

COUNTY OF SAN DIEGO BOARD OF SUPERVISORS  
REGULAR MEETING AGENDA

**TUESDAY, SEPTEMBER 9, 2025, 9:00 AM AND WEDNESDAY, SEPTEMBER 10, 2025, 9:00 AM**  
COUNTY ADMINISTRATION CENTER,  
BOARD CHAMBER, ROOM 310  
1600 PACIFIC HIGHWAY, SAN DIEGO, CA 92101

**LAND USE LEGISLATIVE SESSION**  
**WEDNESDAY, SEPTEMBER 10, 2025, 9:00 AM**

**Order of Business**

- A. Roll Call to Reconvene from Tuesday, September 9, 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](http://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](http://www.sandiegocounty.gov/telecomments) for instructions.

**ASSISTANCE FOR PERSONS WITH DISABILITIES:**

Agendas and records are available in alternative formats upon request. Contact the Clerk of the Board of Supervisors office at 619-531-5434 with questions or to request a disability-related accommodation. Individuals requiring sign language interpreters should contact the Countywide ADA Title II Coordinator at (619) 531-4908. To the extent reasonably possible, requests for accommodation or

assistance should be submitted at least 72 hours in advance of the meeting so that arrangements may be made. An area in the front of the room is designated for individuals requiring the use of wheelchair or other accessible devices.

#### **LANGUAGE INTERPRETATION ASSISTANCE:**

Language interpretation services for public speakers are available upon request to the Clerk of the Board of Supervisors at least 72 hours prior to the meeting (refer to Board Policy A-139 for additional information). Please contact the Clerk of the Board's office at (619) 531-5434 or via e-mail at [publiccomment@sdcounty.ca.gov](mailto:publiccomment@sdcounty.ca.gov).

#### **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**

#### **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

<b>Agenda #</b>	<b>Subject</b>
1.	LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION
2.	ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR CULVERT REPAIR AND REPLACEMENT ASSOCIATED WITH THE FISCAL YEAR 2025-26 RESURFACING PROGRAM AND RELATED CEQA EXEMPTION
3.	COUNTY OF SAN DIEGO TRACT NO. 4736-1 (FINAL MAP NO. 13856): APPROVAL OF FIFTH AMENDMENT TO THE UNRECORDED JOINT AGREEMENT TO IMPROVE MAJOR SUBDIVISION (EXTENSION OF TIME TO COMPLETE SUBDIVISION IMPROVEMENTS) FOR BONSALL OAKS (FORMERLY POLO CLUB ESTATES) LOCATED IN THE BONSALL COMMUNITY PLAN AREA

4. GENERAL SERVICES – ADOPT RESOLUTIONS TO SUMMARILY VACATE PORTIONS OF DAIRY ROAD, IN THE SWEETWATER COMMUNITY PLAN AREA, TOGETHER WITH PORTIONS OF FAXON STREET (FORMERLY SWEETWATER AVE.) AND KEMPTON STREET (FORMERLY SAN DIEGO AVE.), IN THE SPRING VALLEY COMMUNITY PLAN AREA, AND CEQA FINDING (VAC 2024-0025)

## **DISCUSSION ITEMS**

- | <b>Agenda #</b> | <b>Subject</b>  |
|-----------------|---|
| 5.              | CONTINUED ITEM FROM JUNE 25, 2025 (10):<br>APPEAL OF PARADISE VALLEY ROAD WIRELESS TELECOMMUNICATION FACILITY MAJOR USE PERMIT AND CEQA EXEMPTION |
| 6.              | NOTICED PUBLIC HEARING:<br>APPEAL OF THE COTTONWOOD SAND MINE PROJECT MAJOR USE PERMIT, RECLAMATION PLAN AND ASSOCIATED CEQA DETERMINATION        |
| 7.              | NOTICED PUBLIC HEARING:<br>VALIANO PROPERTY TAX EXCHANGE: FIRE PROTECTION DISTRICT REORGANIZATION   |
| 8.              | EXPLORE OPPORTUNITIES FOR YOUTH BASEBALL FIELDS IN THE UNINCORPORATED COMMUNITY OF FALLBROOK  |

