

CLERK OF THE BOARD OF SUPERVISORS
BOARD OF SUPERVISORS MEETING

WEDNESDAY, JUNE 5, 2024

Legislative Services Section: (619) 531-5434

REVISED AGENDA AND BACKUP:

- 07 NOTICED PUBLIC HEARING:
 GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE
 RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE
 DECLARATION (DISTRICT: 2)**

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EQUITY IMPACT STATEMENT

This amendment is aligned with the goal to provide housing opportunities that meet the needs of the community. The approval of the Project would provide 63 new housing units in the Lakeside community. The Project includes a range of lots that will allow for market rate homes that range in size. The Project would create new market rate housing units in a VMT Infill Area, which promotes denser village areas and creates a greater diversity of land uses that would encourage transit and lower regional VMT over time.

SUSTAINABILITY IMPACT STATEMENT

This action will also promote the development of 63 new housing units in a VMT Infill Area, which are areas that meet household and intersection density and job accessibility standards that are associated with urban development within the unincorporated county. Infill development promotes denser villages and creates a greater diversity of land uses that will encourage transit and lower regional VMT and greenhouse gas emissions, in alignment with the goal to transition to a green, carbon-free economy.

FISCAL IMPACT

There is no fiscal impact associated with ~~this request.~~ today's recommendations. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

8. **SUBJECT: UPDATE ON DEVELOPING A COUNTY OF SAN DIEGO VEHICLE MILES TRAVELED (VMT) MITIGATION PROGRAM AND ASSOCIATED EXEMPTION TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (DISTRICTS: ALL)**

OVERVIEW

In recent years, California has enacted significant changes in land development regulations to address environmental concerns, particularly related to reducing greenhouse gas emissions from the use of cars. These changes rely on technical tools like the California Environmental Quality Act (CEQA) to encourage development in more urbanized areas closer to jobs, transit and services while creating regulatory and financial barriers for development outside these areas. Under the umbrella of CEQA, the State of California passed Senate Bill 743 in 2013. This changed how jurisdictions, including the County of San Diego (County), a new way to analyze transportation impacts from proposed development projects was introduced. This new approach looks at the number of trips a car would make to and from a proposed development project and the distance it would travel. This approach is known as Vehicle Miles Traveled (VMT). Using this approach, proposed development projects located further away from urbanized areas, jobs, transit, and services are likely to have higher VMT impacts, meaning they would add more car trips at longer travel distances than the average VMT to and from other places in the region. These projects would produce more of the greenhouse gases that cause climate change and they are disincentivized under new State regulations. The County adopted requirements and guidance to implement these State regulations in our Transportation Study Guide (TSG) adopted by the Board of Supervisors (Board) in 2022.

A project can reduce, or “mitigate”, the VMT impacts it creates by incorporating features like pedestrian-friendly infrastructure, bike amenities, and access to public transit. This is challenging and expensive in the unincorporated area given that much of it is suburban or rural in nature and community members do not have access to viable alternatives to cars, like transit or services within walking distance. For example, the cost of extending transit or sidewalks to a more rural location would not be financially feasible or even practical in many cases. Developers can also pay toward the incorporation of these types of infrastructure in other locations within the region to offset or mitigate VMT impacts.

As part of the County’s implementation of VMT policies under CEQA, the Board directed staff to explore various VMT mitigation programs and strategies that would work in the unincorporated area to allow some development projects, particularly housing, to be feasible in areas where development is constrained by VMT regulations. Today’s item is to provide an update and information on potential County VMT mitigation program options and variables to consider, such as increasing land use densities in certain communities. These higher densities mean homes and businesses are closer together and allows for the possibility of more home units on a property and increasing opportunities for transit and walkable/ bikeable communities).

It is important to note that VMT mitigation is only required for projects that do not meet the screening criteria found within the Transportation Study Guide (TSG). Projects that meet any one of the eight screening criteria identified in the TSG are determined to have a less than significant impact related to transportation under CEQA and are not required to mitigate or participate in a potential VMT mitigation program. Screening criteria that exempt a project from needing to study or mitigate for VMT impacts include but are not limited to: projects in higher density locations, specifically VMT Efficient or Infill Areas (identified geographically in the TSG), small projects (eleven housing units or less), and 100% affordable housing developments (which typically generate fewer car trips).

A County VMT mitigation program would assist projects in areas where VMT mitigation is too costly or not available for a single development, which is the case for most of the unincorporated area. Depending on the type of program, it could benefit projects by streamlining the environmental review process and strategically incentivizing development, and by further reducing VMT in specific areas where the County is working to facilitate housing and related development (VMT Efficient and Infill Areas, or other areas such as “Transit Opportunity Areas” discussed below).

However, there are several challenges to developing a VMT mitigation program, and there are very few successful examples in the state to follow, particularly in jurisdictions with areas like the unincorporated area. What may work well in one city or region may not transfer successfully to another. In addition, it is challenging to determine how much a mitigation program can reduce VMT, depending on where and when it is applied. In places like unincorporated San Diego County, where people drive longer distances and rely more on cars due to the rural setting and the lack of transit, cutting down on VMT is challenging. County staff estimate that even if developers could collectively contribute to all the planned bike lanes, sidewalks, and trails in the unincorporated area to mitigate for their project VMT impacts, a countywide program in San Diego would only provide about four percent of the mitigation needed for planned growth. So, while a County program could help, creating a VMT mitigation program would be costly to



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

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First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

MONICA MONTGOMERY STEPPE
Fourth District

JIM DESMOND
Fifth District

DATE: June 5, 2024

07

TO: Board of Supervisors

SUBJECT

GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

OVERVIEW

The Greenhills Ranch Specific Plan Phase II project (Project) is a 63-lot single-family residential development in the Lakeside Community Plan area. The Project will implement the second phase of the adopted Greenhills Ranch Specific Plan (GRSP), which has identified the site for residential development at a density of 1.6 units per acre, open space, and trails. The Project site is approximately 36 acres, of which 17 acres will be used to develop the 63 market-rate single-family dwelling units, private roads, and a trail on the northeast corner of the site that will connect to the existing County trail network. The Project also proposes to dedicate approximately 9 acres of the site as biological open space, and the remaining 10 acres will be used for slopes, detention basins, and limited building zones. The site is currently developed with two single-family dwellings which will be removed. The site is located north of Interstate 8 (I-8) and is located approximately 300 feet north of Adlai Road and Audubon Road in the Lakeside Community Planning Area. The first phase of the GRSP is located to the north, residential uses to the south, and open space to the west. A Helix Municipal Water District water treatment plant, Lake Jennings, and a mobile home park are to the east. The Project is within an Infill Area per the County's Transportation Study Guide (TSG) for Vehicle Miles Traveled (VMT). Though the Project is located within a High Fire Hazard Severity Zone, the Wildfire Evacuation Plan and Fire Protection Plan (FPP) was prepared for the project and approved by both PDS and Lakeside Fire Protection District.

