

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS  
WEDNESDAY, JUNE 25, 2014**

**MINUTE ORDER NO. 1**

**SUBJECT: NOTICED PUBLIC HEARING:  
FOREST CONSERVATION INITIATIVE LANDS GENERAL PLAN  
AMENDMENT (GPA-12-004) (DISTRICTS: 2 AND 5)**

**OVERVIEW:**

On December 8, 2010 (8), the Board of Supervisors (Board) directed staff to prepare a General Plan Amendment (GPA) for Forest Conservation Initiative (FCI) lands consistent with the appropriate General Plan Update land use designations. San Diego County voters passed the FCI in 1993, establishing 40-acre minimum lot sizes on private lands within the Cleveland National Forest (CNF). The FCI expired at the end of 2010 and FCI lands were not included in the County's 2011 General Plan Update due to timing. As a result, FCI lands have reverted to pre-General Plan Update land use designations. The purpose of this hearing is for the Board to provide direction to staff concerning a General Plan land use map for the former FCI lands and certain associated adjacent parcels totaling approximately 72,000 acres.

The Staff Recommendation Land Use Map (Attachment A) is the result of an extensive planning process conducted for this GPA. It would assign land use designations to former FCI lands and associated adjacent parcels as follows: 84.1% Rural Lands, 12.0% Semi-Rural, 0.3% Village Residential, and 3.5% miscellaneous other designations. Among the other options available for the Board's consideration are an Initial Draft Land Use Map created in 2012 with input from property owners and community planning groups, and a Planning Commission Recommendation Land Use Map, which modifies staff's recommendations in a few areas. The Board may also choose to provide staff direction that is different from any of these three map alternatives.

The Board direction provided at today's hearing will form the basis of a proposed land use map for the GPA. Staff is seeking Board direction to prepare a "final" map alternative to complete the Environmental Impact Report. Following today's hearing, staff will prepare final environmental documents to be considered for GPA approval at a subsequent Board hearing. Applicable zoning changes and revisions to the General Plan Land Use Element, the Mobility Element, and four community and subregional plans will ultimately be included with the GPA; however, these changes are not being considered at today's hearing.

**FISCAL IMPACT:**

N/A

**BUSINESS IMPACT STATEMENT:**

Completion of this program will result in land use designations that are consistent with the County's General Plan and will allow for development within the project area at densities that are appropriate in the vicinity of the Cleveland National Forest.

**RECOMMENDATION:  
PLANNING COMMISSION**

The Planning Commission modified the Staff Recommendation Land Use Map and requests that the Board of Supervisors:

1. Accept the Staff Recommendation with stated modifications. [The Planning Commission Recommended Land Use Map is provided in Attachment B, on file with the Clerk of the Board.]

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Planning & Development Services recommends that the Board of Supervisors:

1. Provide direction to staff concerning the land use map for FCI lands and certain associated adjacent parcels, based on consideration of the following three land use map alternatives:
  - a. Staff Recommendation Land Use Map (Attachment A, on file with the Clerk of the Board);
  - b. Planning Commission Recommendation Land Use Map (Attachment B on file with the Clerk of the Board); or
  - c. The 2012 Initial Draft Land Use Map.
2. Direct the Chief Administrative Officer to prepare final environmental documents necessary to approve the General Plan Amendment as directed by the Board of Supervisors.

**1.1 ACTION – Communities of Desert, Jamul/Dulzura, Ramona and Julian:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Horn, the Board took action as recommended by both staff and the Planning Commission on these areas.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

**1.2 ACTION –Palomar Mountain and North Mountain:**

ON MOTION of Supervisor Horn, seconded by Supervisor D. Roberts, the Board took action as recommended by the Planning Commission on NM-2 and took action as recommended by staff on NM-1, NM-3 and all other areas, with the exception of Mr. Fisher’s property.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

**1.3 ACTION – Campo/Lake Morena and Mountain Empire:**

ON MOTION of Supervisor Jacob, seconded by Supervisor R. Roberts, the Board took action as recommended by staff on LM-1 and all other areas.

