

COUNTY OF SAN DIEGO BOARD OF SUPERVISORS - LAND USE
REGULAR MEETING
MEETING AGENDA

WEDNESDAY, OCTOBER 1, 2025, 9:00 AM
COUNTY ADMINISTRATION CENTER
BOARD CHAMBER, ROOM 310
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS
REGULAR MEETING AGENDA

TUESDAY, XX, 20XX, 9:00 AM AND WEDNESDAY, XX, 20XX, 9:00 AM
COUNTY ADMINISTRATION CENTER,
BOARD CHAMBER, ROOM 310
1600 PACIFIC HIGHWAY, SAN DIEGO, CA 92101

LAND USE LEGISLATIVE SESSION
WEDNESDAY, OCTOBER 1, 2025, 9:00 AM

Order of Business

- A. Roll Call to Reconvene from Tuesday, September 30, 2025
- B. Statement (just cause) and/or Consideration of a Request to Participate Remotely (emergency circumstances) by a Supervisor, if applicable.
- C. Closed Session Report
- D. Non-Agenda Public Communication: Individuals can address the Board on topics within its jurisdiction that are not on the agenda. According to the Board's Rules of Procedure, each person may speak at only one Non-Agenda Public Communication session per meeting. Speakers can choose to speak during either the General Legislative or Land Use Legislative Session.
- E. Consent Agenda
- F. Discussion Items

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Supporting documentation and attachments for items listed on this agenda can be viewed online at www.sandiegocounty.gov/cob or in the Office of the Clerk of the Board of Supervisors at the County Administration Center, 1600 Pacific Highway, Room 402, San Diego, CA 92101. To access the meeting virtually and offer public comment via a call-in option, please go to: www.sandiegocounty.gov/telecomments for instructions.

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LEVINE ACT NOTICE: DISCLOSURES REQUIRED ON SPECIFIED ITEMS (GOVERNMENT CODE § 84308)

The Levine Act states that parties to any proceeding involving a license, permit or other entitlement for use pending before the Board must disclose on the record of the proceeding any campaign contributions of more than \$500 (aggregated) made by the parties or their agents to Board Members within the preceding 12 months. Participants with financial interests, and agents of either parties or participants, are requested to disclose such contributions also. The disclosure must include the name of the party or participant and any other person making the contribution; the name of the recipient; the amount of the contribution; and the date the contribution was made. This disclosure can be made orally during the proceeding or in writing on a request to speak.

Board of Supervisors' Agenda Items

Agenda #	Subject
1.	EXTENSION OF PERFORMANCE COMPLETION DATES ON VARIOUS SECURED AGREEMENTS TO COMPLETE SUBDIVISION IMPROVEMENTS AND RELATED CEQA FINDINGS
2.	GILLESPIE FIELD - FIRST AMENDMENT TO INDUSTRIAL GROUND LEASE WITH SGCLMC-WELD INVESTMENT COMPANY, L.P. AND RELATED CEQA EXEMPTION (4 VOTES)
3.	NOTICED PUBLIC HEARING: ADJUST THE WARNER SPRINGS COMMUNITY SPONSOR GROUP BOUNDARY TO INCLUDE THE ADJACENT LOS COYOTES RESERVATION
4.	NOTICED PUBLIC HEARING: HARMONY GROVE VILLAGE SOUTH GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONE RECLASSIFICATION, TENTATIVE MAP, MAJOR USE PERMIT, SITE PLAN AND ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED DOCUMENTS

5. ENHANCING OPERATIONAL AND RECREATIONAL CONDITIONS AT EL CAPITAN RESERVOIR

CONSENT AGENDA

All agenda items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the Board of Supervisors or the Chief Administrative Officer so requests, in which event, the item will be considered separately in its normal sequence.