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**1. SUBJECT: LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)**

**OVERVIEW**

On June 27, 2023 (16), the County of San Diego (County) Board of Supervisors (Board), issued a Proclamation of Local Emergency (Proclamation) as a result of the continued conditions for detrimental impacts to the environment, economy, and property within San Diego county, caused by persistent impacts from cross-border sewage pollution and sewage impacted ocean waters. The Proclamation was issued pursuant to the San Diego County Code of Regulatory Ordinances sections 31.101 et seq. and California Government Code section 8630. The Proclamation further asked the Governor to proclaim a State of Emergency in San Diego County. Government Code section 8630(c) requires local governing bodies to review the need for continuing the local emergency at least once every 60 days until the local emergency is terminated.

On July 19, 2023 (4), September 13, 2023 (3), November 8, 2023 (2), December 6, 2023 (2), January 24, 2024 (1), March 13, 2024 (3), May 1, 2024 (4), June 26, 2024 (4), July 17, 2024 (6), September 11, 2024(3), October 22, 2024 (9), December 11, 2024 (1), January 29, 2025 (2), March 12, 2025 (2), May 07, 2025 (2), June 25, 2025 (4), and July 22, 2025 (4) the Board found that there is a continuing need for the local emergency. This is a request to find that a review of the local emergency has been conducted and that the local emergency will remain in effect.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proclamation of local emergency is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) and (3), 15061(b)(3), and 15378(b)(4)&(5) because the action is an administrative action intended to facilitate state and federal funding, does not commit the County to a specific project, and will not have a reasonably foreseeable direct or indirect effect on the environment.
2. Find that there is a need to continue the local emergency and that the local emergency shall continue subject to review requirements until terminated pursuant to Government Code section 8630(d).

**EQUITY IMPACT STATEMENT**

The communities closest to the San Diego International Border, including the communities of Imperial Beach, San Ysidro, Otay Mesa, and Tijuana River Valley are identified by SB 535 (2012) and CalEnviroScreen 4.0 as being Environmental Justice communities having high pollution burdens for impaired water bodies, elevated PM2.5, elevated linguistic isolation, and poverty rates. By supporting the local emergency proclamation, the County of San Diego remains committed to working with local, state, federal, and Mexican authorities to improve conditions for these communities. Local Environmental Justice communities who have decades of suffering from various pollution sources, have been advocating and working to raise their concerns to the various agencies, and have engaged to elevate the need for data collection to document environmental injustices.

## **SUSTAINABILITY IMPACT STATEMENT**

This action letter aligns with the County of San Diego's (County) Sustainability Goals: protect health and wellbeing and the environment. The proposed action contributes to the County's Sustainability Goal No. 6 to protect the environment and promote our natural resources, diverse habitats, and cultivate a natural environment for residents, visitors, and future generations to enjoy.

## **FISCAL IMPACT**

There is no fiscal impact associated with this request to continue the emergency. There will be no change in net General Fund costs and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

Increased beach water closures resulting from sewage impacts have a direct effect for the surrounding community due to decreased tourism, patronage of local businesses, and opportunities for youth recreation and camps. By continuing a local emergency, the County of San Diego will be able to engage businesses and non-profit service providers that have been impacted by the restricted access to local beaches and oceans with the goal of assisting in identifying ways to connect them to any state or federal relief programs.

2. **SUBJECT: ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR CULVERT REPAIR AND REPLACEMENT ASSOCIATED WITH THE FISCAL YEAR 2025-26 RESURFACING PROGRAM AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)**

## **OVERVIEW**

The County of San Diego's (County) Department of Public Works (DPW) maintains over 18,000 drainage culverts throughout unincorporated areas of San Diego County. These culverts direct water beneath and away from roadways, which helps ensure safe transportation, reduces sediment contamination in waterways, and protects roads from expensive damage and public disruption. Maintaining culverts is essential for the overall health of the County's road network and supports the Board of Supervisors (Board) commitment on May 2, 2017 (11) to achieve an average Pavement Condition Index of 70 using Senate Bill 1 funding.

The Board's expanded annual road resurfacing program launched in Fiscal Year (FY) 2017-18 and has consistently included culvert maintenance for roads selected for resurfacing. Each fiscal year, after developing the road resurfacing schedule, DPW staff identify and assess culverts on these roads to determine maintenance needs and conduct outreach to the communities where culvert work is needed to share information on the schedule and approach. This culvert work can be incorporated into resurfacing projects, handled through Job Order Contracts, or managed as separate low bid contracts. Due to cost considerations, convenience factors, and capacity constraints, DPW proposes using a low bid construction contract for culvert maintenance activities on roads in the FY 2025-26 expanded resurfacing program.

Attachment A contains the complete list of culverts associated with the FY 2025-26 expanded road resurfacing program, identifying 48 culverts throughout the County's unincorporated areas that require maintenance. This request seeks approval to advertise and award a construction contract to the lowest bidder for culvert maintenance on County-maintained roads. The estimated project cost is \$3,918,000, which includes a 10% contingency for unexpected conditions during construction, funded through Road Maintenance and Rehabilitation State Gas Tax revenue. DPW plans to advertise and award the contract in Fall 2025, with construction beginning in January 2026 and completing by the end of 2026.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find in accordance with Section 15301(c) of the California Environmental Quality Act (CEQA) that the proposed project is categorically exempt from CEQA review because it involves the maintenance of existing culverts involving no or negligible expansion of existing use.
2. Authorize the Director, Department of Purchasing and Contracting, to advertise and award a construction contract and to take other actions authorized by Section 401 et seq. of the Administrative Code with respect to contracting for culvert repair and replacement.
3. Designate the Director, Department of Public Works, as the County Officer responsible for administering the construction contracts in accordance with Board Policy F-41, Public Works Construction Projects.

## **EQUITY IMPACT STATEMENT**

The culvert maintenance work proposed in this action is directly related to the County of San Diego (County), Department of Public Works expanded annual road resurfacing program and includes culverts that are associated with this resurfacing work. The road resurfacing program utilizes the most recent version of CalEnviroScreen (4.0) and Healthy Places Index (3.0) GIS layer to identify culverts that are located within underserved communities. Approximately 65% of the culverts on the list are within underserved communities. Road resurfacing and culvert maintenance will improve and protect the condition of the roads and facilitate transit and mobility to underserved communities. County construction contracts are also publicly advertised and competitively bid which helps to stimulate the local economy.

## **SUSTAINABILITY IMPACT STATEMENT**

Maintaining existing drainage culverts protects roads and provides benefits to sustainability in terms of economy, environment, social, health and well-being. Maintaining culverts in a timely manner prevents more costly future maintenance efforts, thereby supporting economic sustainability. Functional drainage facilities minimize flooding and promote the safe transit of vehicles and pedestrians, which supports the walkability of communities. The drainage improvements proposed in this action contribute to the County of San Diego's sustainability goals to improve water quality which supports the health and wellbeing of residents by minimizing contaminants in water ways and vectors such as mosquitos that can transmit disease.

## **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Department of Public Works Road Fund. If approved, project costs are estimated to be \$3,918,000, including 10% construction contingency. The funding source is Road Maintenance and Rehabilitation State Gas Tax revenue. There will be no change in net General Fund costs and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

County of San Diego construction contracts are competitively and publicly bid and help stimulate the local economy by creating primarily construction-related employment opportunities. All workers employed on the public works projects must be paid prevailing wages determined by the California Department of Industrial Relations, according to the type of work and location of the project. The prevailing wage rates are usually based on rates specified in the collective bargaining agreements.

3. **SUBJECT: COUNTY OF SAN DIEGO TRACT NO. 4736-1 (FINAL MAP NO. 13856): APPROVAL OF FIFTH AMENDMENT TO THE UNRECORDED JOINT AGREEMENT TO IMPROVE MAJOR SUBDIVISION (EXTENSION OF TIME TO COMPLETE SUBDIVISION IMPROVEMENTS) FOR BONSTALL OAKS (FORMERLY POLO CLUB ESTATES) LOCATED IN THE BONSTALL COMMUNITY PLAN AREA (DISTRICT: 5)**

## **OVERVIEW**

The Polo Club Estates/Bonsall Oaks Tentative Map project (Project) is a subdivision consisting of 165 residential lots and two open space lots on a total of 449.54 acres. The site is located within the Bonsall Community Plan Area, on the north side of Gopher Canyon Road and Vista Valley Road, west of Interstate 15 within the unincorporated county (Attachment A).