AYES: Cox, Jacob, D. Roberts, R. Roberts

ABSENT: Horn

**1.4 ACTION – Cuyamaca/Central Mountain:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Horn, the Board took action as recommended by the Planning Commission on CU-1; took action as recommended by the Planning Commission and staff on CM-1; and took action as recommended by both staff and the Planning Commission on all other areas.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

**1.5 ACTION – Alpine:**

ON MOTION of Supervisor Jacob, seconded by Supervisor R. Roberts, the Board took action as recommended by both staff and the Planning Commission on AL-1, AL-2A, AL-2B, AL-4, AL-9, AL-10, and AL-11A.

AYES: Cox, Jacob, D. Roberts, R. Roberts

ABSENT: Horn

**1.6 ACTION – Alpine:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Horn, the Board took action as recommended by the Planning Commission on AL-3.

AYES: Cox, Jacob, D. Roberts, Horn

ABSENT: R. Roberts

**1.7 ACTION – Alpine:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took action as recommended by staff on AL-11B, further directing the Chief Administrative Officer to analyze in the Environmental Impact Report the recommendation by the Community Planning Group.

AYES: Cox, Jacob, D. Roberts

NOES: Horn

ABSENT: R. Roberts

**1.8 ACTION – Alpine:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took the following actions for AL-5, -6, -7:

- Directed the Chief Administrative Officer to work with the Community Planning Group, U.S. Forest Service, and the property owners to develop boundaries for a special study area to determine the appropriate land use densities;

- Directed the Chief Administrative Officer to determine the feasibility of developing the needed infrastructures such as water access, sewer, and fire protection, to support a given density to determine how to protect the U.S. Forest Service lands from development impacts and to explore funding mechanisms from property owners;
- Directed the Chief Administrative Officer to analyze the Planning Commission, staff, and Planning Group recommendations; and
- Directed the Chief Administrative Officer to return with a scope of work.

AYES: Cox, Jacob, D. Roberts, Horn

ABSENT: R. Roberts

**1.9 ACTION – Alpine:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board directed the Chief Administrative Officer to refer the staff, Planning Commission and Community Planning Group recommendations on AL-8 for staff analysis in the Environmental Impact Report.

AYES: Cox, Jacob, D. Roberts

NOES: Horn

ABSENT: R. Roberts

**1.10 ACTION – Alpine:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took action as recommended by staff and the Planning Commission for all other areas of Alpine outside the Areas of Consideration.

AYES: Cox, Jacob, D. Roberts

NOES: Horn

ABSENT: R. Roberts

**1.11 ACTION – Pendleton-DeLuz:**

ON MOTION of Supervisor D. Roberts, seconded by Supervisor Cox, the Board took action as recommended by both staff and the Planning Commission.

AYES: Cox, Jacob, D. Roberts

NOES: Horn

ABSENT: R. Roberts

**1.12 ACTION – Pine Valley:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board took action as recommended by both staff and the Planning Commission.

AYES: Cox, Jacob, D. Roberts

NOES: Horn

ABSENT: R. Roberts

**1.13 ACTION – Descanso:**

Supervisor Jacob made a motion, seconded by Supervisor Cox, for the Board to take action as recommended by both staff and the Planning Commission.

AYES: Cox, Jacob

NOES: D. Roberts, Horn

ABSENT: R. Roberts

(This motion failed due to lack of majority vote)

**1.14 ACTION:**

ON MOTION of Supervisor Cox, seconded by Supervisor Jacob, the Board directed the Chief Administrative Officer to prepare final environmental documents necessary to approve the General Plan Amendment as directed by the Board of Supervisors.

AYES: Cox, Jacob, Horn

NOES: D. Roberts

ABSENT: R. Roberts

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State of California)  
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA  
Clerk of the Board of Supervisors



By   
Marvice E. Mazyck, Chief Deputy