1. SUBJECT: EXTENSION OF PERFORMANCE COMPLETION DATES ON VARIOUS SECURED AGREEMENTS TO COMPLETE SUBDIVISION IMPROVEMENTS AND RELATED CEQA FINDINGS (DISTRICT: 5)

OVERVIEW

Private property owners may use the County of San Diego's (County) land development process to subdivide their land within the existing legal boundaries of their property, creating new internal legal lots and boundaries which are recorded on subdivision maps. Subdivision developers, as conditions of their permits, are often required to construct specific improvements that benefit the public, such as roads and storm drainage systems. In many cases, these improvements are accepted by the County into the County-maintained system at the completion of the project to be owned, operated, and maintained by the Department of Public Works (DPW) in perpetuity.

The County Code of Regulatory Ordinances allows for and establishes the requirements for time extensions for the completion of these required improvements on private development subdivisions to provide the developer additional time to complete construction, while also preserving the County's rights to have the improvements constructed by the developer. It is not uncommon for development projects to require extended time to complete the improvements. Construction schedules can be affected by local economic conditions, developer circumstances, permitting, site conditions, and other related factors.

DPW monitors the status of subdivision improvement agreements and the associated work. If developers need additional time, they can submit an extension request and provide a current cost estimate of the remaining work. DPW staff reviews the estimate to confirm the total security is adequate based on construction progress and estimated costs for remaining work based on current pricing. If staff determine a time extension is appropriate, staff will bring the request forward for Board of Supervisors (Board) consideration. Extending the agreement ensures the County's legal rights regarding the improvements are continued.

This is a request for the Board to approve a two-year extension of performance completion date for the following subdivisions in District 5:

1. Tract No. 5354-1 (Map No. 16418), Meadowood, located in the Fallbrook area. This project has 52 single-family residential lots, public and private active and passive recreational facilities, open space preserve areas, new public and private roadways to serve the project, and frontage improvements to SR-76, and the overall area is 205.26 acres. On September 15, 2020, the PDS Director approved the Final Subdivision Map and Joint Improvement Agreement between the County, Rainbow Municipal Water District, and subdivision owner, which includes street and drainage improvements, and water and sewer facilities. Construction of the housing units and the improvements supporting the development are 97% complete.
2. Tract No. 5354-2 (Map No. 16444), Meadowood, located in the Fallbrook area. This project has 233 single-family residential lots, one condominium lot, 10 future map lots, 31 HOA lots, 10 public roads and one private street lot, and the overall area is 137.38

acres. On April 6, 2021, the PDS Director approved the Final Subdivision Map and Joint Improvement Agreements between the County, Rainbow Municipal Water District, and subdivision owner, which includes street and drainage improvements, and water and sewer facilities. Construction of the housing units and improvements supporting the development are 97% complete

DPW staff have determined an extension is appropriate to preserve the County's legal rights under the agreements, and because of the County's continued interest in receiving the improvements. DPW staff have confirmed there will be no negative impacts associated with later delivery of the remaining improvements. Staff have also determined that there is adequate security for all improvements (i.e., capacity through a bond or other financial instrument) to guarantee completion of the remaining work for the agreements, should that become necessary to leverage in the future to ensure improvements are constructed. For these reasons, staff believes there are no adverse consequences to granting the developers additional time to complete the improvements.

Today's request is for the Board to approve the extension of the performance completion dates in the subdivision agreements for the developments referenced by Tract No. 5354-1 and Tract No. 5354-2 to October 1, 2027.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find in accordance with Section 15060(c)(3) of the California Environmental Quality Act (CEQA) Guidelines that extension of the performance completion date in the subdivision agreements to complete subdivision improvements is not a "project" as defined in Section 15378 of the state CEQA Guidelines.
2. Extend the performance completion dates for County improvements identified in the subdivision agreements to October 1, 2027 and for improvements for the Rainbow Municipal Water District to the dates, if any, approved by the District, for the developments referenced by Tract No. 5354-1 and Tract No 5354-2.

EQUITY IMPACT STATEMENT

It is anticipated that the extension will allow time for infrastructure to be completed by the developer for the benefit of the unincorporated community where the project is located. This infrastructure includes roads and drainage systems that will support housing development.

