storm Water Management Plan.

CULTURAL RESOURCES

COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.

As indicated in the Cultural Study prepared by Laguna Mountain Environmental and dated November 2016, includes an assessment of onsite cultural resources impacts resulting from the proposed development has recommended that that the project cultural resource impacts will result in no significant adverse effects from project impacts. The Cultural Resources Report prepared for review by the County includes monitoring during the grading operations will be required for project implementation. The monitoring requirement states that:

Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Both the Project Archaeologist and Kumeyaay Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources

PARKS AND RECREATION

COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses

Greenhills Ranch- Phase 2 will provide the “Helix Water District Loop” trail segment as depicted on the Community Master Trail map. This trail segment is a portion of the Community Master Trails plan for the community of Lakeside. The Community Master Trails system within Phase 2 includes three segments as follows;

1. The adopted Community Master Trails Plan shows a trail alignment continuing onto Phase 2, and follows an existing unimproved dirt road within Lot E (Open Space) to the northerly terminus of Audubon Road.
2. .At this point the trail alignment has been designed to follow along the east side of Audubon Road within the private road easement, and adjacent to Open Space Lot D down to the intersection of Audubon and Greenhills Way.
3. At this point the trail is designed to follow the northerly boundary of Greenhills Way within the private road easement to the easterly specific plan boundary, and continue within the Greenhills Way right-of-way to the intersection with Lake Jennings Park Road.

The majority of the trail alignment within Phase 2 is located within private road easements. For most of its length it will be improved to a width of twelve feet within a twenty-foot easement and will be marked and where necessary fenced to prevent intrusions into sensitive open space areas. The trail segment within the Audubon Road private road easement, has been recommended for approval by staff with a 10-foot-wide easement and an 8 foot wide DG pathway. The segment within the Greenhills Way private road easement has been recommended for approval by staff with an 8-foot-wide easement and an 6 foot wide DG pathway. See Figure 4-2 for a representation of a cross section of the trail, and Figure 4-3 "Trail Exhibit" to show the location of the three trail segments.

The street design for the project includes five-foot-wide decomposed granite sidewalks along one side of each of the private streets within the community.

1.5 Chapter 6 – Housing Element

The Housing Element includes six goals, however only the first two are relevant to private developments like the Greenhills Ranch. The project is consistent with all of the applicable Housing Element goals.

GOAL H-1

Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and

future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.

Approval of the project would add 63 additional units to the housing stock of Lakeside. It is anticipated that the housing units when sold will provide for middle class housing for the community and provide opportunities for people who desire new mid-range housing in Lakeside.

GOAL H-2

Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.

Policy H-2.1 Development that Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element

The Greenhills Ranch Phase 2 project has been designed to meet the scale and character of the adjacent single family residential neighborhoods. Phase 2 includes a range of lot sizes, from 5,119 to approximately 11,578 square feet in size. The average sized lot within the Phase 2 is approximately 7,539 square feet. The proposed trail alignment within Phase 2 is located within areas proposed for open space and will be improved as described in Section 3.1.2 and will be marked and fenced to prevent intrusions into open space. This trail alignment will connect with Phase 1's existing riding and hiking trail and to the north and will provide adequate pedestrian access to the surrounding area, including eventual implementation of the trail segment on adjacent property to the south.

Phase 1 of the GRSP is now fully developed with the 31-single family lots authorized by the prior approvals of the Board of Supervisors. The subdivision is built with lots on either side of Sohail Street which was extended into the GRSP. The legal lots are on average approximately 11,700 square feet (approximately one-third acre) in size, however all of the lots have open space easements over the rear half (or more) of the legal lots which reduces the area available to the homeowner's use to approximately 5,850 square feet. This net lot size appears to be largely consistent with the other residential areas to the north and west of Phase 1. The GRSP open space areas between Phase 1 and Phase 2 total some 62.68-acres and provides not only a buffer between the two developed areas but protects an important resource which adds to the community character.

The areas to the south of Phase 2 have been developed over time with the existing lots immediately adjacent to Phase 2 ranging in size from 0.38 to a little over an acre. The subdivided parcels on Jack Oak Road, Deany Street and the other developed areas are generally 6,000 square feet in size. None of these subdivided areas include any preserved open space lands.

1.6 Chapter 7 – Safety Element

The Safety Element includes some fifteen goals. In designing the Greenhills Ranch, every effort has been made to ensure that the project meets or exceeds the Goals and the Policies of this Element. The project has been designed to accommodate fire and emergency accessibility. The Fire Protection Plan, prepared by Firewise 2000, shows that the Lakeside FPD, will have full response capability and capacity to respond to fire emergency incidents on the project.

FIRE PROTECTION

S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.

Greenhills Ranch is designed in accordance with all San Diego County requirements that address safety. The road system meets all private road standards in terms of length and turn around space and will accommodate emergency vehicles. A 100-foot perimeter of cleared and/or thinned vegetation is provided with substitute measures such as walls and/or sprinklers where such a perimeter is not feasible and where reduced fuel modification zones are appropriate as indicated by state-of-the-art modeling located in the approved Fire Protection Plan, prepared by Firewise 2000. All fire codes will be met in terms of building construction including the use of fire-retardant roofs and other building materials. Measures to reduce the effects of a wildfire are included in the Fire Protection Plan.

S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.

Lakeside Fire Protection District will provide fire and emergency services to the project as indicated in the 399 F, Fire Service Availability Form. The maximum travel time based on the Semi-Rural Regional Category is five minutes. The project site has a response time of 3.2 minutes and therefore complies with this requirement.

S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.

All on-site roads will be designed to County standards that will provide for the concurrent access of emergency equipment (i.e., fire engines and ambulances) and civilian vehicles. The primary access roads, Adlai Road, Audubon Road and the intersection of Greenhills Way and Lake Jennings Park Road, will be improved off-site in accordance with County standards. The Project has prepared a Fire Protection Plan that evaluates the project to ensure the development complies with the policies of the General Plan and County Fire Code and identifies the measures necessary to ensure that the project is adequately served by fire and emergency medical services.

S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.

The project is located in the Lakeside Fire Protection District which has the capacity to provide fire protection for the development. In addition to the measures identified in the Fire Protection Plan, the property owner will be required to pay the Fire District's assessment charges. The residents of Greenhills Ranch – Phase 2 will pay their fair share of emergency services.

S-10.4 Stormwater Management. Require development to incorporate low impact design, Hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.

The project submitted was required to submit a Drainage Study and a Stormwater Quality Management Plan. The project will implement low impact design and other measures to minimize stormwater impacts on existing drainage systems as described and required in the Stormwater Quality Management Plan and Drainage Study.

S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.

The onsite storm drain system is designed to handle design storm requirements as required by the County of San Diego. In general, the onsite storm drain system will collect runoff within a sub-basin and convey it to an appropriately sized detention facility. Storm runoff will be released at a rate less than or equal to existing conditions.

