

Hearing Date: _____

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN AMENDMENT SPA-16-001)
(Greenhills Ranch Specific Plan)

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, a Specific Plan known as the Greenhills Ranch Specific Plan (SP-98-004), having been prepared by TRS Consultants for an area comprising a total of 92 acres located in the Lakeside Community Plan Area was adopted by Resolution of the Board on June 23, 2004; and

WHEREAS, Atlas Investments (hereinafter referred to as "applicant"), submitted an amendment to the Greenhills Ranch Specific Plan (SPA-16-001) on March 17, 2016, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of approximately 36 acres located in Phase II of the Greenhills Ranch Specific Plan; and

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

WHEREAS, the applicant has stated the intent of said Amendment to change the Greenhills Ranch Specific Plan as follows:

1. Subdivide approximately 36 acres of land into 76 lots, including 63 residential lots, 7 private street lots, 4 open space lots, and 2 HOA lots. (TM-5611)
2. Rezone approximately 36 acres of land (Phase II area) to 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. (REZ-16-002)
3. Amend the setback designation from "H" to "V" to allow for additional flexibility in the design and siting of homes.
4. Amend the minimum lot size from "6,000" to "5,100" to allow for smaller lots to achieve the approved density of the Specific Plan.

5. For Lots ~~1, 2, 3~~, 5, 6, ~~7~~, 8, 9, ~~10~~, 11, ~~12~~, 13, ~~14~~, and ~~14~~~~15~~, limit all structures to a maximum building height of 20 feet and one story.
6. Establish specific criteria for development within the project area relating to open space and trail easements, limited building zone, on-site private road improvements, grading, design criteria for future homes beginning at Section 4.4 of the Specific Plan Amendment.
7. Preserve 19.11 acres of natural open space through dedications of easements to the County of San Diego.
8. Provide all typical and necessary public services and facilities in such a manner that will not create a financial obligation on the County or other public agency.

WHEREAS, implementation of said Specific Plan Amendment will occur in concurrent application(s) for Zone Reclassification (REZ-16-002); Tentative Map (TM-5611); and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on February 29, 2024, conducted a duly advertised hearing on said Specific Plan Amendment and by a vote of _____ recommended that the Board of Supervisors (approve/deny) the Greenhills Ranch Specific Plan Amendment because it is consistent with the General Plan and the Lakeside Community Plan; and

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

WHEREAS, on _____, the Board of Supervisors has made findings pursuant to Attachment E, Environmental Findings, of the Board of Supervisors Planning Report for the project; and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Greenhills Ranch Specific Plan Amendment (SPA-16-001) is consistent with the San Diego County General Plan and the Lakeside Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Greenhills Ranch Specific Plan Amendment as SPA-16-001, consisting of the text and map entitled Greenhills Ranch Phase 2, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan Amendment (SPA-16-001) and all development applications filed in order to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, The Zoning Ordinance, and the San Diego County road standards shall apply irrespective of what is stated in the applicant's amended Specific Plan text and none of the requirements included within this Resolution shall be deemed as exempting any permit filed pursuant to this Specific Plan Amendment from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the amended Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. Except to the extent they do not apply to the Specific Plan Amendment or have been altered or superseded to conform to the Specific Plan Amendment, the mitigation measures and the project design features described in the Mitigated Negative Declaration for the Greenhills Ranch Specific Plan Phase II (PDS2016-ER-98-14-020B) dated February 29, 2024 are hereby made requirements for the Specific Plan Amendment (SPA-16-001) and shall be made conditions of subsequent development permits and approvals where applicable.
4. All permits (e.g. Zone Reclassification, Tentative Map, and Site Plan) requested within the Specific Plan Amendment shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Specific Plan Amendment. Any deviation from the figures, plans, design guidelines, or standards, shall require prior written approval from Planning & Development Services or the applicable decision-making authority.
5. All permits (e.g. Zone Reclassification, Tentative Map, and Site Plan) requested within the Specific Plan Amendment shall require the construction of all necessary service infrastructure (e.g., buildings for commercial services and buildings for institutional uses) concurrently with the development of the particular phase to which the Tentative Map and Site Plan applies, to the satisfaction of Planning & Development Services.

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

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Greenhills Ranch Specific Plan Amendment (SPA-16-001), on record at the County of San Diego, the written documents referred to, and the oral presentation(s) made at the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

1. GEN-1 to GEN-2
2. ROADS-1 to ROADS-13
3. STRMWTR-1 to STRMWTR-2
4. TRAILS-1 to TRAILS-2
5. MISC-1
6. BIO-1 to BIO-8
7. CULT-1
8. FIRE-1
9. LNDSCP-1
10. AQ/GHG-1 to AQ/GHG-5
11. HAZ-1 to HAZ-4
12. NOISE-1 to NOISE-3
13. PARKS-1
14. GP1 to GP21

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The

property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below: <http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of

construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

PARK LAND DEDICATION ORDINANCE (PLDO) FEE:

As a condition of approval of any residential development, the applicant shall dedicate park land and/or pay fees in-lieu of park land dedication, pursuant to the provisions of Title 8, Division 10 of the Code of Regulatory Ordinances and Section 810.101, et seq of the Park Lands Dedication Ordinance (PLDO), for the construction of new parks and recreational facilities that will serve future residents of the proposed residential development. The TM-5611 Project residential subdivision comprised of 63 dwelling units are subject to the Park Land Dedication Ordinance (PLDO) and In-Lieu Park Impacts Fee shall be paid. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter]. Park fees shall be collected on a per dwelling unit basis. The [PDS, BD] shall calculate the fee and provide a receipt of payment for the applicant and [PDS, PCC] shall verify that prior to issuing the first building permit the PLDO fee has been paid. PLDO fee payment shall be verified for each subsequent building permit issuance.

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first

submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [PDS, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.