Today's requested actions are for the Board of Supervisors (Board) to consider amending the GRSP and approving the associated implementing actions, such as a Zone Reclassification, Tentative Map, and environmental document. The Specific Plan Amendment (SPA) includes development standards and regulations for the Project.

In addition, a Zone Reclassification is needed to add a "D" Special Area Designator for Design Review, change the minimum lot size from 6,000 square feet to 5,100 square feet, and to replace the existing "H" setback designator with the "V" setback designator. The "D" Special Area Designator and "V" setback designator will require Site Plan approval prior to recording the Final

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Map for the Project. The Site Plan will ensure the design of the Project is consistent with the GRSP, which includes criteria related to architectural design and style, landscaping, single vs two stories, accessory structures, lot coverage, setbacks, lighting, fencing, and gates. Finally, a Tentative Map is required for the proposed single-family residential subdivision.

The Board can: (1) approve the Project, (2) approve the Project with modifications, (3) deny the Project, or (4) send the Project back to staff for additional analysis and/or reconsideration including any additional direction from the Board. If the Board chooses to deny the Project, the Board should direct staff to prepare written findings to deny the Project and return to the Board for consideration.

RECOMMENDATION(S)
PLANNING COMMISSION

On February 29, 2024, the Planning Commission considered the Greenhills Ranch Specific Plan Phase II project and made the following recommendations to the Board of Supervisors:

1. Adopt the Environmental Findings, which includes a Mitigated Negative Declaration (MND) pursuant to California Environmental Quality Act guidelines (Attachment B, on file with the Clerk of the Board).
2. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING SPECIFIC PLAN AMENDMENT (SPA) PDS2016-SPA-16-001, as amended by the Planning Commission, for the reasons stated therein and discussed in this report (Attachment C, on file with the Clerk of the Board).
3. Adopt the attached Form of Ordinance an ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN AREA, REF: PDS2016-REZ-16-002 (Attachment D, on file with the Clerk of the Board).
4. Adopt the Resolution, as amended by the Planning Commission, entitled RESOLUTION OF THE SAN DIEGO COUNTY CONDITIONALLY APPROVING TENTATIVE MAP NO. PDS2016-TM-5611. This Resolution makes the required findings and imposes the requirements and conditions of approval necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment E, on file with the Clerk of the Board).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services (PDS) concurs with the recommendations made by the Planning Commission, and makes the following additional recommendations to the Board of Supervisors (Board):

1. Require the applicant to enter into a standard Defense and Indemnification Agreement with the County of San Diego (County) in accordance with County Code Section 86.201 et seq. and

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authorize the Director of PDS to execute the Agreement. If litigation is filed challenging the Board's action on this project, require Atlas Investments, LLC to provide security in the amount of \$1,250,000, either as an irrevocable letter of credit or bond (whichever is acceptable to County Counsel), within 10 days of litigation being filed (Attachment F, on file with the Clerk of the Board).

2. Direct PDS to revise the Amendment to the Specific Plan which incorporates development regulations, to include a six-foot-high fence constructed with non-transparent material (i.e., wood, vinyl, etc.) in the rear yard of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 to the satisfaction of PDS and the Lakeside Fire Protection District.

EQUITY IMPACT STATEMENT

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FISCAL IMPACT

There is no fiscal impact associated with ~~this request~~ today's recommendations. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

The Project site is located within the Lakeside Community Plan Area, which is represented the Lakeside Community Planning Group (CPG). On October 6, 2021, the Lakeside CPG voted to approve the Project as proposed by a vote of 10-2-1-0-0 (10 ayes, 2 noes, 1 absent, 0 abstain, 0 vacant).

INVOLVED PARTIES

Dana Goodman (Owner)
Steven Goodman (Owner)

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Shawn Goodman (Owner)
See Ownership Disclosure in Attachment H

PLANNING COMMISSION VOTE

On February 29, 2024, the Planning Commission voted 4-0-3-0-0 (Ayes: Ashman, Barnhart, Calvo, and Edwards; Noes: 0; Absent: 3; Abstain: 0; Recused: 0) to recommend approval of the Project. The Commission also recommended revised building height limits for Lots 10, 12, and 15 to one-story with a maximum height of 20 feet. Lots 1, 2, and 3 would be limited to two-stories with a maximum height of 35 feet. The Commission also recommended approval of a revised traffic condition to amend improvements on Lake Jennings Park Road. PDS has revised the Specific Plan Amendment and Tentative Map resolution to incorporate these recommendations and clarify language related to improvements to Lake Jennings Road.

See Attachment I, Planning Commission Report and Action Sheet, for the Planning Commission vote and recommendation.

BACKGROUND

On June 23, 2004 (1), the Board of Supervisors adopted a Mitigated Negative Declaration (MND) and approved the Greenhills Ranch Specific Plan (GRSP), which covers approximately 92 acres. A Specific Plan is a planning tool that provides more precise guidance for land development, infrastructure, amenities, and resource conservation consistent with the use types and densities specified by the General Plan. The GRSP was approved for two phases with a maximum residential density of 1.6 dwelling units per acre and included residential lots, open space, and trails. At the maximum residential density, the GRSP was approved for a maximum of 147 dwelling units within both phases.

Phase I of the GRSP was approved concurrently and included the development of 31 single-family homes. Phase I is located on 56 acres in the northern half of the Specific Plan area. Approximately 44 acres of Phase I was dedicated as open space. This phase also included annexing the property into the Helix Water District and San Diego County Sanitation District for sewer. Phase I has been implemented and built out.

The remainder of the Specific Plan was designated as Phase II and development was subject to a future Specific Plan Amendment (SPA), which this Project proposes. Phase II proposes a total of 63 market-rate dwelling units on lots varying in size between approximately 5,300 to 9,900 square feet, with both one- and two-story houses being proposed. Approximately 19 acres would be dedicated as biological open space, including approximately 9 acres onsite and approximately 10 acres offsite. Together, Phase I and Phase II propose 94 dwelling units, which is less than the maximum number of dwelling units allowed by the GRSP. The lower number of proposed housing units allows approximately 68 percent of the GRSP area to be preserved as open space to ensure that future development avoids as much sensitive habitat as possible, and to preserve the character of the Lakeside community. Though the Project is located within a High Fire Hazard Severity

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Zone, the Wildfire Evacuation Plan and Fire Protection Plan (FPP) was prepared for the project and approved by both PDS and Lakeside Fire Protection District.

Project Description

The Project proposes to subdivide approximately 36 acres into 63 residential units. The Project will be served by San Diego County Sanitation District for sewage disposal and the Helix Municipal Water District for potable water. Portions of the site will require de-annexation from Lakeside Water District and annexation into the Helix Municipal Water District for potable water, and annexation to the San Diego County Sanitation District for sewage disposal prior to recordation of the Final Map. Fire service is provided by the Lakeside Fire Protection District and school service is provided by the Lakeside Union and Grossmont Union High School District.

The Project includes onsite improvements such as private roads and sidewalks, and a proposed trail that connects to the existing trail network. Earthwork onsite will consist of a balanced 180,000 cubic yards (CY) of cut and fill, with no import or export. The Project also includes offsite improvements, including curb and gutter improvements at the intersection of Adlai Road and Audubon Road and the intersection of Greenhills Way (proposed) and Lake Jennings Park Road. Improvements would also be required along Lake Jennings Park Road to allow vehicles to turn right into and out of the Project.

The project includes a Specific Plan Amendment, Rezone, and Tentative Map. Each application is summarized below:

Specific Plan Amendment (SPA)

The Project proposes a SPA to amend the GRSP to include development specifications and regulations for Phase II of the GRSP. The SPA covers 36 of the 92 acres within the GRSP and includes 63 single family residential lots, open space, road, and trails. The intent of the SPA is to build out the remaining portion of the GRSP, preserve open space onsite, and connect the Project to the existing trail network. The SPA will be implemented through the Zone Reclassification (REZ) and Tentative Map (TM) discussed below.

Zoning Reclassification (REZ)

The Project requires a REZ to add a “D” special area designator (Design Review), change the minimum lot size from 6,000 square feet to 5,100 square feet, and to replace the existing “H” setback designator with the “V” setback designator. The “D” Special Area Designator and “V” setback designator will require Site Plan approval prior to recordation of the Final Map for the project. The Site Plan will ensure future development remains consistent with the GRSP, which includes criteria related to architectural design and style, landscaping, single vs two stories, accessory structures, lot coverage, setbacks, lighting, fencing, and gates.

Tentative Map (TM)

The Project also includes a TM to subdivide the approximately 36.03-acre site into 76 lots and will include 63 single family residential lots and related roads and trails. The remaining 13 lots will be

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used for road improvements and for HOA lots, including fuel modification zones, detention basins, and community recreation. Residential lots will range in size from 5,119 square feet to 11,578 square feet. The TM complies with the standards of the County Subdivision Ordinance, the State Subdivision Map Act, and the County Regulatory Code.

PROJECT ANALYSIS

Planning & Development Services (PDS) reviewed the Project for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan. A summary of the Project's consistency with applicable codes, policies, and ordinances is provided below.

Biology

The project has been designed with an emphasis on clustering housing development and providing for open space connectivity. The Project is located within the South County Multiple Species Conservation Plan (MSCP), which provides for large, connected preserve areas that support a number of species at the habitat level. Development projects are required to conform with the South County MSCP through compliance with the Biological Mitigation Ordinance. Portions of the Project site are located within the Unincorporated Land in Metro-Lakeside-Jamul Segment per the MSCP, and designated as a Pre-Approved Mitigation Area (PAMA). The site also qualifies as a Biological Resources Core Area (BRCA) because it serves as a corridor and linkage for wildlife species to other areas containing native habitat and is adjacent to existing preserves. Because of this, the project was designed to develop within the southern and eastern portions of the project site, adjacent to existing development, and provide open space contiguous with adjacent open space and undeveloped lands.

The biological resources report was prepared for the Project to analyze potential biological impacts. It was determined that implementation of the Project would result in permanent impacts to 19.99 acres, including 12.05 acres of Tier II habitat and 7.94 acres of Tier IV habitat. Tier IV is comprised of disturbed and developed areas that do not require mitigation and the Tier II habitat is comprised mostly of Diegan Coastal Sage Scrub, which requires mitigation. To mitigate the Tier II impacts, the project proposes to preserve 19.11 acres of habitat in open space, which includes 8.88 acres onsite and 10.23 acres offsite, adjacent to the onsite open space.

The Project is also adjacent to undeveloped lands and open space. It has been designed to cluster development and the proposed open space is designed to maintain areas suitable for wildlife movement through open space contiguous with adjacent open space and PAMA. Through this configuration, the design criteria for wildlife linkages of the Biological Mitigation Ordinance have been met. Additionally, no roads are proposed that would cross the open space preserve and interfere with wildlife movement.

Additional conditions are also included to address potential biological impacts. These include biological monitoring during construction, temporary construction fencing, breeding season

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avoidance pursuant to the Migratory Bird Treaty Act (MBTA), stormwater measures, open space fencing and signage, limited building zones, and dust control.

Community Character

General Plan Policy LU 1.6 (Conservation-Oriented Project Design) states “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.” General Plan Policy H-2.1 (Development that Respects Community Character) also requires “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 Project has been designed to be compatible with these policies and the visual character of the surrounding area. To reduce visual impacts, the Project proposes to restrict several lots along the southern boundary to one story. Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 are proposed to be restricted to one-story residences with a maximum height of 20 feet, where two stories and 35 feet is currently allowed by the Zoning for the property.

The Project also contains requirements that a Site Plan be processed to ensure the future residences are consistent with the lot coverage, architectural styles, and building color of the surrounding neighborhood. The Site Plan will include a selection of architectural styles for both one- and -two-story homes and will indicate the materials and colors consistent with Traditional, Craftsman, and Spanish Revival Styles.

A Conceptual Landscape Plan (CLP) was also prepared for the Project. The CLP includes landscaping throughout the Project to screen views of the development from surrounding areas as mitigation. The CLP requires landscaping on the fill slopes between the proposed homes and residential areas south of the site. The CLP also requires trees on the building pads along the Project boundaries and throughout the development including along the proposed interior streets to further screen the homes. Finally, the project proposes approximately 19 acres of open space, which will help create buffers from surrounding homes, and cluster development closer to the adjacent neighborhood and development.