SUSTAINABILITY IMPACT STATEMENT

The extension will allow time for stormwater infrastructure to be completed by the developer, which will have environmental sustainability benefits. Plans for Tract No. 5354-1 include construction of a basin for stormwater infiltration and protection against hydromodification (alteration of natural flow), as well as biofiltration modular wetland units. Plans for Tract No. 5354-2 include construction of basins for stormwater infiltration and protection against hydromodification, as well as biofiltration modular wetland units, inlet filters, dual vortex separators, and diversion structures. These measures are necessary to address stormwater quality.

FISCAL IMPACT

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

BUSINESS IMPACT STATEMENT

N/A

2. **SUBJECT: GILLESPIE FIELD - FIRST AMENDMENT TO INDUSTRIAL GROUND LEASE WITH SGCLMC-WELD INVESTMENT COMPANY, L.P. AND RELATED CEQA EXEMPTION (DISTRICT: 2)**

OVERVIEW

The County of San Diego (County) operates Gillespie Field, a general aviation airport in the City of El Cajon. This approximately 700-acre property is designated for aviation use and includes a 400-acre general aviation airport, serving as a gateway to and from San Diego's East County. It provides infrastructure, facilities, and services to both corporate and general aviation. The remaining 300 acres are leased for non-aeronautical uses. The combination of uses on the 700 acres of land is leased to provide revenues to the Airport Enterprise Fund (AEF), which must be used exclusively for development, improvement, operation, and maintenance of the County's seven-airport system. The Federal Aviation Administration (FAA) requires that the County receive market rate rent for leases of airport land, and the lease revenue must be used for the operation and maintenance of the County Airport system. The non-aviation portion of Gillespie Field includes three industrial parks occupied by a variety of industrial tenants such as light industrial and manufacturing development, warehouses, mixed-use, and direct service facilities compatible with airport uses.

The Gillespie Field Industrial Park (GFIP) is one of the three industrial parks. The approximately 51-acre industrial park contains 33 individual ground leases that house numerous light industrial businesses. County Airports leases approximately 29.5 acres of vacant land to SGCLMC-Weld Investment Company, L.P (WELD), located at the northwest corner of Weld Boulevard and Cuyamaca Street, in El Cajon. The lease, approved by the Board of Supervisors on March 17, 2021 (2), is for 50 years and commenced on July 6, 2023.

The project on the leased land, consists of a 383,000-square-foot multi-tenant building. A certificate of occupancy was issued for the building on October 18, 2024. The site and building were designed to accommodate a variety of industrial businesses, including warehouse distribution and heavy manufacturing. Currently, approximately 42 percent of the building (158,328 square feet) is subleased by WELD to GKN Aerospace Chem-tronics, Inc. (GKN), a leading international manufacturer. The remaining 223,000 square feet is on the market now and includes a 16,634-square-foot interior two-story office and 7,000 amps of 480-volt power to support the needs of manufacturing businesses.

As a Lessee, WELD was required to make a minimum capital investment of \$20M into the site. The Lessee substantially exceeded the County's requirements, spending \$107M to develop and improve the site. These improvements greatly improved the value of the County's leasehold but also put strain on the Lessee because of the magnitude of the financing required to build out the project. The Lessee approached the County requesting additional lease years, including options,

to facilitate obtaining additional funds to finance further development. FAA leasing guidelines allow airport sponsors to issue long-term lease options to allow leaseholders to amortize capital investments. This amendment will not reduce rent obligations and includes the option for periodic review and adjustments to market rate rent. Overall, this will help to ensure a fair return on investment for the Lessee, ensure the County's compliance with FAA grant requirements, and incentivize improvements and investment on airport property.

This is a request to approve an amendment to the 50-year ground lease agreement with WELD to:

I. Extend the term by an additional 25 years, with two renewal options. The first option allows the lease to be extended 15 years, and the second option provides for an additional 9 years, resulting in a total potential lease term of 99 years; the allowable maximum amount of time for an industrial ground lease. If approved, the extension will allow WELD to access financing opportunities, continue developing the project, support its amortization, and align with best leasing practices as dictated by the FAA; and

II. Add the Working Families Ordinance (WFO) provision to bring the lease into compliance with the ordinance adopted in 2022. The lease was approved in 2021 prior to the adoption of the WFO.