The San Diego County Code of Regulatory Ordinances establishes the requirements for time extensions for private developers to complete required improvements on their private development projects, including new or improved roads, water, and sewer facilities. As conditions of their permits, private development applicants are often required to construct specific improvements that benefit the public, such as roads and stormwater drainage systems. In many cases, these improvements are accepted by the County into the County-maintained system to be owned, operated, and maintained by the Department of Public Works (DPW). Subdivision Improvement Agreements include the specific improvements that need to occur, when they need to be completed, and financial security requirements. The financial security requirements protect the County by ensuring any required improvements are constructed.

In the event of a default by the applicant, financial security can be used by the County to complete the required improvements. However, under certain circumstances, the County can grant time extensions to allow an applicant additional time to complete the improvements, while simultaneously preserving the County's rights to have the public improvements constructed by the applicant.



On November 3, 1993 (1), the Board of Supervisors (Board) approved the Project, and on September 22, 1999 (10), the Board approved a Final Map and a Joint Agreement to Improve Major Subdivision (Joint Agreement for Improvements) for the Project. The Joint Agreement for Improvements was secured by bonds that guaranteed the construction of the streets, sewer facilities, water facilities, and drainage facilities in favor of the Rainbow Municipal Water District (District) and the County of San Diego (County). The Joint Agreement for Improvements expired on September 22, 2001.

The Project has received a total of three extensions since the Final Map was recorded in 1999. The first request to extend the agreement was submitted to the County in 2012. On August 8, 2012 (10), the Board approved the first Amendment to the Joint Agreement for Improvements, extending the time for completion of the improvements to August 8, 2014. On October 22, 2014 (13), the Board approved another time extension to October 22, 2016, and the former owners substituted the bonds with a lien contract with the County to secure the completion of the improvements. After the second time extension was granted by the Board, the previous owners decided to sell County Tract No. 4736-1 (Final Map No. 13856), and the new, current owner has agreed to assume responsibility of all obligations. On January 15, 2020 (5), the Board approved an assumption agreement and time extension for the current owner, extending the time to complete improvements to October 21, 2021. The last Board action was on September 16, 2020 (6), when the Board approved the Third Amendment to the Joint Improvement Agreement, which extended the completion date for the improvements to August 5, 2022, as well as a partial release of the lien contract for Lots 2-17, because it was replaced with bonds. On June 28, 2022, the Director of Planning & Development Services approved the Fourth Amendment to the Joint Improvement Agreement to release a portion of the project from the lien contract, which was replaced with bonds as allowed under the County's Subdivision Ordinance. Finally, on November 16, 2022 (4), the Board approved another two-year time extension of the Improvement Agreement to complete the subdivision. As of today, the agreement has expired, and no time extension was submitted prior to the expiration date. As a result, the project is currently in breach of the agreement and requires an extension.

The subdivision owner has requested an extension for an additional two years to construct the public improvements. There is no limitation on the number of extensions that can be approved by the Board. To date, the applicant is phasing the improvements and has begun construction on other phases of the project. In Phase 1 of the project, 60 residential lots were included in the major grading plan issued on December 5, 2022. An associated improvement plan for roadway construction was also approved for this phase. The winery lot was developed under a separate grading plan. However, construction has not yet commenced on the phases covered under the lien contract, which would be the final phase. Once this extension is approved, the owner intends to move forward with the required improvements for the next phase, with construction anticipated to begin before the end of 2025.

Today's request is for the Board to review and approve the Fifth Amendment to the Joint Agreement and time extension to Improve Major Subdivision for San Diego Tract No. 4736-1.