Fire

The Project is located in a High Fire Hazard Severity Zone. A Wildfire Evacuation Plan and Fire Protection Plan (FPP) was prepared for the project and approved by both PDS and Lakeside Fire Protection District. The Wildfire Evacuation Plan was prepared based on guidance from the County of San Diego Emergency Operations Plan (EOP) including Annex Q- Evacuation and outlines strategies, procedures, recommendations, and organizational structures that can be used to implement a coordinated evacuation effort in the case of a wildfire emergency affecting the

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Project. The Wildfire Evacuation Plan concluded the Project would not significantly impact evacuation of existing residents in the area.

The Project would have two potential evacuation routes, one of which avoids use of Adlai Road, resulting in no measurable impact on existing residential area evacuation times. Further, evacuations are typically managed in a sequential or phased manner to avoid large area notices that result in congested roadways. Under this approach, traffic movement is prioritized through specific evacuation notices to those at risk and intersection control to move populations at higher risk as the priority. The inclusion of the new road connection to Jennings Lake Park Road not only provides additional evacuation capacity for the Project but would also be available to existing residents during an emergency.

The FPP also evaluated the adverse environmental effects that the Project may have from wildland fire. The FPP found that the Project has adequate emergency services, fire access, water, ignition resistant construction and fire protection systems, defensible space and vegetation management, and a travel time of under four minutes.

The FPP also included several mitigation measures and design considerations to address potential impacts. These include the ignition resistant building requirements, established fuel modification zones, a 6-foot non-combustible wall on the southern lot lines of Lots 57-65 and the east property line of Lot 65, design requirements for the gated entries, requirements for the CC&Rs to ensure compliance with the fuel modification zones, and wider streets in several areas of the Project. These requirements have been incorporated into the project and are included as conditions and requirements with the SPA and TM.

Greenhouse Gas (GHG) Emissions

The Project's Greenhouse Gas (GHG) impacts were assessed using a project-specific, locally appropriate threshold, as guided by California Environmental Quality Act (CEQA) Guidelines Section 15064.4 as the County of San Diego does not have an adopted Climate Action Plan. Based on the design elements and scope of the Project, current guidance provided by the Bay Area Air Quality Management District (BAAQMD) was used to evaluate greenhouse gas emissions. A justification report for the BAAQMD guidance has been prepared which outlines design elements focusing on building and transportation. The justification report and guidance support how a project would contribute its "fair share" of the statewide long-term GHG reduction goals and the guidance applied in the San Diego region.

After review, staff has determined that the Project is consistent with both the building and transportation design elements as outlined in the BAAQMD justification report. The Project is conditioned to not use natural gas and will not result in a significant impact related to energy use based on operating characteristics of the project and water service. With incorporation of additional design features including but not limited to dust suppression, limits on blasting, recycling, landscaping, low flow water fixtures, solar panels, and weather-based irrigation

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systems, the Project would contribute its fair share to help the State meet carbon neutrality as codified in AB 1279, and would not hinder the County from meeting GHG reduction benchmarks.

Traffic and Vehicle Miles Traveled (VMT)

During processing of the Project, staff required concerns regarding increased traffic from the community. A Traffic Impact Analysis (TIA) was prepared in accordance with the latest adopted County of San Diego (County) Transportation Study Guidelines (TSG). The TIA included analysis for VMT in accordance with Senate Bill (SB) 743 and a Local Mobility Analysis (LMA) that analyzes operations on the local road network. Implementation of SB 743 has greatly restricted where development can occur within the County. In response, the Board adopted an Infill Screening Area to expand where projects can be proposed without having a significant CEQA Impact for transportation. These areas meet household and intersection density and job accessibility standards that are associated with urban development within the unincorporated area of the county. Development within Infill Areas promotes denser village areas and creates a greater diversity of land uses that would encourage transit and lower regional VMT over time. The TIA identified that the proposed Project is within an Infill Screening Area, therefore having a less than significant impact for transportation. The LMA determined that the proposed Project would generate 51 Peak Hour trips in the morning (AM) and 64 in the afternoon (PM). The additional trips are within the allowable limits per the TSG and do not require any improvements.

ENVIRONMENTAL STATEMENT

The Project has been reviewed for compliance with CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 46-day public review period from March 23, 2023, through May 8, 2023, on file with PDS under PDS2016-ER-98-14-020B. The MND found that the Project, with incorporation of mitigation measures for biological resources, cultural resources, geology and soils, and noise would not cause any significant effects on the environment. Mitigation measures for biological resources, cultural resources, geology and soils, and noise have been included in the conditions of approval for the Project. The Initial Study and MND can be found within the Environmental Documentation (Attachment B).

PUBLIC INPUT

The Project site is located in the Lakeside Community Plan Area. A notice was sent to 361 property owners within 300 feet of the Project site when the Project application was submitted in March 2016. On July 29, 2021, a meeting with residents from the surrounding neighborhood to the Project was held by the applicant and County staff to discuss concerns on the project. The applicant presented Project information to the residents and encouraged feedback on the Project design. Residents raised concerns about legal road access to the Project for future residents through existing private road easements that are located offsite, impacts to traffic on surrounding public and private roads, cut through traffic using the Project's internal roads as a pass through, appropriate visual screening along the project boundaries, and drainage runoff. Staff sent a follow up email to the residents responding to their concerns. On January 31, 2024, staff held a meeting with residents in the surrounding neighborhood and provided information on the project schedule and upcoming public hearings. Residents raised concerns about potential traffic congestion in the

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neighborhood, traffic counts, and entrance and exit points to the Project site. Staff sent another additional follow up email responding to all the concerns raised by residents in the area; however, some residents shared they still have concerns with the Project.

A notice of the public review period for the Mitigated Negative Declaration was sent to 585 property owners and 25 agencies. A total of 17 comment letters were received during the public review period from March 23, 2023, to May 8, 2023 (46 days). Comments were received from the Helix Municipal Water District regarding groundbourne vibration and noise levels during construction due to blasting. The Project is required to prepare and implement a blasting and monitoring plan to ensure that there would be no damage to adjacent houses or other structures, including the water treatment facility. The plan requires using a blast contractor and blasting personnel licensed to operate in the County, limiting blasting operations to specific days and times, written notices to all residences and businesses within 600 feet of major blast locations or 300 feet of minor blast locations, and approval from the County Sheriff and PDS. Comments were also received from members of the public residing in the surrounding neighborhood. Concerns raised are related to mitigation measures for biological resources, traffic, noise, and increased density. The comment letters and corresponding responses are included within the Environmental Documentation (Attachment B).