If approved, revenues from this lease on airport property would be placed into the County's Airport Enterprise Fund (AEF) to be used to develop, operate, maintain, and improve County Airports. These revenues will affect the AEF starting in 2073, which is the termination of the current lease.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease amendment is categorically exempt from CEQA review as it consists of the leasing of existing facilities involving negligible or no expansion of existing or former use.
2. Approve and authorize the Director of Airports, to execute, upon receipt, three copies of the amendment to the ground lease with SGCLMC-Weld Investment Company, L.P., a California Limited Partnership. **(4 VOTES)**

EQUITY IMPACT STATEMENT

The County of San Diego (County) owns and operates seven airports that serve as essential air transportation hubs, emergency response facilities, and regional economic engines. The County strives to deliver these services in a fair and equitable manner, actively working to remove barriers by providing general airport information in the County's threshold languages, encouraging participation, and providing competitive opportunities for small businesses - those with traditionally less working capital - and business owners and managers who may be socially and economically underserved.

SUSTAINABILITY IMPACT STATEMENT

The State of California (State) and the County of San Diego (County) have made addressing climate change and sustainability two of the top priorities for our communities. Planning, coordinating, and implementing effective sustainability objectives and measures are crucial to

reducing the County’s impact on the environment and ensuring safe and healthy communities. In accordance with these actions, the Department of Public Works (DPW) has incorporated new environmental sustainability language and goals into our airport property leases as new leases are created or as existing leases are amended for reasons other than scheduled rent adjustments. Today’s action contributes to the environmental and economic sustainability goals of the County by addressing changes in environmental sustainability. An example of sustainability elements that the Lessee has agreed to add to the property include a rooftop solar farm which will generate 3.5 megawatts of electricity.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year (FY) 2025-26 Operational Plan in the Department of Public Works, Airport Enterprise Fund (AEF). There is no fiscal impact to the budgeted revenue of \$420,000 in FY 2025-26 and \$420,000 in FY 2026-27. However, if this amendment is approved, there will be a future fiscal impact beginning in 2073, which marks the year of termination of the current lease. At that time, any additional revenue generated from rent will be added to the AEF. The funding source is revenue from the industrial ground lease agreement with SGCLMC-Weld Investment Company, L.P. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

Leases at airports benefit the local business community by creating jobs, increasing economic activity, providing business opportunities, and supporting infrastructure development. Leasing airport property attracts visitors, generates revenue, and helps small businesses grow, thereby stimulating the local economy and improving the quality of life for residents. San Diego County Airports (County Airports) connect individuals to jobs and links local communities to the world. Revenue from airport leases enables the Department of Public Works to operate and maintain the eight County Airports safely, efficiently, and cost-effectively. Today’s action of extending the lease term to SGCLMC-Weld Investment Company, L.P., a California Limited Partnership, supports the self-sufficiency of Gillespie Field and strengthens the economic viability of the County Airport system.

DISCUSSION ITEMS

3. **SUBJECT: ADJUST THE WARNER SPRINGS COMMUNITY SPONSOR GROUP BOUNDARY TO INCLUDE THE ADJACENT LOS COYOTES RESERVATION (DISTRICT: 5)**

OVERVIEW

To promote equitable community representation and expand opportunities for public input in the Warner Springs area, the County of San Diego (County) Board of Supervisors (Board), on April 10, 2024 (11), directed staff to evaluate and process a boundary adjustment for the Warner Springs Community Sponsor Group (CSG). The proposed change, originated by the Warner Springs CSG, would add the adjacent Los Coyotes Band of Indians (Los Coyotes) reservation within the CSG boundary.

