

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS - Wed  
WEDNESDAY, SEPTEMBER 12, 2018**

**MINUTE ORDER NO. 1**

**SUBJECT: NOTICED PUBLIC HEARING:  
PROPERTY SPECIFIC REQUESTS UPDATE AND PROVIDE DIRECTION TO  
STAFF FOR FUTURE CONSIDERATION (DISTRICTS: 2, 3 & 5)**

**OVERVIEW**

This is a County of San Diego-initiated effort to analyze proposed General Plan land use designation changes associated with 41 Property Specific Requests (PSRs) that were raised during public testimony of the General Plan Update, but not adopted as part of the update. The Board of Supervisors (Board) direction for these PSRs occurred on June 20, 2012 (3) and June 27, 2012 (10). In addition, the area of the former Champagne Gardens Specific Plan has been included for the Board to consider options for updating land use designations in this area of an expired Specific Plan. Zoning changes are also included when necessary for consistency.

The proposed changes are analyzed as part of 23 Analysis Areas. The Analysis Areas consist of a single PSR or multiple PSRs and sometimes include surrounding properties for context. In total, the Analysis Areas cover 882 parcels over approximately 9,336 acres located in the Bonsall, Crest/Dehesa, Desert, Fallbrook, Mountain Empire, North County Metro (including Twin Oaks and Hidden Meadows), Pala/Pauma, San Dieguito, and Valley Center Community Planning Areas (CPAs). The Project also includes changes to the General Plan Mobility Element and the Valley Center Community Plan.

There are multiple alternatives identified for each Analysis Area. Today's request is for the Board to provide direction with regard to each of the Analysis Areas, in order for staff to prepare a Resolution (General Plan changes), Form of Ordinance (zoning changes), General Plan Conformance Findings, and CEQA Findings, for consideration at a future hearing later this year. This direction to prepare supporting documentation is not meant to constitute final approval of any of the options presented at today's hearing, as the Board may provide different direction at any time in the future. The majority of the content of these documents that will be prepared will depend on the Board's input for each Analysis Area, including the Board finding consistency with applicable General Plan policies for each Analysis Area map option selected.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

Receive this report and provide direction to staff with regard to each Analysis Area for use in the preparation of a Final Resolution, CEQA Findings for the certification of the Subsequent Environmental Impact Report (SEIR), Statements of Overriding Considerations pursuant to CEQA Guidelines, and the Form of Ordinance.

The Planning Commission's recommendations for each Analysis Area are provided to the Board through this Board Letter, supporting materials, and staff's presentation.

**FISCAL IMPACT**

N/A

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION 1.1 – Valley Center VC7+:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board of Supervisors directed staff to prepare the supporting documents for VC7+ based on the Alternative Map.

AYES: Cox, Jacob, Gaspar, Roberts

RECUSED: Horn

**ACTION 1.2 – Bonsall BO18+:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for BO18+ based on the Proposed Project Map.

AYES: Cox, Gaspar, Roberts, Horn

NOES: Jacob

**ACTION 1.3 – Crest-Dehesa/Harbison Canyon/Granite Hills CD14:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Roberts, the Board of Supervisors directed staff to prepare the supporting documents for CD14 based on the Alternative.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.4 – Desert DS8:**

ON MOTION of Supervisor Gaspar, seconded by Supervisor Jacob, the Board of Supervisors directed staff to prepare the supporting documents for DS8 based on the Existing Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.5 – Desert DS24:**

A MOTION was made by Supervisor Horn, seconded by Supervisors Gaspar, to direct the Chief Administrative Officer to work out issues regarding the SR1 in the flood plain.

*(No action taken; a substitute motion was introduced for consideration.)*

ON MOTION by Supervisor Jacob, seconded by Supervisor Roberts, the Board of Supervisors directed staff to prepare the supporting documents for DS24 based on the Existing Map.

AYES: Cox, Jacob, Roberts

NOES: Gaspar, Horn

**ACTION 1.6 – Fallbrook FB2+:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board of Supervisors directed staff to prepare the supporting documents for FB2+ based on the Proposed Project Map.