Prior to the Planning Commission hearing on February 29, 2024, notice was sent to 633 property owners, including 361 property owners located within 300 feet of the Project site, consistent with County Code, Board Policy I-49 and State law. Staff received one “e-Comment” and three letters from the public with concerns regarding the Project. During the public hearing, a total of three members of the public called in and one attended in person to comment on the Project, expressing concerns related to wildfire evacuation, traffic safety, impacts to biological resources, visual screening, and drainage. The Sheriff’s Department was present at the hearing and responded to concerns raised by surrounding property owners regarding the increase in cars on the road caused by the Project. After the Planning Commission hearing, staff held a meeting with the residents neighboring the project on April 24, 2024, to discuss the changes made to the Project including the revised road condition and changes to the height limit and one-story requirement for certain lots and changes the Planning Commission incorporated into their recommendation to address these concerns. At the meeting, existing residents continued to express concerns regarding traffic and the proposed gates, and the proposed two-story homes. Staff responded to the concerns raised in the meeting; however, existing residents shared they still have concerns with the Project.

DEPARTMENT REASONS FOR RECOMMENDATION

The Project implements an existing Specific Plan and will provide new housing opportunities in a VMT Infill Area while preserving large areas of natural habitat and open space. The Project contributes to the housing stock in Lakeside and is consistent with General Plan Policy H-2.1 Development that Respects Community Character.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

SUBJECT: GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

Today's proposed action supports the Strategic Initiatives of Equity, Empower, and Community in the County of San Diego's 2024-2029 Strategic Plan by ensuring that San Diego is a vibrant region with planning, development, infrastructure, and services that strengthen the local economy. The project is aligned with the goal to provide housing opportunities because it will create 63 new market rate housing units. In addition, the project is in a VMT Infill Area. Infill development promotes denser villages and creates a greater diversity of land uses that will encourage transit and lower regional VMT and greenhouse gas emissions, in alignment with the goal to transition to a green, carbon-free economy.

Respectfully submitted,



AMY HARBERT
Interim Deputy Chief Administrative Officer

ATTACHMENT(S)

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

Attachment A	Planning Documents
Attachment B	Environmental Findings and Documentation
Attachment C	RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING SPECIFIC PLAN AMENDMENT (SPA) PDS2016-SPA-16-001
Attachment D	AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN AREA, REF: PDS2016-REZ-16-002
Attachment E	RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONDITIONALLY APPROVING TENTATIVE MAP NO. PDS2016-TM-5611
Attachment F	Defense and Indemnification Agreement
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Attachment H	Ownership Disclosure
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COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

NORA VARGAS
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

MONICA MONTGOMERY STEPPE
Fourth District

JIM DESMOND
Fifth District

DATE: June 5, 2024

07

TO: Board of Supervisors

SUBJECT

GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

OVERVIEW

The Greenhills Ranch Specific Plan Phase II project (Project) is a 63-lot single-family residential development in the Lakeside Community Plan area. The Project will implement the second phase of the adopted Greenhills Ranch Specific Plan (GRSP), which has identified the site for residential development at a density of 1.6 units per acre, open space, and trails. The Project site is approximately 36 acres, of which 17 acres will be used to develop the 63 market-rate single-family dwelling units, private roads, and a trail on the northeast corner of the site that will connect to the existing County trail network. The Project also proposes to dedicate approximately 9 acres of the site as biological open space, and the remaining 10 acres will be used for slopes, detention basins, and limited building zones. The site is currently developed with two single-family dwellings which will be removed. The site is located north of Interstate 8 (I-8) and is located approximately 300 feet north of Adlai Road and Audubon Road in the Lakeside Community Planning Area. The first phase of the GRSP is located to the north, residential uses to the south, and open space to the west. A Helix Municipal Water District water treatment plant, Lake Jennings, and a mobile home park are to the east. The Project is within an Infill Area per the County's Transportation Study Guide (TSG) for Vehicle Miles Traveled (VMT). Though the Project is located within a High Fire Hazard Severity Zone, the Wildfire Evacuation Plan and Fire Protection Plan (FPP) was prepared for the project and approved by both PDS and Lakeside Fire Protection District.

Today's requested actions are for the Board of Supervisors (Board) to consider amending the GRSP and approving the associated implementing actions, such as a Zone Reclassification, Tentative Map, and environmental document. The Specific Plan Amendment (SPA) includes development standards and regulations for the Project.

In addition, a Zone Reclassification is needed to add a "D" Special Area Designator for Design Review, change the minimum lot size from 6,000 square feet to 5,100 square feet, and to replace the existing "H" setback designator with the "V" setback designator. The "D" Special Area Designator and "V" setback designator will require Site Plan approval prior to recording the Final

SUBJECT: GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

Map for the Project. The Site Plan will ensure the design of the Project is consistent with the GRSP, which includes criteria related to architectural design and style, landscaping, single vs two stories, accessory structures, lot coverage, setbacks, lighting, fencing, and gates. Finally, a Tentative Map is required for the proposed single-family residential subdivision.

The Board can: (1) approve the Project, (2) approve the Project with modifications, (3) deny the Project, or (4) send the Project back to staff for additional analysis and/or reconsideration including any additional direction from the Board. If the Board chooses to deny the Project, the Board should direct staff to prepare written findings to deny the Project and return to the Board for consideration.

**RECOMMENDATION(S)
PLANNING COMMISSION**

On February 29, 2024, the Planning Commission considered the Greenhills Ranch Specific Plan Phase II project and made the following recommendations to the Board of Supervisors:

1. Adopt the Environmental Findings, which includes a Mitigated Negative Declaration (MND) pursuant to California Environmental Quality Act guidelines (Attachment B, on file with the Clerk of the Board).
2. Adopt the Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING SPECIFIC PLAN AMENDMENT (SPA) PDS2016-SPA-16-001, as amended by the Planning Commission, for the reasons stated therein and discussed in this report (Attachment C, on file with the Clerk of the Board).
3. Adopt the attached Form of Ordinance an ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN AREA, REF: PDS2016-REZ-16-002 (Attachment D, on file with the Clerk of the Board).
4. Adopt the Resolution, as amended by the Planning Commission, entitled RESOLUTION OF THE SAN DIEGO COUNTY CONDITIONALLY APPROVING TENTATIVE MAP NO. PDS2016-TM-5611. This Resolution makes the required findings and imposes the requirements and conditions of approval necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment E, on file with the Clerk of the Board).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services (PDS) concurs with the recommendations made by the Planning Commission, and makes the following additional recommendations to the Board of Supervisors (Board):

1. Require the applicant to enter into a standard Defense and Indemnification Agreement with the County of San Diego (County) in accordance with County Code Section 86.201 et seq. and

SUBJECT: GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

authorize the Director of PDS to execute the Agreement. If litigation is filed challenging the Board's action on this project, require Atlas Investments, LLC to provide security in the amount of \$1,250,000, either as an irrevocable letter of credit or bond (whichever is acceptable to County Counsel), within 10 days of litigation being filed (Attachment F, on file with the Clerk of the Board).

