## **Summary Form for Electronic Document Submittal**

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:	
Project Title: Greenhills Ranch Phase 2 Specific Plan Amendment	
Lead Agency: County of San Diego	
Contact Name: Nicolas Gustafson	
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Project Location: Lakeside, San Diego County	_ 1 Hone Number.
City	County

Project Description (Proposed actions, location, and/or consequences).

The project is a Specific Plan Amendment (SPA), Rezone 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. The TM will subdivide the approximately 36.03-acre site into 76 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. 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. 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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

## Aesthetics

- Mix of one and two story homes
- Increased landscaping along rear property lines

## Biology

- MM BIO-1 Preservation of Open Space
- MM BIO-2 Avoidance of Nesting Season
- MM BIO-3 Control Fugitive Dust
- MM BIO-4 Temporary Construction Fencing
- MM BIO-5 Preparation of a SWPPP and BMPs
- MM BIO-6 Avoidance of Impacts to Coastal California Gnatcatcher
- MM BIO-7 Avoidance of Breeding Season
- MM BIO-8 Permanent Fencing and Signage
- MM BIO-9 Landscaping Palettes
- MM BIO-10 Weed Control Treatment
- MM BIO-11 Fire Protection Plan

## Cultural Resources

- MM CUL-1 Archaeological Monitoring Program

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