1.7 Chapter 8 – Noise Element

The Noise Element includes six goals designed to ensure that the population is not exposed to excessive noise levels. Greenhills Ranch complies with all policies which implement the Noise Element goals. As discussed in the Acoustical Analysis prepared by LDN Consulting, dated January 20, 2016, the project will comply with the General Plan Noise Element and the Noise Ordinance. The study concludes that in regard to the On-site, Off-site and the Construction phases of the project construction activities will meet the appropriate CNEL county Noise Ordinance standards and will not require any specific mitigation measures.

2 Lakeside Community Plan

The San Diego County General Plan is augmented by the community and sub-area plans. Community Plans must be consistent with the General Plan but can provide additional guidance that reflects the unique nature of each of the unincorporated area's communities. Many of the goals and policies included in the community plan mirror those in the General Plan.

RESIDENTIAL GOAL

PROVIDE FOR GRADUAL RESIDENTIAL GROWTH, WHILE RETAINING THE RURAL ATMOSPHERE OF LAKESIDE.

Project Conformance:

The GRSP – Phase 2 conforms to the Residential Goal 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 some 18.64-acres of Phase 2 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 2 will range upward from 5,119 net square feet in size to 11,578 square feet. Lot sizes for the project's exterior lots have been designed in relationship to adjacent offsite parcels, maintaining a transition between the project and existing adjacent development.

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.

Project Conformance:

The GRSP – Phase 2 conforms to this policy in that the range in the lots sizes will provide for both a variety of housing sizes and a variety in the usable open spaces on the individual lots.

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.

Project Conformance:

The net area available for development within Phase 2 is 17.39-acres out of the total of 36.03-acres. The balance of this phase has been identified as including biologically important and/or RPO protected steep sloped areas. Much of the area within the

17.39-acres has been disturbed by previous development activities which is largely the reason that the property can be proposed for development today. To the east of the existing disturbed areas is an isolated hill which is proposed to be graded so that the area can be integrated into the area proposed for development. This hill provides the fill required to make the grading operation balance. While the overall grading operation is balanced with 180,000 cubic yards of cut/fill it is important to acknowledge that the project conforms with the county's Resource Protection Ordinance standards in regard to impacts to steep slopes.

The GRSP – Phase 2 conforms to this policy by including only private roads within this phase of the Greenhills Ranch development. The private roads are narrower than public roads, require less grading and are thus less impactful as a feature of the development. Although the private roads include concrete curbs and gutters to assist in the control of stormwater run-off, the proposed sidewalks are decomposed granite.

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.

Project Conformance:

The Lakeside Community Plan designates the property with a density of 1.6 du/acre. A recalculation of the acreage shows that the entire GRSP is approximately 91.93 acres in size thus yielding a maximum potential of 147 dwelling units. Phase 1, which includes 56 acres has been developed and includes 31 lots. Phase 2 includes an area of approximately 36.03-acres and proposes 63 lots. Together the two phases will yield 94 lots approximately 63 percent of what the General Plan anticipated. There are two aspects which force this reduction in residential yield. First since the 1.6 du/acre density was first applied the County has adopted the MSCP and the Resource Protection Ordinance. The net effect of these two changes has been to reduce the areas available for development on this site. At the same time there are CEQA and land use policies which encourage that any proposed development be "consistent" with existing development in the neighborhood. While it might be possible under the first circumstance to propose attached single-family or four-plex housing in order to reach the maximum density allowed, the desire to be consistent with adjacent development requires single family lots. As proposed the GRSP will have an overall density of 1.03 du/acre not 1.6 du/acre. And the density of the developed areas is 2.63 du/acre in Phase 1 and 3.63 du/acre in Phase 2, both well under the 4.3 du/acre which is the density of development in the adjacent areas to the south of Phase 2.

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 6.3 and 6.4 and the lot size averaging and planned development provisions of the Zoning Ordinance.

Project Conformance:

The GRSP – Phase 2 conforms to this policy. The regionally important open space lands that are the onsite portions of the Lake Jennings/Wildcat Canyon Core Area will be preserved and maintained as a condition of approval of this project. As proposed the project conforms with the steep slope standards of the Resource Protection Ordinance. The overall GRSP includes 91.93-acres and 62.68-acres (68 percent) is preserved as open space. The proposed area for development in Phase 2 is located for the most part on areas previously disturbed, includes a fairly compact subdivision design. The grading proposed to implement the Phase 2 development will not impact any unique public scenic views and vistas.

The project as discussed above conserves open space lands with important natural resources, and the development will include fire access and fire hydrants located along the rim of the south side of the archipelago which will be useful in fire suppression and potentially in the reduction to damage to this important resource. The project proposes two primary access points. The existing segment of Adlai Road will provide access to the project from the south. A new private road, Greenhills Way will connect connecting to Lake Jennings Park Road will provide access from the north. The subdivision will include all of the sustainable development practices which are now a feature of the county's development regulations.

SPECIFIC PLAN AREAS

SPECIFIC PLAN AREA (SPA) 6 – AKSYN (GRSP)

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 dwelling unit per acre.
2. At least 60 percent of the site 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.

Project Conformance: See Table A following this discussion

Overall density is 1.03 du/acre

Overall Open Space is 68 percent.

Developed portions of the site; Phase 1 = 2.63 du/acre, and Phase 2 = 3.62 du/acre.

3 Housing

The reader is referred to the previous discussion in the Housing Element of this Specific Plan Report for project compliance with goals and objectives of housing criteria in the

County of San Diego as there is no discussion or policy statement in the Lakeside Community Plan text.

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 applicable Circulation Element policies of the Lakeside Community Plan. Traffic generated by Phase 2 estimated to be a maximum of 630 average daily trips (ADTs). According to the County's draft screening thresholds for vehicle miles traveled (VMT), the project is located in a VMT efficient area and does not require additional traffic analysis.

The project includes a private road system designed to meet the County Private Road standards as well as the requirements of the Fire Ordinance. The project proposes a new connection from the development boundary to Lake Jennings Park Road via Greenhills Way a private easement 60 feet wide. The project also has easement rights to the existing private Adlai Road which connects to E. Lakeview Road. Per the traffic report no improvements will be required on Adlai.

As of July 1, 2020, the County's Traffic Impact Fee (TIF) has been suspended. The project is not required to pay into the TIF until the TIF is readopted.

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.

6. Conservation

Environmental Policy 1. Encourage types and patterns of development that minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring.

Project Conformance; The GRSP conforms to the Environmental Policy of the Lakeside Community Plan in that the type and pattern of development is consistent with the Land Use designation, although the density is far less than originally anticipated. The grading and other development impacts will be required to meet all applicable County ordinances and policies regarding; water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding, and severe hillside cutting and scarring.