2. Direct PDS to revise the Amendment to the Specific Plan which incorporates development regulations, to include a six-foot-high fence constructed with non-transparent material (i.e., wood, vinyl, etc.) in the rear yard of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 to the satisfaction of PDS and the Lakeside Fire Protection District.

EQUITY IMPACT STATEMENT

This amendment is aligned with the goal to provide housing opportunities that meet the needs of the community. The approval of the Project would provide 63 new housing units in the Lakeside community. The Project includes a range of lots that will allow for market rate homes that range in size. The Project would create new market rate housing units in a VMT Infill Area, which promotes denser village areas and creates a greater diversity of land uses that would encourage transit and lower regional VMT over time.

SUSTAINABILITY IMPACT STATEMENT

This action will also promote the development of 63 new housing units in a VMT Infill Area, which are areas that meet household and intersection density and job accessibility standards that are associated with urban development within the unincorporated county. Infill development promotes denser villages and creates a greater diversity of land uses that will encourage transit and lower regional VMT and greenhouse gas emissions, in alignment with the goal to transition to a green, carbon-free economy.

FISCAL IMPACT

There is no fiscal impact associated with today's recommendations. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ADVISORY BOARD STATEMENT

The Project site is located within the Lakeside Community Plan Area, which is represented the Lakeside Community Planning Group (CPG). On October 6, 2021, the Lakeside CPG voted to approve the Project as proposed by a vote of 10-2-1-0-0 (10 ayes, 2 noes, 1 absent, 0 abstain, 0 vacant).

INVOLVED PARTIES

Dana Goodman (Owner)
Steven Goodman (Owner)

SUBJECT: GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

Shawn Goodman (Owner)
See Ownership Disclosure in Attachment H

PLANNING COMMISSION VOTE

On February 29, 2024, the Planning Commission voted 4-0-3-0-0 (Ayes: Ashman, Barnhart, Calvo, and Edwards; Noes: 0; Absent: 3; Abstain: 0; Recused: 0) to recommend approval of the Project. The Commission also recommended revised building height limits for Lots 10, 12, and 15 to one-story with a maximum height of 20 feet. Lots 1, 2, and 3 would be limited to two-stories with a maximum height of 35 feet. The Commission also recommended approval of a revised traffic condition to amend improvements on Lake Jennings Park Road. PDS has revised the Specific Plan Amendment and Tentative Map resolution to incorporate these recommendations and clarify language related to improvements to Lake Jennings Road.

See Attachment I, Planning Commission Report and Action Sheet, for the Planning Commission vote and recommendation.

BACKGROUND

On June 23, 2004 (1), the Board of Supervisors adopted a Mitigated Negative Declaration (MND) and approved the Greenhills Ranch Specific Plan (GRSP), which covers approximately 92 acres. A Specific Plan is a planning tool that provides more precise guidance for land development, infrastructure, amenities, and resource conservation consistent with the use types and densities specified by the General Plan. The GRSP was approved for two phases with a maximum residential density of 1.6 dwelling units per acre and included residential lots, open space, and trails. At the maximum residential density, the GRSP was approved for a maximum of 147 dwelling units within both phases.

Phase I of the GSRP was approved concurrently and included the development of 31 single-family homes. Phase I is located on 56 acres in the northern half of the Specific Plan area. Approximately 44 acres of Phase I was dedicated as open space. This phase also included annexing the property into the Helix Water District and San Diego County Sanitation District for sewer. Phase I has been implemented and built out.

The remainder of the Specific Plan was designated as Phase II and development was subject to a future Specific Plan Amendment (SPA), which this Project proposes. Phase II proposes a total of 63 market-rate dwelling units on lots varying in size between approximately 5,300 to 9,900 square feet, with both one- and two-story houses being proposed. Approximately 19 acres would be dedicated as biological open space, including approximately 9 acres onsite and approximately 10 acres offsite. Together, Phase I and Phase II propose 94 dwelling units, which is less than the maximum number of dwelling units allowed by the GRSP. The lower number of proposed housing units allows approximately 68 percent of the GRSP area to be preserved as open space to ensure that future development avoids as much sensitive habitat as possible, and to preserve the character of the Lakeside community. Though the Project is located within a High Fire Hazard Severity

SUBJECT: GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

Zone, the Wildfire Evacuation Plan and Fire Protection Plan (FPP) was prepared for the project and approved by both PDS and Lakeside Fire Protection District.

Project Description

The Project proposes to subdivide approximately 36 acres into 63 residential units. The Project will be served by San Diego County Sanitation District for sewage disposal and the Helix Municipal Water District for potable water. Portions of the site will require de-annexation from Lakeside Water District and annexation into the Helix Municipal Water District for potable water, and annexation to the San Diego County Sanitation District for sewage disposal prior to recordation of the Final Map. Fire service is provided by the Lakeside Fire Protection District and school service is provided by the Lakeside Union and Grossmont Union High School District.

The Project includes onsite improvements such as private roads and sidewalks, and a proposed trail that connects to the existing trail network. Earthwork onsite will consist of a balanced 180,000 cubic yards (CY) of cut and fill, with no import or export. The Project also includes offsite improvements, including curb and gutter improvements at the intersection of Adlai Road and Audubon Road and the intersection of Greenhills Way (proposed) and Lake Jennings Park Road. Improvements would also be required along Lake Jennings Park Road to allow vehicles to turn right into and out of the Project.

The project includes a Specific Plan Amendment, Rezone, and Tentative Map. Each application is summarized below:

Specific Plan Amendment (SPA)

The Project proposes a SPA to amend the GRSP to include development specifications and regulations for Phase II of the GRSP. The SPA covers 36 of the 92 acres within the GRSP and includes 63 single family residential lots, open space, road, and trails. The intent of the SPA is to build out the remaining portion of the GRSP, preserve open space onsite, and connect the Project to the existing trail network. The SPA will be implemented through the Zone Reclassification (REZ) and Tentative Map (TM) discussed below.