AYES: Cox, Gaspar, Horn

NOES: Jacob

ABSTAIN: Roberts

**ACTION 1.7 – Fallbrook FB17:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting document for FB17 based on the Alternative Map.

AYES: Cox, Gaspar, Roberts, Horn

NOES: Jacob

**ACTION 1.8 – Fallbrook FB19+:**

ON MOTION of Supervisor Gaspar, seconded by Supervisor Horn, the Board of Supervisors directed staff to prepare the supporting documents for FB19+ based on the Proposed Project Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.9 – Fallbrook FB21+:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for FB21+ based on the Proposed Project Map.

AYES: Cox, Gaspar, Horn

NOES: Jacob, Roberts

**ACTION 1.10 – Mountain Empire ME26:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for ME26 based on the Proposed Project Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.11 – Mountain Empire ME30A:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Roberts, the Board of Supervisors directed staff to prepare the supporting document for ME30A based on the Alternative Map.

AYES: Cox, Jacob, Gaspar, Roberts

NOES: Horn

**ACTION 1.12 – North County Metro NC3A:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board of Supervisors directed staff to prepare the supporting documents for NC3A based on the Proposed Project Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.13 – North County Metro NC18A:**

ON MOTION of Supervisor Gaspar, seconded by Supervisor Horn, the Board of Supervisors directed staff to prepare the supporting documents for NC18A based on the Proposed Project Map.

AYES: Cox, Gaspar, Horn

NOES: Jacob, Roberts

**ACTION 1.14 – North County Metro NC22:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for NC22 based on the Proposed Project Map.

AYES: Gaspar, Horn

NOES: Cox, Jacob, Roberts

*(This motion failed due to lack of a majority vote)*

ON MOTION of Supervisor Roberts, seconded by Supervisor Jacob, the Board of Supervisors directed staff to prepare the supporting documents for NC22 based on the Existing Map.

AYES: Cox, Jacob, Roberts

NOES: Gaspar, Horn

**ACTION 1.15 – North County Metro NC37:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for NC37 based on the Alternative Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.16 – North County Metro NC38+:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for NC38+ based on the Proposed Project Map.

AYES: Gaspar, Roberts, Horn

NOES: Cox, Jacob

**ACTION 1.17 – Pala-Pauma PP30:**

ON MOTION of Supervisor Gaspar, seconded by Supervisor Cox, the Board of Supervisors directed staff to prepare the supporting documents for PP30 based on the Alternative Map.

AYES: Cox, Gaspar, Roberts

NOES: Jacob, Horn

**ACTION 1.18 – San Dieguito SD15:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for SD15 based on the Proposed Project Map.

AYES: Cox, Gaspar, Roberts, Horn

NOES: Jacob

**ACTION 1.19 – Valley Center VC51:**

ON MOTION of Supervisor Horn, seconded by Supervisor Roberts, the Board of Supervisors directed staff to prepare the supporting documents for VC51 based on the Alternative Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.20 – Valley Center VC57+:**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for VC57+ based on the Proposed Project Map.

AYES: Cox, Gaspar, Roberts, Horn

NOES: Jacob

**ACTION 1.21 – Valley Center VC67:**

ON MOTION of Supervisor Horn, seconded by Supervisor Jacob, the Board of Supervisors directed the Chief Administrative Officer to remove VC67+ from the overall Property Specific Requests to identify the analysis and actions through FEMA that would allow the existing uses to conform to the General Plan in an industrial use and return to the Board in December 2018 with options.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.22 – Former Champagne Gardens Specific Plan – Western Champagne Gardens (WCG):**

ON MOTION of Supervisor Gaspar, seconded by Supervisor Horn, the Board of Supervisors directed staff to prepare the supporting documents for WCG based on the Proposed Project Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**ACTION 1.23 – Former Champagne Gardens Specific Plan – Eastern Champagne Gardens (ECG):**

ON MOTION of Supervisor Horn, seconded by Supervisor Gaspar, the Board of Supervisors directed staff to prepare the supporting documents for ECG based on the Proposed Project Map.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

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.

DAVID HALL  
Clerk of the Board of Supervisors



**Signed**  
by Marvice Mazyck, Chief Deputy