Table A-1
Conformance with Lakeside Community Plan
Performance Standards

Greenhills Ranch Acreage and Density		
Overall density not to exceed 1.6 DU/acre	Acres	DU
Phase 1	56.0	31
Phase 2	36.03	63
Total Acreage	92.03	94
Overall density	1.03 DU/acres	
Sixty percent of site shall be in Open Space	Total Acres	Open Space Acres
Phase 1	56.0	44.04
Phase 2	36.03	18.64
Total	92.03	62.68
Overall percentage of Open Space	69%	
Developed areas shall not exceed 4.3 DU/acre	Acres	DU
Phase 1	11.76	31
Density	2.63 DU/acre	
	Acres	DU
Phase 2	17.39	63
Density	3.62 DU/acre	

APPENDIX B

Service Availability Letters

Helix Mutual Water District

Lakeside Water District

Lakeside Sanitation District

Lakeside Fire Protection District

Lakeside Elementary School District

Grossmont High School District



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

The Goodman Irrevocable Trust dated 12/11/92 310-650-4442		ORG _____	W
Owner's Name	Phone	ACCT _____ <i>RMB 21012</i>	
1161 San Vicente Blvd., Suite 701		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Los Angeles	CA 90049	DATE _____ AMT \$ _____	
City	State	Zip	DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

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 Site Plan (D Designator) _____

B. ☒ Residential Total number of dwelling units 53
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. ☐ Total Project acreage 36.33 Total number of lots 76

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

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

395-151-16 & 73	
395-160-15	
398-400-08,09,10,20,54,55	

Thomas Guide Page 1231 Grid D-4
9385 Adlai Road, Lakeside, CA
Project address _____ Street _____
Lakeside _____ 92040
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: *[Signature]* Date: 7/13/21
Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: HELIX WATER DISTRICT Service area: JORDANTOWN/T.HILL/HOMECANDS HGL=700

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.

B. ☒ The project is not located entirely within the district and a potential boundary issue exists with the LAKESIDE WATER District.
☒ 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): APN'S 395-160-15, 395-151-73, 395-151-16 AND PORTION OF 398-400-55 WILL NEED TO BE ANNEXED INTO HND PRIOR TO RECEIVING WATER SERVICE

C. ☒ District conditions are attached. Number of sheets attached: 4
☐ 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? APPROXIMATELY 3,100 FEET

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: *[Signature]* Print Name: ANELD ANWIS
Print Title: ASSOCIATE ENGINEER Phone: 619-667-6273 Date: 7/15/21

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 2/26/2021)



**STANDARD WATER DISTRICT'S
CONDITIONS BEFORE APPROVAL OF A PROJECT**

- W01 ☒ The plans and specifications for the installation of a water system to serve each lot independently with public water must be approved by the serving water district.
- W02 ☒ The developer shall install the water system according to the serving water district standards, and dedicate to the serving water district the portion of the water system which is to be public water.
- W03 ☒ The developer shall comply with the County and serving water district standards and policies, and conditions contained in a secured agreement to install the water system concurrent with project need.
- W04 ☒ The developer shall dedicate to the serving water district all necessary easements for that portion of the water system which is to be public water.
- W05 ☒ Adequate water service shall be committed for this project prior to final approval/map recordation of the subdivision map and shall be available concurrent with project need.
- W06 ☒ All buildings in this project shall be connected to public water according to the water permit and approval process of the serving water district.
- W07 ☒ The developer shall apply for and pay the costs of annexing all the land within the project to the serving water district for operation and maintenance of the public water system.
- W08 ☒ Water and sewer lines shall not be laid in the same trench in any part of this project development.
- W09 ☒ Water and sewer lines must have 10-foot horizontal separation in this project.
- W10 ☒ 8" PVC water main required and 10 -6" fire hydrants with 2 -2 1/2" and 1 -4" outlets as required by the Lakeside Fire Protection District.
- W11 ☐ Upgrade existing fire hydrant with new head with _____ -2 1/2" and _____ -4" outlets as required by the _____.
- W12 ☐ Install _____ -6" fire hydrant(s) with _____ -2 1/2" and _____ -4" outlets as required by the _____.
- W13 ☒ Backflow prevention will be required on all water meters, properties with fire sprinkler systems, properties served by a well, and/or on landscape irrigation water meters.

HELIX WATER DISTRICT POLICIES AND PROCEDURES MANUAL
SECTION 4.11 WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE
FOR WATER EFFICIENCY

SECTION 4.11 WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT
PROCEDURE FOR WATER EFFICIENCY

4.11-1 GENERAL

Helix Water District hereby establishes a comprehensive water conservation and water efficiency program for new development or redevelopment within the district.

The district finds that water conservation and water efficiency in all new domestic or commercial development or redevelopment is essential to the district's continued ability to provide water to new and redeveloped areas and to avoid or minimize the effects of any future shortage.

4.11-2 REQUIREMENTS

All new commercial and domestic developments or redevelopments shall install only high-efficiency appliances, use only high-efficiency watering technologies and landscape using water-wise principles as follows:

- A.** Install the following indoor fixtures in all residential (houses, condominiums, apartments) and commercial/industrial areas (if applicable):
 - 1. High-efficiency toilets (1.28 gallons or less per flush).
 - 2. High-efficiency dishwashers (Energy Star, WaterSense or equivalent).
 - 3. High-efficiency clothes washers (meets or exceeds the CEE Tier 1 standard).
 - 4. Low-flow shower heads (1.8 gallons per minute or less).
- B.** Design and install landscaping in all parks, common areas, commercial, industrial, multi-family and residential landscapes in compliance with the most recent Department of Water Resources model ordinance or the water efficient landscape ordinance and the Maximum Applied Water Allowance set forth by the local land use agency, as applicable.
- C.** Install dedicated meters for outdoor water use:
 - 1. In single-family residences with one or more acre(s) of irrigated landscape.
 - 2. In all parks and common areas.

HELIX WATER DISTRICT POLICIES AND PROCEDURES MANUAL**SECTION 4.11****WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE
FOR WATER EFFICIENCY**

3. In commercial/industrial/government/multi-family sites with 5,000 square feet or more of irrigated landscape.
 - D. Enroll all new irrigation meters (except those at single-family residences) in the district's water budget program and provide documentation of irrigated landscape area at the time of meter purchase.
 - E. Install automatic irrigation controllers with automatic rain delay that utilize either evapotranspiration (weather-based) or soil moisture data at all homes (residential areas), common areas, parks and commercial/industrial landscapes.
 - F. If using overhead spray to irrigate, high-efficiency, matched-precipitation rate sprinkler nozzles are required at all homes (residential landscapes), common areas, parks and commercial/industrial landscapes.

Any project that requires a permit, plan check or design review by local planning agencies is considered a redevelopment.

4.11-3 COMPLIANCE AND MONITORING

- A. Ensure that covenants, conditions and restrictions pertaining to the proposed subdivision/development do not prohibit the use and maintenance of low-water-use plant materials, and/or the use of artificial turf.
- B. Certify that all units, common areas and parks comply with all of the above requirements.
- C. Schedule inspection for compliance with water efficiency requirements.
- D. Provide water-use efficiency data upon request to the district for six years following installation/development.