Zoning Reclassification (REZ)

The Project requires a REZ to add a “D” special area designator (Design Review), change the minimum lot size from 6,000 square feet to 5,100 square feet, and to replace the existing “H” setback designator with the “V” setback designator. The “D” Special Area Designator and “V” setback designator will require Site Plan approval prior to recordation of the Final Map for the project. The Site Plan will ensure future development remains consistent with the GRSP, which includes criteria related to architectural design and style, landscaping, single vs two stories, accessory structures, lot coverage, setbacks, lighting, fencing, and gates.

Tentative Map (TM)

The Project also includes a TM to subdivide the approximately 36.03-acre site into 76 lots and will include 63 single family residential lots and related roads and trails. The remaining 13 lots will be

SUBJECT: GREENHILLS RANCH PHASE II SPECIFIC PLAN AMENDMENT, ZONE RECLASSIFICATION, TENTATIVE MAP, AND MITIGATED NEGATIVE DECLARATION (DISTRICT: 2)

used for road improvements and for HOA lots, including fuel modification zones, detention basins, and community recreation. Residential lots will range in size from 5,119 square feet to 11,578 square feet. The TM complies with the standards of the County Subdivision Ordinance, the State Subdivision Map Act, and the County Regulatory Code.

PROJECT ANALYSIS

Planning & Development Services (PDS) reviewed the Project for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan. A summary of the Project's consistency with applicable codes, policies, and ordinances is provided below.

Biology

The project has been designed with an emphasis on clustering housing development and providing for open space connectivity. The Project is located within the South County Multiple Species Conservation Plan (MSCP), which provides for large, connected preserve areas that support a number of species at the habitat level. Development projects are required to conform with the South County MSCP through compliance with the Biological Mitigation Ordinance. Portions of the Project site are located within the Unincorporated Land in Metro-Lakeside-Jamul Segment per the MSCP, and designated as a Pre-Approved Mitigation Area (PAMA). The site also qualifies as a Biological Resources Core Area (BRCA) because it serves as a corridor and linkage for wildlife species to other areas containing native habitat and is adjacent to existing preserves. Because of this, the project was designed to develop within the southern and eastern portions of the project site, adjacent to existing development, and provide open space contiguous with adjacent open space and undeveloped lands.

The biological resources report was prepared for the Project to analyze potential biological impacts. It was determined that implementation of the Project would result in permanent impacts to 19.99 acres, including 12.05 acres of Tier II habitat and 7.94 acres of Tier IV habitat. Tier IV is comprised of disturbed and developed areas that do not require mitigation and the Tier II habitat is comprised mostly of Diegan Coastal Sage Scrub, which requires mitigation. To mitigate the Tier II impacts, the project proposes to preserve 19.11 acres of habitat in open space, which includes 8.88 acres onsite and 10.23 acres offsite, adjacent to the onsite open space.

The Project is also adjacent to undeveloped lands and open space. It has been designed to cluster development and the proposed open space is designed to maintain areas suitable for wildlife movement through open space contiguous with adjacent open space and PAMA. Through this configuration, the design criteria for wildlife linkages of the Biological Mitigation Ordinance have been met. Additionally, no roads are proposed that would cross the open space preserve and interfere with wildlife movement.

Additional conditions are also included to address potential biological impacts. These include biological monitoring during construction, temporary construction fencing, breeding season

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avoidance pursuant to the Migratory Bird Treaty Act (MBTA), stormwater measures, open space fencing and signage, limited building zones, and dust control.

Community Character

General Plan Policy LU 1.6 (Conservation-Oriented Project Design) states “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.” General Plan Policy H-2.1 (Development that Respects Community Character) also requires “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 Project has been designed to be compatible with these policies and the visual character of the surrounding area. To reduce visual impacts, the Project proposes to restrict several lots along the southern boundary to one story. Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 are proposed to be restricted to one-story residences with a maximum height of 20 feet, where two stories and 35 feet is currently allowed by the Zoning for the property.

The Project also contains requirements that a Site Plan be processed to ensure the future residences are consistent with the lot coverage, architectural styles, and building color of the surrounding neighborhood. The Site Plan will include a selection of architectural styles for both one- and -two-story homes and will indicate the materials and colors consistent with Traditional, Craftsman, and Spanish Revival Styles.

A Conceptual Landscape Plan (CLP) was also prepared for the Project. The CLP includes landscaping throughout the Project to screen views of the development from surrounding areas as mitigation. The CLP requires landscaping on the fill slopes between the proposed homes and residential areas south of the site. The CLP also requires trees on the building pads along the Project boundaries and throughout the development including along the proposed interior streets to further screen the homes. Finally, the project proposes approximately 19 acres of open space, which will help create buffers from surrounding homes, and cluster development closer to the adjacent neighborhood and development.

Fire

The Project is located in a High Fire Hazard Severity Zone. A Wildfire Evacuation Plan and Fire Protection Plan (FPP) was prepared for the project and approved by both PDS and Lakeside Fire Protection District. The Wildfire Evacuation Plan was prepared based on guidance from the County of San Diego Emergency Operations Plan (EOP) including Annex Q- Evacuation and outlines strategies, procedures, recommendations, and organizational structures that can be used to implement a coordinated evacuation effort in the case of a wildfire emergency affecting the

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Project. The Wildfire Evacuation Plan concluded the Project would not significantly impact evacuation of existing residents in the area.

The Project would have two potential evacuation routes, one of which avoids use of Adlai Road, resulting in no measurable impact on existing residential area evacuation times. Further, evacuations are typically managed in a sequential or phased manner to avoid large area notices that result in congested roadways. Under this approach, traffic movement is prioritized through specific evacuation notices to those at risk and intersection control to move populations at higher risk as the priority. The inclusion of the new road connection to Jennings Lake Park Road not only provides additional evacuation capacity for the Project but would also be available to existing residents during an emergency.

The FPP also evaluated the adverse environmental effects that the Project may have from wildland fire. The FPP found that the Project has adequate emergency services, fire access, water, ignition resistant construction and fire protection systems, defensible space and vegetation management, and a travel time of under four minutes.

The FPP also included several mitigation measures and design considerations to address potential impacts. These include the ignition resistant building requirements, established fuel modification zones, a 6-foot non-combustible wall on the southern lot lines of Lots 57-65 and the east property line of Lot 65, design requirements for the gated entries, requirements for the CC&Rs to ensure compliance with the fuel modification zones, and wider streets in several areas of the Project. These requirements have been incorporated into the project and are included as conditions and requirements with the SPA and TM.