**RECOMMENDATION(S)**  
**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Fifth Amendment to the Joint Agreement to Improve Subdivision and associated actions for County Tract No. 4736-1 is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(3) and 15378(b)(5) of the CEQA Guidelines because administrative activities of governments will not result in a direct or indirect physical change in the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
2. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Fifth Amendment to the Joint Agreement to improve major subdivision. This agreement extends the time to construct the improvements to two (2) years from the date of execution of this Fifth Amendment.
3. Authorize the Clerk of the Board of Supervisors to forward the Fifth Amendment to Joint Agreement for Tract No. 4736-1, to the County Recorder for recordation.

**EQUITY IMPACT STATEMENT**

Planning & Development Services (PDS) ensures that public improvements are constructed as part of new housing developments, such as roads and stormwater drainage systems. PDS ensures the completion of the public improvements through agreements and financial security, which ensures communities are safe. This extension to the improvement agreement will allow the applicant additional time to complete the required public improvements, which will help provide housing for unincorporated communities.

**SUSTAINABILITY IMPACT STATEMENT**

Planning & Development Services (PDS) is committed to promoting sustainable community growth by ensuring that essential public infrastructure, such as roads and stormwater drainage systems, are constructed in new housing developments. These improvements are vital for creating safe, resilient, and environmentally responsible communities. This extension to the improvement agreement provides additional time for the applicant to complete these essential required improvements for the projects. This ensures that housing developments in the unincorporated communities meet both current and future sustainability standards.

**FISCAL IMPACT**

There is no fiscal impact associated with the approval of the requested time extension as presented today. If the developer wishes to move forward with the project, they will incur all costs. There will be no change in net General Fund costs and no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

4. **SUBJECT: GENERAL SERVICES - ADOPT RESOLUTIONS TO SUMMARILY VACATE PORTIONS OF DAIRY ROAD, IN THE SWEETWATER COMMUNITY PLAN AREA, TOGETHER WITH PORTIONS OF FAXON STREET (FORMERLY SWEETWATER AVE.) AND KEMPTON STREET (FORMERLY SAN DIEGO AVE.), IN THE SPRING VALLEY COMMUNITY PLAN AREA, AND CEQA FINDING (VAC 2024-0025) (DISTRICT: 1)**

**OVERVIEW**

The Real Estate Division of the Department of General Services is processing a request from the Department of Parks and Recreation (DPR), who manage Assessor's Parcel Numbers (APN) 584-550-75, 584-550-76, 585-100-21, 590-110-06, 590-110-08, to summarily vacate portions of Dairy Road adjacent to the Sweetwater Bike Park, and portions of both Faxon Street (formerly Sweetwater Avenue) and Kempton Street (formerly San Diego Avenue) that bisect DPR property near the "Sweetwater Loop Trail Segments 5-7 and the Lakeview Staging Area" DPR project. This action proposes that the County of San Diego (County) officially close out old, unused road segments that run through or alongside land managed by DPR in the Sweetwater and Spring Valley areas. These road segments were either demolished years ago or never built and are no longer needed for public use. Clearing these old road designations will allow the County to better use the land for parks, trails, and community access without affecting nearby property owners or utilities. Additionally, the vacation will allow DPR to use the land more freely for trail and staging area projects like signs, parking, and restrooms.

A summary vacation is a streamlined process by which a public road, right-of-way, or a public service easement is abandoned. The portions of the properties that would be vacated consist of approximately 0.801 acres in Sweetwater and 0.535 acres in Spring Valley (Attachment B). The vacations will simplify trail alignment easements for the "Sweetwater Loop Trail Segments 5-7 and the Lakeview Staging Area" DPR project, which aims to complete a hiking trail loop around the Sweetwater Reservoir. Easements will be reserved for San Diego County Water Authority and Caltrans utility facilities, and for County access to the Sweetwater Bike Park.

