

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, APRIL 10, 2024**

MINUTE ORDER NO. 12

**SUBJECT: NOTICED PUBLIC HEARING:
HILLSIDE MEADOWS OPEN SPACE VACATION AND AN ADDENDUM
TO PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT;
LAKESIDE COMMUNITY PLAN AREA (2/28/2024 - SET HEARING;
4/10/2024 - HOLD HEARING) (DISTRICT: 2)**

OVERVIEW

On February 28, 2024 (03), the Board of Supervisors set a Hearing for April 10, 2024.

Planning & Development Services (PDS) is processing a request from Gleich Properties, LLC C/O Randy Lang (Applicant) for an Open Space Easement Vacation (Vacation) (see Attachment B, open space area to be vacated on Final Map 16556) for the Hillside Meadows project that is located on privately owned parcels (see Attachment E, ownership disclosure form) in the Lakeside Community Plan Area (see Attachment A, vicinity map).

The Vacation is proposed on nine individual lots located northeast of the extension of Mast Boulevard, west of Pinery Grove, and east of Ranchitos Place in the Lakeside Community Planning Area, within unincorporated San Diego County (APN 379-024-23). The parcel is privately owned by Lakeside Investment Company, L.P. and the property owner has authorized Gleich Properties, LLC C/O Randy Lang, the Applicant, to process the requested vacation. The Hillside Meadows project (Project) is located within an Infill Area under the County's Transportation Study Guide (TSG) for Vehicle Miles Traveled (VMT). The Project is a major subdivision that subdivides 37 acres into 142 single family lots, 2 industrial lots, a public park, and 20-foot trail easement.

The temporary easement for open space was granted as part of Final Map 16556 (see Attachment B). The Project proposes to vacate a temporary easement for open space on nine individual lots, initially dedicated based on a project condition that nine lots remain in open space until an agreement is reached with the neighbor (Hilliker Egg Ranch) to fund the construction of concrete floors at the existing egg ranch. This open space easement was not implemented as a mitigation measure. The condition also noted that the overall cost should not exceed \$100,000. An agreement has been reached between the property owners and the vacation can proceed (Attachment H), allowing the open space easement to be vacated and nine lots to be developed with single family residences. This Vacation is required for the future development of single family homes on lots 92, 135-141, and 143, identified in sheet 7 of Attachment B.

If the Vacation is approved, construction of all the homes within the project can proceed, which includes up to 142 single family homes. If the Vacation is not approved, the Project could still move forward, including construction of up to 133 homes, but nine of the lots would not be able to be developed with single family homes.

Today's request requires two steps: February 28, 2024, it is requested that the County of San Diego Board of Supervisors (Board) set a date for a public hearing on April 10, 2024, and provide public notice of that hearing, which includes posting at the project site. If the Board takes action recommended on February 28, 2024, then on April 10, 2024, it is requested that the Board consider and adopt a resolution to vacate a portion of the referenced open space easement and record A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING THE OPEN SPACE EASEMENT.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Adopt the environmental findings, which include findings in accordance with Section 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines. Confirm that there are no substantial changes in the Vacation or in the circumstances under which the Vacation is undertaken that involve significant new environmental impacts which were not considered in the Upper San Diego River Improvement Project Final Programmatic Environmental Impact Report (EIR), Log No. 98-10-014, State Clearinghouse (SCH) Number 98041146, completed in August 2000 (see Attachment C, environmental documentation) and An Addendum to the Previously Adopted Environmental Impact Report for the Upper San Diego River Improvement Project (USDRIP) for Purposes of Consideration of Hillside Meadows, TM 5203RPL1, Log No. 00-14-016 (Addendum), SCH Number 2002119034, completed in September 2002 (Attachment C). Confirm that the EIR and Addendum analyzed the impacts of all 142 residential units, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the EIR and Addendum were adopted (Attachment C).
2. Adopt the Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING THE OPEN SPACE EASEMENT PDS2023 -VAC-23-003 (Attachment D).
3. Direct the Clerk of the Board to record the Resolution pursuant to the Streets and Highways Code Section 8325.

EQUITY IMPACT STATEMENT

The approval of this Vacation is a step towards fostering increased housing development in the community. By removing the open space easement, this Vacation supports the goal of expanding residential opportunities and reflects a commitment to accommodating community growth and housing needs in the unincorporated area.

SUSTAINABILITY IMPACT STATEMENT

The proposed action to vacate an existing open space easement facilitates a residential development aligned with the elements of the San Diego County General Plan, and the Upper San Diego River Improvement Project Specific Plan, demonstrating a commitment to organized and planned growth. The Vacation also aligns with the Lakeside Community Plan, specifically the policy and recommendation to confine higher density residential development to the areas that have all necessary public facilities; are within the existing sewer districts; and are adjacent to major roads and commercial areas. The proposed project is also within an Infill Area under the County's Transportation Study Guide (TSG) for Vehicle Miles Traveled (VMT).

The development will also provide a public park and an equestrian trail. The proposed action will support development with a sustainability-conscious approach by ensuring reliance on existing infrastructure, reducing the need for extensive new infrastructure, and enhancing accessibility to green spaces and recreational opportunities.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2023-24 Operational Plan in Planning & Development Services. If approved, this request will result in estimated costs and revenue of \$10,699 for the Open Space Vacation and will cover the staff time involved with preparing the resolution, public notice, Board letter, and public hearing documents. The funding source for this project is provided by Gleich Properties, LLC C/O Randy Lang (The Applicant). There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the Board of Supervisors closed the Hearing and took action as recommended, and adopted Resolution No. 24-028, entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING THE OPEN SPACE EASEMENT PDS2023-VAC-23-003.

AYES: Vargas, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

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.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter