

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS - LAND USE
WEDNESDAY, AUGUST 27, 2025**

MINUTE ORDER NO. 7

SUBJECT: GENERAL SERVICES - ADOPT A RESOLUTION TO SUMMARILY VACATE A PORTION OF AN UNNAMED ALLEY IN THE FALLBROOK COMMUNITY PLAN AREA AND CEQA FINDING (VAC 2023-0205) (DISTRICT: 5)

OVERVIEW

The Real Estate Division of the Department of General Services is processing a request from the owner (applicant) of Assessor's Parcel Numbers 103-222-07, -11, -14, -16, -18, -20, -23, and -24 to summarily vacate a portion of the unnamed alley between Fig Street and Elder Streets, and between Mission Road and Pico Ave, located in the Fallbrook Community Plan Area. A summary vacation is a streamlined process by which an excess public road, right-of-way, or a public service easement is abandoned. It may be requested by the County of San Diego (County) or the public if the easement interests are found to be excess to County needs and are not required for the purposes for which they were obtained. In this instance, the applicant is processing a Certificate of Compliance with Planning & Development Services to merge all their properties into one legal lot, as well as a grading permit to prepare the consolidated lot for the construction of a 60-unit affordable housing development.

The County Department of Public Works has determined that the portion of the unnamed alley is excess and no longer needed for present or future public use because it is not County-maintained and is not part of the General Plan Mobility Element. A road vacation often benefits the public by enabling improved use of the land it formerly occupied. The vacation was requested by the property owner and will remove encumbrances that could allow for better use of the subject properties and allow for the potential for future development at the owner's discretion. Today's request is for the Board of Supervisors to adopt a Resolution to summarily vacate this portion of unnamed alley.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find the proposed vacation is not subject to review under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15060(c)(2) and 15060(c)(3) because the action would result in the summary vacation of a public highway easement that is not needed for public road purposes, and will not have a reasonably foreseeable direct or indirect effect on the environment and is therefore not a project subject to CEQA as defined in section 15378.
2. Adopt a Resolution entitled: RESOLUTION TO SUMMARILY VACATE A PORTION OF AN UNNAMED ALLEY, IN THE FALLBROOK COMMUNITY PLAN AREA (VAC 2023-0205). Attachment C, on file with the Clerk of the Board.
3. Direct the Clerk of the Board to record the Resolution for Vacation No. 2023-0205 pursuant to State of California Streets and Highways Code Section 8336.

EQUITY IMPACT STATEMENT

The resolution to remove an encumbrance from private land that is no longer needed for public purposes will provide an overall public benefit and improve the use of the land made available by the vacation. The proposed summary vacation is zoned for mixed use, including manufacturing, industrial,

commercial, civic and residential and will allow the property owner better use of their property. The proposed summary vacation will facilitate the ability for a 60-unit affordable housing project to be constructed on the site. The existing surrounding road system will continue to provide adequate access for the property and will not preclude future development.

SUSTAINABILITY IMPACT STATEMENT

The proposed action to summarily vacate a portion of an unnamed alley contributes to the County of San Diego Sustainability Goal No. 1 to engage the community to partner and participate in decisions that impact their lives and communities and Goal No. 2 to provide just and equitable access to develop their land. This action will impact the property owner directly by providing improved use of the property by unencumbering a portion their properties for potential future development for affordable housing.

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Department of General Services. If approved, this request will result in estimated costs and revenue of \$5,500 to process the proposed vacation. The funding source is a deposit from the applicant. There will be no change in net General Fund fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Montgomery Steppe, the Board of Supervisors took action as recommended, on Consent, and adopted Resolution No. 25-092 entitled: RESOLUTION TO SUMMARILY VACATE A PORTION OF AN UNNAMED ALLEY, IN THE FALLBROOK COMMUNITY PLAN AREA (VAC 2023-0205).

AYES: Aguirre, 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