The County may grant a summary vacation of a street or highway if the easement interests are found to be in excess of County needs. The County may grant a summary vacation of a street or highway if the easement interests are found to be in excess of County needs. County Department of Public Works has determined that the areas proposed for vacation are excess and no longer needed for present or future public road use because these portions were either never constructed or demolished when the State Route 125 Freeway was constructed, and they are not within the County maintained road system and are not a part of the General Plan Mobility Element. The vacations were requested by DPR and will remove encumbrances that allow better use of vacated portions of Dairy Road and will allow for the management and preservation of the vacated portions of Faxon and Kempton public roads. The road vacations will allow DPR to conduct more effective trail maintenance and vegetative fuel reduction activities where needed, as well as support preservation of the natural environment outside of trail areas by allowing continuity of ownership.

Today's request is for the County Board of Supervisors to adopt Resolutions to summarily vacate portions of Dairy Road, and portions of both Faxon Street and Kempton Street.

**RECOMMENDATION(S)**  
**CHIEF ADMINISTRATIVE OFFICER**

1. Find the proposed vacations are 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 vacations of public highway easements that are 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 PORTIONS OF DAIRY ROAD, IN THE SWEETWATER COMMUNITY PLAN AREA (VAC 2024-0025-A1) (Attachment C, on file with the Clerk of the Board).
3. Adopt a Resolution entitled: RESOLUTION TO SUMMARILY VACATE PORTIONS OF FAXON STREET (FORMERLY SWEETWATER AVE.) AND KEMPTON STREET (FORMERLY SAN DIEGO AVE.), IN THE SPRING VALLEY COMMUNITY PLAN AREA (VAC 2024-0025-A2), (Attachment D, on file with the Clerk of the Board).
4. Direct the Clerk of the Board to record the Resolution for Vacation No. 2024-0025-A1 and 2024-0025-A2 pursuant to State of California Streets and Highways Code Section 8336.

**EQUITY IMPACT STATEMENT**

The resolutions to remove encumbrances from Department of Parks and Recreation (DPR) lands that are no longer needed for public purposes will provide an overall public benefit and improve the use or preservation of the land made available by the vacations. The proposed summary vacations are in areas zoned for agriculture, residential, and open space uses and will allow DPR to better use, manage, and preserve the property. The existing surrounding road systems will continue to provide adequate access for the properties and will not preclude future development.

**SUSTAINABILITY IMPACT STATEMENT**

The proposed actions to summarily vacate portions of Dairy Road, and portions of Faxon Street and Kempton Street contribute to County of San Diego (County) 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 or preserve their land. This action will impact the County directly by providing improved use of the properties by unencumbering portions for potential future development and preservation.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Capital Outlay Fund for Capital Project 1022919, Sweetwater Loop Trail Acquisition and Construction. If approved, this request will result in estimated costs and revenue of \$8,000 to process the proposed vacations. The funding source is General Purpose Revenue in the Capital Outlay Fund for Capital Project 1022919. There will be no change in net General Fund costs and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

N/A

5. **SUBJECT: CONTINUED ITEM FROM JUNE 25, 2025 (10):  
APPEAL OF PARADISE VALLEY ROAD WIRELESS  
TELECOMMUNICATION FACILITY MAJOR USE PERMIT AND  
CEQA EXEMPTION (DISTRICT: 1)**

### **OVERVIEW**

On June 25, 2025 (10) the Board of Supervisors continued the item to September 10, 2025.

This is a request for the Board of Supervisors (Board) to consider an appeal submitted by a resident on behalf of Sweetwater Hills Townhomes (Appellant) of the Planning Commission's approval of the Major Use Permit (MUP) and associated environmental findings for the proposed Paradise Valley Road Wireless Telecommunication Facility project (Project). The Project is a request submitted by AT&T (Applicant) to construct, maintain, and operate a new wireless telecommunication facility on an approximately three-acre property located at 8555 Paradise Valley Road in the Spring Valley Community Plan Area, leased from the San Diego County Water Authority.

The proposed wireless facility would include 12 panel antennas mounted to a new 35-foot-tall faux mono-eucalyptus tree and supporting equipment located within the adjacent equipment enclosure. The Project will enhance telecommunications infrastructure in the Spring Valley community, improving network coverage and supporting increasing connectivity demands. The facility's design, including a 35-foot-tall mono-eucalyptus, integrates with the surrounding landscape to minimize visual impacts and maintain community character. The Project complies with all applicable County setbacks and zoning requirements and aligns with the General Plan and the Spring Valley Community Plan. The Project meets all County regulations and environmental standards, and complies with the California Environmental Quality Act (CEQA) as no significant environmental impacts were identified.