4.11-4 PROCEDURE

Executive Order B-29-15 required the Department of Water Resources to update the existing model water efficient landscape ordinance established pursuant to the Water Conservation in Landscaping Act (California Government Code Section 65591 and following) and AB 1881. The updated Department of Water Resources model ordinance serves as a model ordinance for all cities and counties to adopt mandatory water efficient landscape ordinances for new and rehabilitated landscaping projects. EB B-29-15 makes the DWR model ordinance automatically applicable within the jurisdiction of each city and county that has not adopted its own water efficient landscape ordinance or the DWR model ordinance. Effective December 1, 2015, new

HELIX WATER DISTRICT POLICIES AND PROCEDURES MANUAL

**SECTION 4.11 WATER CONSERVATION AND DEVELOPMENT/REDEVELOPMENT PROCEDURE
FOR WATER EFFICIENCY**

and rehabilitated landscape projects shall comply with the provisions of the most recent DWR model ordinance or the water efficient landscape ordinance as adopted or implemented by the applicable local land use agency.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

The Goodman Irrevocable Trust dated 12/11/92 310-650-4442
 Owner's Name _____ Phone _____
 1161 San Vicente Blvd., Suite 701
 Owner's Mailing Address _____ Street _____
 Los Angeles CA 90049
 City State Zip

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

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

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 Site Plan (D Designator) _____

B. ☒ Residential Total number of dwelling units ⁵³ _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

C. ☐ Total Project acreage ^{36.33} _____ Total number of lots ⁷⁶ _____

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

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

395-151-16 & 73	
395-160-15	
398-400-08,09,10,20,54,55	

Thomas Guide Page 1231 Grid D-4
 9385 Adlai Road, Lakeside, CA
 Project address _____ Street _____
 Lakeside 92040
 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: [Signature] Date: 7/13/21
 Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: LAKESIDE WATER DISTRICT Service area: EL MONTE CDD

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 HELIX WATER DISTRICT 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? GREATER THAN 1,000 FT'

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name: BRETT SANDERS
 Print Title: GENERAL MANAGER Phone: 619-443-3805 Date: 7-14-21

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 2/26/2021)





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
 ZONING DIVISION

Please type or use pen

The Goodman Irrevocable Trust Dated 12/11/92 310-650-4442

Owner's Name _____ Phone _____

1161 San Vicente Blvd., Suite 701

Owner's Mailing Address _____ Street _____

Los Angeles CA 90049

City _____ State _____ Zip _____

ORG _____

ACCT _____

ACT _____ DPWWWDPOSSAL

TASK _____

DATE _____ AMT \$ 15.00

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ 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 Site Plan (D Designator) _____

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

C. Total Project acreage 36.33 Total lots 76 Smallest proposed lot 5,000 SF

D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

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

395-151-16 & 73	
395-160-15	
398-400-08,09,10,20,54,55	

Thomas Guide Page 1231 Grid D-4
 9385 Adlai Road, Lakeside, CA
 Project address _____ Street _____
 Lakeside 92040
 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: Choi Delgado Date: 7/3/21
 Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372
 (On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District name San Diego County Sanitation District Service area Lakeside

A. ☒ Project is in the District. Parcels 398-400-08-, 09-, 10-, 20-, 54-00; 398-400-55-00 (A portion)
☒ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. Parcels 395-151-16-, 73-00; 395-160-15-00; 398-400-55-00 (A portion)
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ 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: 1 (See attachment)
☐ 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? District sewer main would need to be extended as required.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Carolina Delgado Digitally signed by Carolina Delgado
 Date: 2021.08.03 10:29:53 -0700

Authorized Signature _____ Print Name and Title Carolina Delgado, Engineering Tech III Phone 858-694-2663 Date 8/3/2021

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: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

PDS-399S (Rev. 2/26/2021)



Green Hills Ranch Phase-2
Project Facility Availability Sewer
36.33 Acres
APNs: 395-151-16, 73-00; 395-160-15-00; 398-400-08, 09, 10, 20, 54, 55-00
August 3, 2021

Page 1 of 1

ATTACHMENT

1. Sewer study submittal to be reviewed prior to submittal of annexation application. Sewer study to include sewer line that flows south of proposed project, down Adlai Road, west down E. Lakeview Road, then south down Lakeview Road and then connects to Ha-Hana Road.
2. Annexation application to include the following parcels:
 - a. 395-151-16-, 73-00
 - b. 395-160-15-00
 - c. 398-400-55-00 (A portion of the parcel)
3. Dedication of sewer easements provide plans to the San Diego County Sanitation District for review.
4. The applicant/owner shall furnish documentation that each lot will be served by a four (4) inch diameter minimum size PVC private sewer lateral.
5. The applicant/owner proposing to connect to San Diego County Sanitation District (District), Lakeside Service Area, sewer system shall obtain a Residential Wastewater Discharge Permit from the Department of Public Works. The applicant/owner shall make a written application to Wastewater Management through Department of Planning and Development Services (DPDS), building permit counter. For information, contact the DPW/DPDS intake counter at 858-495-5717.
6. The onsite private sewer laterals and cleanouts at the property line are to be approved, permitted, and inspected by the Department of Planning and Development Services Building Division. A cleanout shall be installed approximately 2 feet inside the property line or outside a dedicated future County road right-of-way.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen		F								
The Goodman Irrevocable Trust dated 12/11/92 310-650-4442 Owner's Name _____ Phone _____ 11661 San Vicente Blvd., Suite 701 Owner's Mailing Address _____ Street _____ Los Angeles CA 90049 City State Zip		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY								
SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT										
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: <input type="checkbox"/> Boundary Adjustment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input type="checkbox"/> Other Site Plan (D Designator) _____		Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">395-151-16 & 73</td> <td style="width: 50%;"></td> </tr> <tr> <td>395-160-15</td> <td></td> </tr> <tr> <td>398-400-08,09,10,20,54,55</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	395-151-16 & 73		395-160-15		398-400-08,09,10,20,54,55			
395-151-16 & 73										
395-160-15										
398-400-08,09,10,20,54,55										
B. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>63</u> <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input type="checkbox"/> Other Gross floor area _____		Thomas Guide. Page <u>1231</u> Grid <u>D-4</u> 9385 Adlai Road, Lakeside, CA Project address _____ Street _____ Lakeside 92040 Community Planning Area/Subregion _____ Zip _____								
C. Total Project acreage <u>36.33</u> Total lots <u>76</u> Smallest proposed lot <u>5,000</u> SF										
OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT. Applicant's Signature: <u>Chad Debeling</u> Date: <u>7/3/21</u> Address: <u>3717 Ruelle San Raphael, San Diego, CA 92130</u> Phone: <u>(619) 559-0372</u> (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: <u>Lakeside</u> Indicate the location and distance of the primary fire station that will serve the proposed project: <u>14608 Hwy 8 Business, Station #3 1.5 miles</u>										
A. <input checked="" type="checkbox"/> Project is in the District and eligible for service. <input type="checkbox"/> Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the District and not within its Sphere of Influence boundary. <input type="checkbox"/> Project is not located entirely within the District and a potential boundary issue exists with the _____ District.										
B. <input checked="" type="checkbox"/> 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 <u>3.2</u> minutes. <input type="checkbox"/> Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.										
C. <input type="checkbox"/> District conditions are attached. Number of sheets attached: _____ <input checked="" type="checkbox"/> 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 Planning & Development Services.										
<input checked="" type="checkbox"/> Within the proposed project <u>100</u> feet of clearing will be required around all structures. <input type="checkbox"/> 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.										
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.										
<u>DAVID SIBBET</u> <u>DAVIDSIBBET, DEPUTY FIRE MARSHAL</u> <u>619672-7112</u> <u>7/14/21</u> Authorized Signature Print Name and Title Phone Date On completion of Section 2 and 3 by the District, applicant is to submit this form with application to: Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123										

