

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS - LAND USE  
WEDNESDAY, SEPTEMBER 01, 2021**

**MINUTE ORDER NO. 1**

**SUBJECT: NOTICED PUBLIC HEARING:  
MONTECITO RANCH OPEN SPACE VACATION, PDS2020-VAC-20-001,  
RAMONA COMMUNITY PLAN AREA (08/18/2021 - SET HEARING; 09/01/21 -  
HOLD HEARING) (DISTRICT: 2)**

**OVERVIEW**

On August 18, 2021 (09), the Board of Supervisors set a Hearing for September 1, 2021.

This item is a proposal to vacate a 220.5-acre biological open space easement dedicated to the County of San Diego and recorded on September 10, 2009 as DOC#2009-0506422 on the approximately 935.2-acre property known as Montecito Ranch in the Ramona Community. On August 4, 2010, the Board of Supervisors (Board) approved the Montecito Ranch Project, which consisted of 417 single-family residences, an 8.3-acre park, and an 11.9-acre historic park; however, the applicant for this project will not be moving forward with the development.

The Endangered Habitats Conservancy (EHC), a California non-profit corporation, acquired the entire Montecito Ranch property in 2020 through coordination with the Wildlife Conservation Board (WCB) and Naval Facilities Engineering Command Southwest (U.S. Navy). The Open Space Vacation of 220.5 acres is required to allow the authorization of funding by the U.S. Navy to allow the property to be maintained and managed as biological open space in perpetuity by EHC. The existing 220.5-acre biological open space easement was previously required to resolve unpermitted clearing which occurred while the Montecito Ranch Project application was in-process in the early 2000s. The previously approved Montecito Ranch Project entitlements for the property have been abandoned and the open space easement dedication for the Montecito Ranch Project is no longer required. The open space easement area will still be maintained by EHC for the preservation of biological resources, which is consistent with the original intent of the dedicated open space easement.

Today's request requires two steps: On August 18, 2021, it is requested that the Board set a date for a public hearing on September 1, 2021 and provide public notice of that hearing, which includes signage at the project site. If the Board takes the actions recommended for today, then on September 1, 2021, it is requested that the Board consider and adopt a resolution to vacate the referenced open space easement, record A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING OPEN SPACE EASEMENT PDS2021-VAC-21-001.

**RECOMMENDATION(S)**

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

1. Adopt the Environmental Findings, which include findings that the proposed project meets the conditions for the application of the California Environmental Quality Act (CEQA) Guidelines Section 15308 and 15061(b)(3) (Attachment E, on file with the Clerk of the Board).
2. Adopt the Resolution entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING OPEN SPACE EASEMENT PDS2021-VAC-21-001 (Attachment D, on file with the Clerk of the Board).

## **EQUITY IMPACT STATEMENT**

The Montecito Ranch Open Space Vacation (Vacation) will result in preservation of 220.5 acres of land and biological resources within San Diego county and Ramona Community on a 935.2-acre property. The location and size of the property will contribute to preserving biological resources within the Ramona Community and assist with long-term preservation of biological resources within San Diego county. The preservation of this land will enhance the quality of the environment within the region by contributing to sustainability and conservation of land in perpetuity that promotes an environment where communities can prosper.

## **FISCAL IMPACT**

N/A

## **BUSINESS IMPACT STATEMENT**

N/A

## **ACTION:**

ON MOTION of Supervisor Fletcher, seconded by Supervisor Vargas, the Board of Supervisors closed the Hearing and took action as recommended, adopting Resolution No. 21-143, entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO VACATING OPEN SPACE EASEMENT PDS2021-VAC-21-001.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, 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