Currently, the Los Coyotes reservation lies outside the Warner Springs CSG boundary and is located within the North Mountain Community Planning Area, which does not have an active

planning or sponsor group. Warner Springs, located east of Palomar Mountain in the North Mountain Subregion, is currently represented by a CSG. While residents on the reservation may participate in public engagement related to Warner Springs projects, they are not eligible for appointment to the CSG because they reside outside the group's designated boundary. The proposed boundary adjustment would make residents of the Los Coyotes Reservation eligible for appointment to the Warner Springs CSG and allow them to provide formal input on land use matters affecting the surrounding community.

This boundary adjustment would not give the County any land use authority over the Los Coyotes reservation. Reservation lands are sovereign and are not subject to County zoning, permitting, or development regulations. Across the unincorporated County, some reservation lands are already included within active planning or sponsor group areas, allowing reservation residents to serve on local advisory bodies. Adjusting the Warner Springs CSG boundary to include the Los Coyotes Reservation would provide consistency with this approach and enhance community representation. The boundary adjustment is supported by both the Warner Springs CSG and the Los Coyotes Band of Indians. Nominations for membership in a sponsor group may be solicited from the community-at-large, including people living on tribal lands. If appointed by the County Board, a reservation resident would serve as an individual member of the community and not as a formal representative of the Los Coyotes tribe.

Today's request is for the Board to adopt a Resolution (Attachment A) adjusting the Warner Springs CSG boundary to include the Los Coyotes reservation and to direct staff to implement any necessary administrative actions to complete the change.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that this action is not subject to the California Environmental Quality Act (CEQA) because the proposed action is not a physical project per Section 15378(b)(5) of the CEQA Guidelines.
2. Adopt a resolution entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADJUSTING THE WARNER SPRINGS COMMUNITY SPONSOR GROUP BOUNDARY TO INCLUDE THE ADJACENT LOS COYOTES RESERVATION (Attachment A), and direct staff to complete any associated administrative changes.

EQUITY IMPACT STATEMENT

Community engagement is essential to ensure public input is taken into consideration before County decision-makers act on important land use matters. Community Planning and Sponsor Groups (CPSGs) play a pivotal role in the County's public engagement process, serving as a collective voice for each community. Adjusting the Warner Springs CSG boundary to encompass the Los Coyotes reservation would allow residents living within the Los Coyotes reservation to be appointed to the Warner Springs CSG, supporting inclusiveness in the public participation process and fostering connections between the County and tribal governments. This adjustment would bring unique perspectives, knowledge, and lived experiences to help shape our collective local land use process.

SUSTAINABILITY IMPACT STATEMENT

The County's commitment to sustainability requires consideration of the lasting effects of our actions on the environment, economy, and social well-being of our communities. Community Planning and Sponsor Groups play a crucial role in facilitating this process. Consistent with the County's Sustainability Goals, adjusting the boundary of the Warner Springs CSG provides a meaningful opportunity for residents living within the Los Coyotes reservation to be appointed to the Warner Springs CSG, bringing the opportunity for tribal knowledge and perspectives on sustainable communities to be shared. This fosters a more transparent, diverse, and inclusive dialogue, and ensuring the impacts of County land use decisions that impact all stakeholders are comprehensively considered.

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

4. **SUBJECT: HARMONY GROVE VILLAGE SOUTH GENERAL PLAN AMENDMENT, SPECIFIC PLAN, ZONE RECLASSIFICATION, TENTATIVE MAP, MAJOR USE PERMIT, SITE PLAN AND ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED DOCUMENTS (DISTRICT: 3)**

OVERVIEW

The proposed Harmony Grove Village South project (Project) consists of 111 acres in the San Dieguito Community Plan Area and includes 453 single family and multi-family units including five product types, 5,000 square feet of commercial/ civic uses, four acres of private and public parks, approximately two miles (11,000 feet) of public multi-use trails and pathways and approximately 35 acres of biological open space. The project also analyzed an on site wastewater treatment facility, but is conditioned to annex into the Rincon Municipal Water District. The project site is located within the Harmony Grove-Elfin Forest Subarea of the San Dieguito Community Plan Area, west of Interstate 15, south of State Route 78, and directly south of the Harmony Grove Village (HGV) community. The site is approximately one-third of a mile west of the City of Escondido, south and east of the City of San Marcos, and north of the Del Dios Highlands Preserve. The project site is currently vacant, although some remnants of prior structures remain on site.