PDS-399F (Rev. 2/26/2021)





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

The Goodman Irrevocable Trust Dated 12/11/92 310-650-4442

Owner's Name _____ Phone _____

1161 San Vicente Blvd., Suite 701 _____

Owner's Mailing Address _____ Street _____

Los Angeles, CA 90049 _____

City _____ State _____ Zip _____

ORG _____

ACCT _____

ACT _____ ELEMENTARY _____

TASK _____ HIGH SCHOOL _____

DATE _____ UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**

☐ Rezones changing Use Regulations or Development Regulations

☐ General Plan Amendment

☐ Specific Plan

☒ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

☐ Rezones changing Special Area or Neighborhood Regulations

☒ Major Subdivision (TM)

☐ Minor Subdivision (TPM)

☐ Boundary Adjustment

☐ Major Use Permit (MUP), purpose: _____

☐ Time Extension...Case No. _____

☐ Expired Map...Case No. _____

☒ Other Site Plan (D Designator) _____

C. ☒ Residential Total number of dwelling units 63

☐ Commercial Gross floor area _____

☐ Industrial Gross floor area _____

☐ Other Gross floor area _____

D. ☐ Total Project acreage 36.33 Total number lots 76

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

395-151-16,73	
395-160-15	
398-400-08,09	10,20,54,55

Thomas Guide Page 1231 Grid D-4

9385 Adlai Road, Lakeside, CA _____

Project address _____ Street _____

Lakeside _____ 92040

Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: Chris Delaney Date: 7/13/21

Address: 3717 Ruelle San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

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

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: Lakeside Union Grossmont

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

Indicate the location and distance of proposed schools of attendance.

Elementary: Lakeview miles: 1.0

Junior/Middle: Tierra Del Sol Middle School miles: 2.5

High school: N/A miles: N/A

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☒ The 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.

Erin Garcia Erin Garcia

Authorized Signature _____ Print Name _____

Assistant Superintendent 619-390-2640

Print Title _____ Phone _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399SC (Rev. 09/21/2012)



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

The Goodman Irrevocable Trust Dated 12/11/92 310-650-4442

Owner's Name _____ Phone _____

1161 San Vicente Blvd., Suite 701

Owner's Mailing Address _____ Street _____

Los Angeles, CA 90049

City _____ State _____ Zip _____

ORG _____ **Sc**

ACCT _____

ACT _____ ELEMENTARY _____

TASK _____ HIGH SCHOOL _____

DATE _____ UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**

☐ Rezones changing Use Regulations or Development Regulations

☐ General Plan Amendment

☐ Specific Plan

☒ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

☐ Rezones changing Special Area or Neighborhood Regulations

☒ Major Subdivision (TM)

☐ Minor Subdivision (TPM)

☐ Boundary Adjustment

☐ Major Use Permit (MUP), purpose: _____

☐ Time Extension... Case No. _____

☐ Expired Map... Case No. _____

☒ Other Site Plan (D Designator)

C. ☒ Residential Total number of dwelling units 63

☐ Commercial Gross floor area _____

☐ Industrial Gross floor area _____

☐ Other Gross floor area _____

D. ☐ Total Project acreage 36.33 Total number lots 76

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

395-151-16,73	
395-160-15	
398-400-08,09	10,20,54,55

Thomas Guide Page 1231 Grid D-4

9385 Adlai Road, Lakeside, CA

Project address _____ Street _____

Lakeside 92040

Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: *Chad DeHaven* Date: *7/13/21*

Address: 3717 Rueite San Raphael, San Diego, CA 92130 Phone: (619) 559-0372

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

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

Grossmont Union H.S. District

District Name: _____

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: *El Capitan High School* miles: _____

☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)

☐ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 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.

Rosa Roselli

Authorized Signature _____ Print Name *Rosa Roselli*

7/14/2021 Phone 619 644 8177

Print Title _____

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399SC (Rev. 09/21/2012)

APPENDIX C

GRSP – Phase 2

Public Facilities Financing Plan

PUBLIC FACILITIES FINANCING PLAN

GRSP PHASE 2

I. Scope of Financing Plan

The purpose of this Public Facilities Financing Plan for Phase 2 is to identify the size and scope of major public facilities needed to support the planned development of the GRSP. 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 Phase 2 of the GRSP. The report identifies the major on-site and off-site facilities which are existing or planned in support of construction of Phase 2. 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 Phase 2. Currently the major roads serving the Greenhills Ranch project area are Lake Jennings Park Road, Lakeview Road and Adlai Road. E. Lakeview Road, a designated Light Collector, is accessed from the proposed development via Sohail Street in the northwest. E. Lakeview Road intersects Adlai Road, a Light Collector, south of the project site.

The Helix Municipal Water District provides potable water service to the overwhelming majority of the project area. A small section along the northerly boundary of Phase 2 is within the Lakeside Water District (LWD). The portions of Phase 2 within the LWD will be de-annexed and the entire Phase 2 will be serviced by Helix MWD. Existing area infrastructure includes a 500,000-gallon reservoir owned by the Padre Dam Municipal Water District, the Helix MWD facility located adjacent to Phase 2, as well as an 8-inch waterline extending down Adlai Road.

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.

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. Phase 2 of the Greenhills Ranch site drains southerly to Los Coches Creek, within a mile of the property's west and south boundaries,

Stormwater runoff in Phase 2 ultimately flows into existing public storm drain systems; in the existing public system at East Lakeview Road.

Park Improvements

There are currently no park improvements within the GRSP Area. There are public park facilities within the immediate project area, namely, Lake Jennings Park and Lido Lake Park. Phase 2 will pay the requisite PLDO fees in lieu of providing a public park.

Schools

The GRSP Area is served by the Lakeside Union School District for grades kindergarten through 8 and the Grossmont 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 -- GRSP

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

The improvements proposal for the project include the following:

- a) The project will construct the extension of Audubon Road and Greenhills Way easterly from the project boundary to the intersection with Lake Jennings Park Road, a left-turn pocket and acceleration lane, and 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) The project will construct necessary road improvements to Adlai Road (private easement) from the Phase 2 boundary to the intersection with Lakeview Road.

c) Offsite sidewalks and street lights will be installed as specified by the County of San Diego.

d) 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 private system. All costs therefore will be borne by the project developer through subdivision conditions tied to the tentative map phased with development of the Specific Plan. Improvement of the roads will be paid for through conventional financing.

Water service for the project will be provided by Lakeside Water District, which has an 8-inch main in East Lakeview Road. 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.

The GRSP Area will be served by Lakeside Sanitation District. District sewer lines currently abut the subject property at Adlai Road, and Audubon Road. 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.