Greenhouse Gas (GHG) Emissions

The Project's Greenhouse Gas (GHG) impacts were assessed using a project-specific, locally appropriate threshold, as guided by California Environmental Quality Act (CEQA) Guidelines Section 15064.4 as the County of San Diego does not have an adopted Climate Action Plan. Based on the design elements and scope of the Project, current guidance provided by the Bay Area Air Quality Management District (BAAQMD) was used to evaluate greenhouse gas emissions. A justification report for the BAAQMD guidance has been prepared which outlines design elements focusing on building and transportation. The justification report and guidance support how a project would contribute its "fair share" of the statewide long-term GHG reduction goals and the guidance applied in the San Diego region.

After review, staff has determined that the Project is consistent with both the building and transportation design elements as outlined in the BAAQMD justification report. The Project is conditioned to not use natural gas and will not result in a significant impact related to energy use based on operating characteristics of the project and water service. With incorporation of additional design features including but not limited to dust suppression, limits on blasting, recycling, landscaping, low flow water fixtures, solar panels, and weather-based irrigation

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systems, the Project would contribute its fair share to help the State meet carbon neutrality as codified in AB 1279, and would not hinder the County from meeting GHG reduction benchmarks.

Traffic and Vehicle Miles Traveled (VMT)

During processing of the Project, staff required concerns regarding increased traffic from the community. A Traffic Impact Analysis (TIA) was prepared in accordance with the latest adopted County of San Diego (County) Transportation Study Guidelines (TSG). The TIA included analysis for VMT in accordance with Senate Bill (SB) 743 and a Local Mobility Analysis (LMA) that analyzes operations on the local road network. Implementation of SB 743 has greatly restricted where development can occur within the County. In response, the Board adopted an Infill Screening Area to expand where projects can be proposed without having a significant CEQA Impact for transportation. These areas meet household and intersection density and job accessibility standards that are associated with urban development within the unincorporated area of the county. Development within Infill Areas promotes denser village areas and creates a greater diversity of land uses that would encourage transit and lower regional VMT over time. The TIA identified that the proposed Project is within an Infill Screening Area, therefore having a less than significant impact for transportation. The LMA determined that the proposed Project would generate 51 Peak Hour trips in the morning (AM) and 64 in the afternoon (PM). The additional trips are within the allowable limits per the TSG and do not require any improvements.

ENVIRONMENTAL STATEMENT

The Project has been reviewed for compliance with CEQA, and a Mitigated Negative Declaration (MND) was prepared and was available for a 46-day public review period from March 23, 2023, through May 8, 2023, on file with PDS under PDS2016-ER-98-14-020B. The MND found that the Project, with incorporation of mitigation measures for biological resources, cultural resources, geology and soils, and noise would not cause any significant effects on the environment. Mitigation measures for biological resources, cultural resources, geology and soils, and noise have been included in the conditions of approval for the Project. The Initial Study and MND can be found within the Environmental Documentation (Attachment B).

PUBLIC INPUT

The Project site is located in the Lakeside Community Plan Area. A notice was sent to 361 property owners within 300 feet of the Project site when the Project application was submitted in March 2016. On July 29, 2021, a meeting with residents from the surrounding neighborhood to the Project was held by the applicant and County staff to discuss concerns on the project. The applicant presented Project information to the residents and encouraged feedback on the Project design. Residents raised concerns about legal road access to the Project for future residents through existing private road easements that are located offsite, impacts to traffic on surrounding public and private roads, cut through traffic using the Project's internal roads as a pass through, appropriate visual screening along the project boundaries, and drainage runoff. Staff sent a follow up email to the residents responding to their concerns. On January 31, 2024, staff held a meeting with residents in the surrounding neighborhood and provided information on the project schedule and upcoming public hearings. Residents raised concerns about potential traffic congestion in the

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neighborhood, traffic counts, and entrance and exit points to the Project site. Staff sent another additional follow up email responding to all the concerns raised by residents in the area; however, some residents shared they still have concerns with the Project.

A notice of the public review period for the Mitigated Negative Declaration was sent to 585 property owners and 25 agencies. A total of 17 comment letters were received during the public review period from March 23, 2023, to May 8, 2023 (46 days). Comments were received from the Helix Municipal Water District regarding groundbourne vibration and noise levels during construction due to blasting. The Project is required to prepare and implement a blasting and monitoring plan to ensure that there would be no damage to adjacent houses or other structures, including the water treatment facility. The plan requires using a blast contactor and blasting personnel licensed to operate in the County, limiting blasting operations to specific days and times, written notices to all residences and businesses within 600 feet of major blast locations or 300 feet of minor blast locations, and approval from the County Sheriff and PDS. Comments were also received from members of the public residing in the surrounding neighborhood. Concerns raised are related to mitigation measures for biological resources, traffic, noise, and increased density. The comment letters and corresponding responses are included within the Environmental Documentation (Attachment B).

Prior to the Planning Commission hearing on February 29, 2024, notice was sent to 633 property owners, including 361 property owners located within 300 feet of the Project site, consistent with County Code, Board Policy I-49 and State law. Staff received one “e-Comment” and three letters from the public with concerns regarding the Project. During the public hearing, a total of three members of the public called in and one attended in person to comment on the Project, expressing concerns related to wildfire evacuation, traffic safety, impacts to biological resources, visual screening, and drainage. The Sheriff’s Department was present at the hearing and responded to concerns raised by surrounding property owners regarding the increase in cars on the road caused by the Project. After the Planning Commission hearing, staff held a meeting with the residents neighboring the project on April 24, 2024, to discuss the changes made to the Project including the revised road condition and changes to the height limit and one-story requirement for certain lots and changes the Planning Commission incorporated into their recommendation to address these concerns. At the meeting, existing residents continued to express concerns regarding traffic and the proposed gates, and the proposed two-story homes. Staff responded to the concerns raised in the meeting; however, existing residents shared they still have concerns with the Project.

DEPARTMENT REASONS FOR RECOMMENDATION

The Project implements an existing Specific Plan and will provide new housing opportunities in a VMT Infill Area while preserving large areas of natural habitat and open space. The Project contributes to the housing stock in Lakeside and is consistent with General Plan Policy H-2.1 Development that Respects Community Character.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

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Respectfully submitted,



AMY HARBERT
Interim Deputy Chief Administrative Officer

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