On July 25, 2018 (1), the Board of Supervisors (Board) approved entitlements for the Project and certified its Final Environmental Impact Report (FEIR). Following County approval and certification of the FEIR, the Project was challenged in a CEQA action. On February 20, 2020, the trial court ruled that the Project's FEIR violated CEQA based on inadequate Greenhouse Gas (GHG) mitigation measures, failure to address fire safety and evacuation issues, insufficient analysis of air quality impacts, and found the Project was inconsistent with the San Diego Association of Governments (SANDAG) Regional Plan and the County's General Plan related to a policy to provide affordable housing and a community plan policy requiring septic instead of

sewer. On October 14, 2021, the Court of Appeal affirmed the trial court's ruling related to the GHG mitigation measure and General Plan policy to provide affordable housing. The Court of Appeal reversed the trial court's ruling related to the other concerns, including fire safety and evacuation, inconsistency with the SANDAG Regional Plan, and the community plan policy related to septic systems. On October 19, 2022, the trial court issued a revised order requiring the County to rescind the Project approvals within 60 days. On December 14, 2022 (10), the Board adopted a resolution to rescind the previous Project approvals.

As a result of the litigation, the project has revised its GHG mitigation measure that would offset all GHG emissions through the installation of a photovoltaic (PV) solar system on existing commercial and industrial buildings located offsite in San Diego County. In addition, the Project will also provide, as a condition of approval, an affordable housing component that will include 10 percent of the project's total dwelling units as on-site affordable housing consisting of five percent reserved as affordable for low-income households (up to 80% of Area Median Income (AMI) and five percent reserved as affordable for moderate income households (up to 120% AMI). These changes will not result in changes to the Project design. All other issues have been fully resolved by litigation and, as such, cannot be raised in future legal challenges.

Under CEQA, a court can only require changes that are needed to bring the project into compliance. Because the court only took issue with the FEIR with respect to the GHG mitigation measure as related to GHG carbon offset credit purchase (location, registry confirmation, and approval by the Director of PDS), the law assumes that the 2018 FEIR is adequate in all other respects (otherwise known as Res Judicata), directing the court to address each alleged ground of non-compliance). Other than this specific issue, the County is not able to mandate additional revisions to the other portions of the 2018 FEIR.

Today's requested actions are for the Board to consider amending the General Plan and approving the associated implementing actions, such as a Zone Reclassification, Tentative Map, Major Use Permit, Site Plan and certification of the FEIR. Staff is recommending approval of the Project in concurrence with the Planning Commission. The Board is not required to approve General Plan Amendments and may deny the project as the Court of Appeal ordered the previous approvals to be rescinded.

If the project is approved by the Board, any legal challenges will be limited to the subjects not protected by the legal application of Res Judicata by the court, which would cover all subjects except for the GHG mitigation measure and the affordable housing component.

RECOMMENDATION(S)
PLANNING COMMISSION

On August 22, 2025, the Planning Commission considered the Harmony Grove Village South Project and made the following recommendations to the Board of Supervisors:

1. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (EIR), REF: PDS2015-ER-15-08-006 (Attachment A).
2. Adopt a Resolution entitled A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT (GPA) PDS2015-GPA-15-002, approving General Plan Amendment PDS2015-GPA-15-002 for the reasons stated therein and discussed in this report (Attachment B).
3. Adopt a Resolution entitled RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIFIC PLAN SP-15-002 HARMONY GROVE VILLAGE SOUTH SPECIFIC PLAN, approving Specific Plan SP-15-002 for the reasons stated therein and discussed in this report (Attachment C).
4. Adopt the Ordinance entitled An Ordinance Changing the Zoning Classification of Certain Property Within THE ELFIN FOREST-HARMONY GROVE SUBAREA AND the San Dieguito Community Plan AREA, REF: PDS2015-REZ-15-003 (Attachment D).
5. Adopt a Resolution entitled RESOLUTION OF SAN DIEGO COUNTY CONDITIONALLY APPROVING VESTING TENTATIVE MAP NO. 5626 approving the Vesting Tentative Map PDS2018-TM-5626 for 453 dwelling units, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment E).
6. Grant the accompanying Site Plan PDS2018-STP-18-011 and impose the requirements and conditions set forth in the Site Plan Form of Decision (Attachment F).
7. Grant Major Use Permit PDS2015-MUP-15-008, make the findings, and impose the requirements and conditions as set forth in the Form of Decision (Attachment G).

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 authorize the Director of PDS to execute the Agreement. If litigation is filed challenging

the Board’s action on this project, require RCS - Harmony Partners, LLG 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 S).

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 453 new housing units in the Harmony Grove-Elfin Forest Subarea of the San Dieguito community. The Project includes a range of lots that will allow for market rate homes and will also be conditioned to include 10 percent of the project’s total dwelling units as on-site affordable housing (five percent reserved as affordable for low-income households and five percent reserved as affordable for moderate income households).

SUSTAINABILITY IMPACT STATEMENT

The Project is conditioned to install solar systems on existing commercial/industrial buildings located offsite in San Diego County. The solar panel system will be capable of generating a total of 1,720 kilowatt (kW), which will offset 100% of the Project’s emissions. The project includes sustainable design features including energy efficient home designs, native and drought tolerant landscaping, and low impact development stormwater facilities. The project incorporates cool pavement technology, participation in the California Green Builder Program, installation of electric vehicle charging stations, and 100% residential electricity through renewable energy to help reduce energy consumption, air pollution, and greenhouse gas emissions.

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

5. SUBJECT: ENHANCING OPERATIONAL AND RECREATIONAL CONDITIONS AT EL CAPITAN RESERVOIR (DISTRICTS: ALL)

OVERVIEW

For years, San Diego County residents have expressed growing interest in improved and consistent access to City of San Diego-owned reservoirs, many of which are located in the County’s unincorporated communities. In response, the County of San Diego (County) has explored collaborative, cost-effective solutions to maintain and expand recreational access while safeguarding water quality.

The County originally entered into a partnership with the City of San Diego (City) in 1970 to operate the Lake Morena reservoir (Lake Morena). The agreement was amended in 1991 to its

current model, where Lake Morena is owned by the City, but leased, operated, and maintained by the County Department of Parks and Recreation (DPR). Under this agreement, DPR has provided consistent recreational access at reduced costs and protected water quality, all while relieving the City of related operating expenses.

In a May 26, 2022, memorandum to the Board of Supervisors (Board) titled “Update on Pursuing Partnerships to Increase Recreational Access to Reservoirs,” Lake Morena was cited as a successful long-term lease model that delivers year-round recreation opportunities while safeguarding water supply integrity. The memo highlights DPR’s improvements to campsites, restrooms, and trails, as well as successful water quality testing in coordination with the City’s Public Utilities Department.

Building on this success, stakeholders have identified El Capitan as another reservoir that could benefit from adopting an operation model similar to that of Lake Morena. This recommendation proposes up to a four-year pilot program for County DPR to coordinate with the City and assume responsibility for the maintenance and operations of recreation activities at the El Capitan reservoir, with the goal of expanding recreational access and opportunities for all San Diego County residents, while preserving high water quality for City usage. Up to \$600,000 annually would fund staffing, extended hours, and day-to-day maintenance of the El Capitan reservoir. The City would continue to perform dam operations and water quality monitoring and maintenance. County staff would conduct a facility assessment once the City has indicated its intent to proceed with an agreement.