Greenhills Ranch will connect to the existing area storm drain system in East Lakeview Road. 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 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 easements 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
- 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 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.

APPENDIX D

GRSP – Phase 2

Open Space Plan

Phase 2 Greenhills Ranch Open Space Plan

1 Introduction

The adoption of the original GRSP text included;

A general overview of the Open Space design of the overall Specific Plan area,

- Detailed discussions of the Open Space requirements provided in Phase 1, and
- An Open Space Management Plan for Phase 1.

Since the adoption of the original Greenhills Ranch approvals issues have arisen in regard to (a) the lack of consistency in the acreages used in the original text, and (b) the accuracy of the actual acreages as a result of the surveys required to record the Final Map for Phase 1. As discussed there were various numbers used in the text regarding the area of the specific plan and the acreage dedicated to open space which were assumed to be correct. After the recordation of the Final Map many of these numbers were found to be inaccurate. The percentage of required open space required by the Lakeside Community Plan (60%) remains unchanged.

This Open Space Master Plan (OSMP) is designed to provide a comprehensive overview of the open space preservation associated with the GRSP. The specific plan consists of 92.03 acres and is located in the Lakeside area. It will be developed in phases. Phase I encompass approximately 56-acres in the north area of the GRSP and has been developed. The 36.03-acres in the south is designated Phase 2.

Portions of the GRSP are located within the Lake Jennings/Wildcat Canyon Core Area, 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 I- 8. In order to ensure an adequate design of open space preservation, and wildlife corridor widths, a comprehensive approach is necessary (See Exhibit D). The OSMP will provide a blueprint for the future development of the GRSP and the immediate vicinity that will preserve the connectivity within the Lake Jennings/Wildcat Canyon Core Area. An assessment of the potential impacts to the resources within the archipelago, and project conformance with the MSCP standards can be found in the Conceptual Resource Management Plan which is attached to the project Biological Technical report.

The OSMP's relationship to the Lake Jennings/Wildcat Canyon Core Area is illustrated in Exhibit A. Exhibit A is an enlargement of a portion of the South County MSCP map. The Phase 2 OSMP boundary is shown in red outline. The beige color represents biological resource core areas (PAMA) where habitat preservation is most desirable, while the grey areas indicate land that has been developed. As can be seen the GRSP Phase 2 area is located at the eastern end of the archipelago.

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 Lake Jennings/Wildcat Canyon Core Area consists of undeveloped or sparsely developed lands in a steppingstone-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. Exhibit A shows the overall pattern of the Core Area. 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. This graphic shows the location of existing open space easements (purple) and biological easements (light green) that have been dedicated within the Core Area. The area proposed for biological open space in the Phase 2 GRSP is shown in dark green and include majority of the most sensitive habitats on the property. The development area for Phase I show (a) the open space easements at the rear of the individual residential lots in purple, and (b) the 44-acres of biological open space easements (light green) negotiated with the approval of Phase 1.

3. Open Space Dedications

In the adopted GRSP text there are a number of places where the text includes acreages for areas that state one value in one place, and a different value in a second place. The text also includes acreages that were assumed to be accurate as the project was prepared for hearing but upon recordation of the Final Map it was determined that the acreages were in fact different than was stated in the text. The adopted Phase 1 GRSP text has not been revised to address these issues. Throughout this Phase 2 text where there is a need to refer to acreages within the adopted Phase 1 text the corrected acreages are used. This is especially important to demonstrate the obligation to meet the performance criteria in the Lakeside Community Plan which requires that both the individual development areas, as well as the cumulative total of development stay within the standards in the community plan. Fortunately, none of the changes resulted in any conflicts in regard to these standards. Below is a summary of the changes that have been made.

**Table D1
Phase 1 Acreage Errors**

FOR 21-SPA ONLY	Phase 1	
	Adopted Text	Final Map
Buildable lots	31	31
Gross Area	51.9	56
Development Area *	12.17	11.76
Density of Development Area	2.54	2.63
Open Space (Onsite) **	39.53	44.04
Open Space (Off site) ***	0.94	1.24
Open Space Total	40.47	45.28

Source Notes

*Also 12.2 Ac. BS Reso/12.37 Ac Table 3-1

**Also 39.73 Ac Figure 3-1/

39.57 Ac Board Res+ Section 3-1/

76.1 Board Res and Sec 3. 1

*** Not included in TM

The combined Open Space Management Plans will preserve 62.68-acres of the approximately 92.03-acres within the Specific Plan Area site. This represents 68 percent of the total area. A detailed discussion of each of the OSMP components follows.

The "Open Space Master Plans" are designed to provide a comprehensive overview of the open space preservation that will be undertaken in relation to the GRSP. The Phase I mitigation requirement was 5.24 acres, and as can be seen from the table below a total of 44-acres were included in the total open space dedications associated with the Phase 1 approval.

**Table D2
Open Space Dedications
Within the GRSP**

Area (acres)	Reason for Dedication
Phase 1	
5.24	Dedicated as mitigation for 12.2 acres of impacts
23.9	Previously dedicated
14.9	Open Space
44.04	Total area dedicated as open space
Phase 2	
18.64	Open Space within the Specific Plan Area
Phase 1 + 2	
62.68	Combined open space within the SPA

Biological impacts in Phase 2 will be mitigated both onsite and on adjacent property owned by the applicant. As originally conceived, it was anticipated that the maximum development area in Phase 2 would be 17.18 acres instead of the 18.64-acres currently proposed.

4. Phase 2 Open Space Areas

The Phase 2 area is 36.03-acres in size. As proposed Phase 2 will include four lots for use as onsite Open Space totaling 18.64 acres (Lots C, D, E and F). The onsite biological easement is 8.89-acres which together with the offsite dedication for biological Open Space preservation of 10.23 acres will provide the total biological mitigation requirement for Phase 2 impacts.

All open space easements must be dedicated prior to grading, clearing, implementation plans or final recordation of the final phase/unit of development within the GRSP.

5. Habitat Management Plan

A Habitat Management Plan (HMP) has been adopted and is in place for the dedicated Open Space areas within the Phase 1 area. The Phase 1 HMP covers all of the open space areas discussed in the Phase 1 specific plan text and HMP.

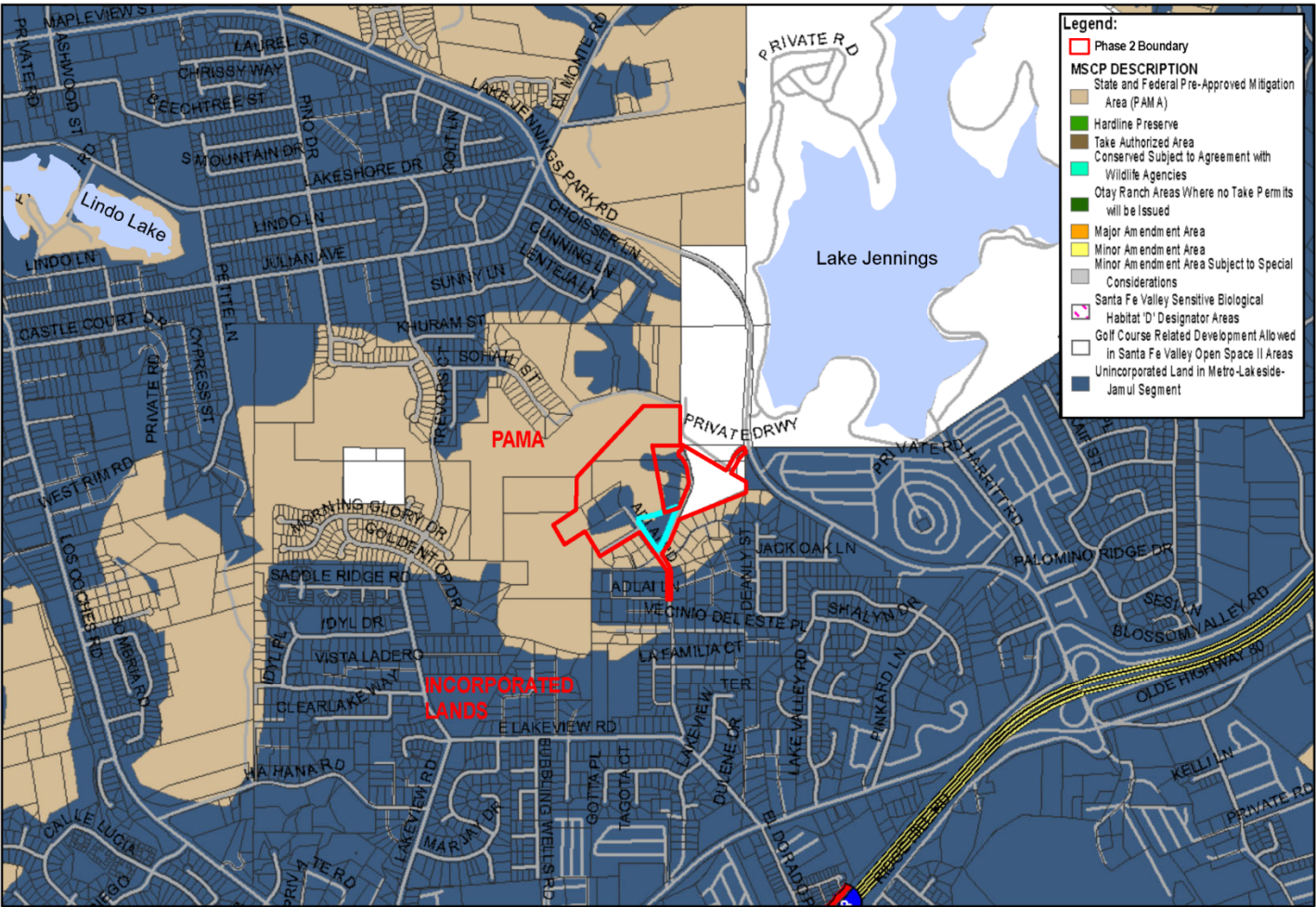
As with the Phase 1 HMP, a new HMP for Phase 2 will be developed and will contain guidelines for monitoring and management of the open space and will contain provisions to ensure long-term viability of the open space protected under the DSMP. The plan will at a minimum:

- 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.

6. Biological Open Space Easements

All of the open space discussed in the OSMP shall be dedicated as a Biological Open Space 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. 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.



R.E.C. MSCP Excerpt

Consultants, Inc. | GREENHILLS RANCH SPECIFIC PLAN (PHASE 2)

0 750 1,500 Feet



EXHIBIT A

December 2021

Exhibit A – MSCP Excerpt

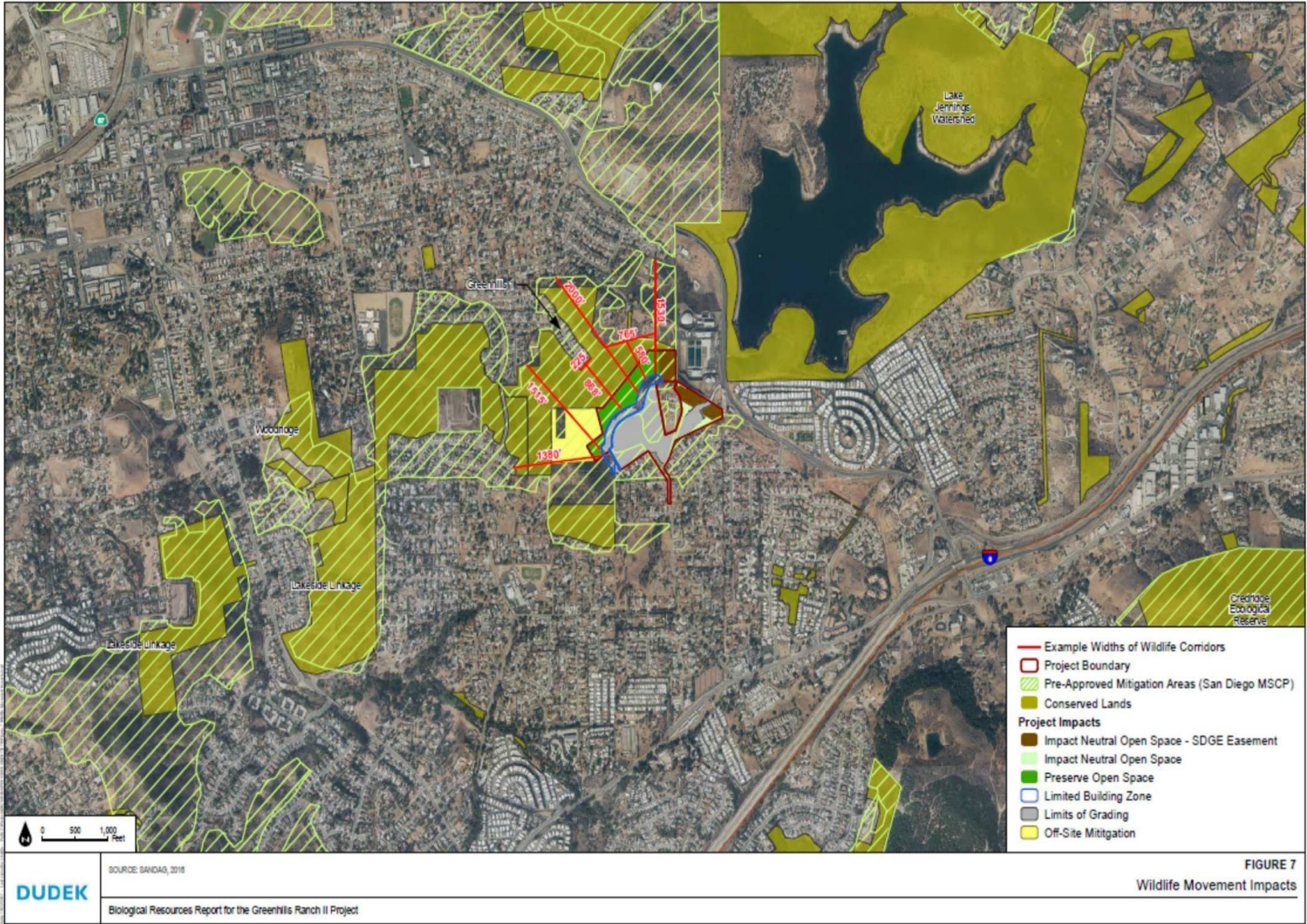


Exhibit B – Corridor Open Space

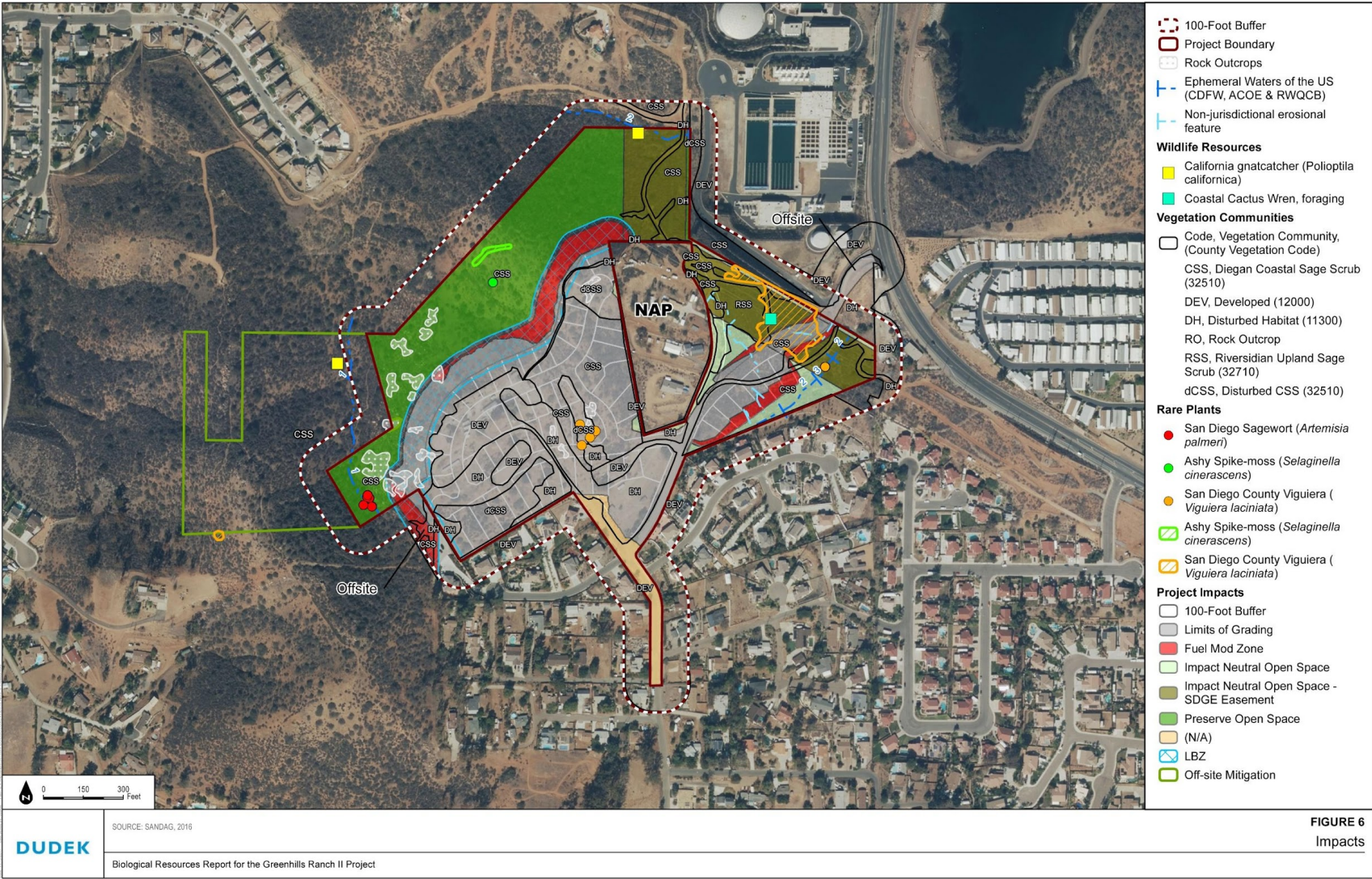


Exhibit C – Phase 2 Habitats

**Biological Resources Report
for the
Greenhills Ranch II Project**

August 2018

Table D3

Direct Impacts to Vegetation Communities

Habitat/Vegetation Community	Existing On Site (acres)	On-Site Grading Impacts (acres)	On-Site Fuel Modification Zones (acres)	Off-Site Impacts (acres)	Total Impact (acres)	Impact Neutral Open Space*	On-site Open Space Preserve (acres)	Off-site Open Space Preserve (acres)
Riversidian Upland Sage Scrub (MSCP Tier II)	0.89	0.01	0.01	--	0.02	0.87	--	--
Diegan Coastal Sage Scrub (MSCP Tier II)	23.12	7.66	1.77	0.33	9.76	4.82	8.87	10.23
Disturbed Diegan Coastal Sage Scrub (MSCP Tier II)	2.31	2.27	--	--	2.27	0.03	0.01	--
<i>Subtotal</i>	<i>26.32</i>	<i>9.94</i>	<i>1.78</i>	<i>0.33</i>	<i>12.05</i>	<i>5.72</i>	<i>8.88</i>	<i>10.23</i>
Developed (MSCP Tier IV)	4.56	3.20	0.09	0.13	3.42	1.27	--	--
Disturbed Habitat (MSCP Tier IV)	5.32	4.12	--	0.40	4.52	1.19	0.01	--
<i>Subtotal</i>	<i>9.88</i>	<i>7.32</i>	<i>0.09</i>	<i>0.53</i>	<i>7.94</i>	<i>2.46</i>	<i>0.01</i>	<i>--</i>
Total	36.20	17.26	1.87	0.86	19.99	8.18	8.89	10.23

*Includes areas outside of SDG&E easement that are not impacted, the SDG&E easement, the portions of the site that are not impacted but are not considered preserve (existing road).

APPENDIX E

GRSP – Phase 2

Fencing and Signage Plan

Fencing and Signage Plan

Permanent fencing shall be installed along the open space boundary with the LBZ and along the open space boundary with existing residential lots. Fence design and materials will be developed with approval by PDS. The project HOA will be responsible for the ongoing maintenance of the signage and fencing.

Permanent fencing is required in all locations of the project as shown in Figure 4-4 , "Open Space Signage and Fencing Plan Map". The plan may be incorporated into the Grading Plan and must be approved by the PDS prior to final map approval. Fencing will be installed as required by the PDS project review.

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 PDS. 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.

The signs must state the following:

Sensitive Environmental Resources.
Disturbance Beyond this Point is Restricted by Easement
Information:
Contact County of San Diego,
Planning & Development Service
Ref:

Evidence shall be submitted to the Director, PDS, 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 these conditions. A map of the signage plan can be seen in Figure 4-4 , "Open Space Signage and Fencing Plan Map,".