RECOMMENDATION(S)

SUPERVISOR JOEL ANDERSON AND VICE CHAIR MONICA MONTGOMERY STEPPE

1. Find that the proposed actions to approve allocation of funds and direction to staff to explore the viability of entering into an agreement with the City of San Diego are not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. Approve an allocation of up to \$600,000 per year for a total of \$2,400,000 beginning in Fiscal Year 2026-27 to the Department of Parks and Recreation to support up to a four-year pilot project to operate and maintain recreation activities, including expanded hours and staffing costs, or potential facility improvements at El Capitan Reservoir.
3. Direct the Director, Department of General Services, to explore the viability of entering into an agreement with the City of San Diego for the operations and maintenance, or service enhancements at El Capitan Reservoir, including expanded service hours and staffing costs, or potential facility improvements, and report back to the Board of Supervisors (Board) in 120 days for an update or approval of such agreement, if required by law.
4. Approve an allocation of \$75,000 in Fiscal Year 2025-26 to backfill City of San Diego funding reductions at El Capitan Reservoir for the purpose of expanding access, consistent with the Board’s emergency bridge funding provided last fiscal year and upon the City indicating its intent to proceed with an agreement, to also conduct a facility condition assessment.

EQUITY IMPACT STATEMENT

This action supports equitable access to high-quality recreational resources in the unincorporated and rural areas of San Diego County. Proposed reductions in reservoir access by the City of San Diego have disproportionately affected residents in East County who often lack alternative public amenities. By enabling County Parks and Recreation to assume management of El Capitan Reservoir's recreational amenities, this item directly improves access to affordable, family-friendly spaces for communities historically underserved by the region's urban park systems.

The project reflects strong public demand, with over 6,000 residents signing petitions opposing closures, and is supported by key stakeholders, including Friends of San Diego Lakes.

SUSTAINABILITY IMPACT STATEMENT

This item supports the County of San Diego's goal of fostering resilient, livable communities by promoting sustainable outdoor recreation. The Department of Parks and Recreation has a proven track record of protecting water quality and natural resources while expanding public access. Management of El Capitan Reservoir's recreational amenities under the Lake Morena model will reduce reliance on private concessionaires, encourage environmentally responsible infrastructure, and support long-term stewardship of open space and water resources.

FISCAL IMPACT

If approved, Recommendation 2 will result in an anticipated annual cost of \$566,000 to operate and maintain El Capitan Reservoir under the Lake Morena model, with approval requested for up to \$600,000 per year beginning in Fiscal Year 2026-27 to account for unanticipated staff, operational, or maintenance expenses. Annual revenues from recreational activities are projected to be between \$60,000 and \$65,000, reducing the net annual cost to approximately \$500,000. The funding source may include the reallocation of resources within the Department of Parks and Recreation. There will be no additional staff years.

Funds for the actions requested in Recommendation 3 to explore the viability of entering into an agreement with the City of San Diego are included in the Fiscal Year 2025-26 Operational Plan based on existing staff time in the Department of General Services funded by charges to client department. There will be no change in net General Fund cost and no additional staff years. There may be fiscal impacts associated with future related recommendations which staff would return to the Board for consideration and approval.

Funds for the actions requested in Recommendation 4 are included in the Fiscal Year 2025-26 Operational Plan in the Department of Parks and Recreation. If approved, this request will result in one-time cost of \$75,000 for Fiscal Year 2025-26 to conduct a facility condition assessment and to backfill City of San Diego operational funding reductions at El Capitan Reservoir, ensuring uninterrupted access through the end of the current fiscal year. The funding source is existing General Purpose Revenue. There will be no additional staff years.

BUSINESS IMPACT STATEMENT

The proposed County-managed operations at El Capitan Reservoir would support small business growth in the surrounding East County communities by increasing foot traffic, tourism, and

demand for goods and services. According to stakeholder input collected by Friends of San Diego Lakes, small businesses, particularly bait and tackle shops, boat rental vendors, and local restaurants, experience significant economic loss when reservoir access is restricted. Consistent operations could restore seasonal revenue, attract recreation-based vendors, and enhance weekend tourism in Lakeside.