On April 19, 2024, the Planning Commission denied the original application due to a lack of quorum, as it failed to secure the required minimum of four votes for approval. During the 10-day appeal period, the applicant submitted an appeal application on April 29, 2024, with intentions to submit a revised plot plan to address community concerns. The revised plot plan, submitted October 24, 2024, relocated the wireless telecommunications tower 11.5 feet to the east within the same project site in response to community feedback regarding the facility's proximity to neighboring residences (Attachment I). Under Section 7366(b) of the County Zoning Ordinance, the appeal process to the Board was terminated, and the revised application was referred back to the Planning Commission for a decision.

The Project was then approved by the Planning Commission on February 28, 2025. A decision of the Planning Commission is appealable to the Board, and a formal appeal must be submitted within 10 calendar days of the Planning Commission decision. The Planning Commission's approval of the Project has been appealed by a resident on behalf of Sweetwater Hills Townhomes (Attachment A) and the appeal application was submitted on March 10, 2025. The

appeal cites four main concerns, and staff's responses to each point are included in this Board letter. The appellant claims:

1. Improper CEQA Exemption
2. Lack of Justification for Coverage Needs
3. Inconsistent Setback Policies
4. Precedents in Other Communities

Staff has analyzed all points of appeal and has determined that they have been addressed through the MUP findings made for the Project and consistency findings with the San Diego County General Plan and Spring Valley Community Plan. The Project has been reviewed for compliance with CEQA and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Staff also determined that the Project meets the intent and specific standards and criteria established in the County of San Diego's (County) Zoning Ordinance.

The Board can: (1) deny the appeal and sustain the Planning Commission's decision to approve the MUP, (2) grant the appeal and deny the MUP, or (3) continue the appeal and send the MUP back to staff for additional environmental analysis and/or reconsideration, including any additional direction from the Board, and return to the Board within a specified time period. If any motion does not get three votes, then the appeal is deemed denied, unless reconsideration is requested by one of the Board members after the hearing.

#### **RECOMMENDATION(S) PLANNING COMMISSION**

On February 28, 2025, the Planning Commission considered the Paradise Valley Road Wireless Telecommunication Facility project and made the following decisions:

1. Adopted the Environmental Findings, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 (Attachments B and H, on file with the Clerk of the Board).
2. Granted Major Use Permit PDS2022-MUP-22-012, made the findings, and included the requirements and conditions as set forth in the Form of Decision (Attachment C).

#### **DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Planning & Development Services (PDS) concurs with the decision of the Planning Commission and recommends the Board of Supervisors (Board):

1. Deny the appeal for the reasons discussed in this Board Letter.
2. Adopt the Environmental Findings, which includes a finding that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15303 (Attachment B).
3. Sustain the Planning Commission's decision to Grant Major Use Permit PDS2022-MUP-22-012, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment C).

4. Require MD7, LLC, as agent for AT&T Mobility, 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 the Project, require MD7, LLC, as agent for AT&T Mobility, to provide security in the amount of \$500,000 in the form of an irrevocable letter of credit or bond (whichever is acceptable to County Counsel) within 10 days of litigation being filed (Attachment D).

#### **EQUITY IMPACT STATEMENT**

The appeal process allows the community to participate in decisions that impact their community. The appellants view the proposed wireless facility as inequitable, arguing it unfairly impacts their community with unnecessary risks, despite independent data showing adequate coverage. The Applicant provided an Alternative Site Analysis (ASA) in accordance with county standards, which illustrates existing coverage gaps within the area. The Applicant demonstrated in the ASA that the facility would close a gap in area coverage. The proposed wireless telecommunication facility would enhance critical infrastructure by improving network connectivity, supporting public safety, and ensuring reliable communication services. Strengthening telecommunication access contributes to digital equity, particularly in underserved areas with network coverage gaps. The Project aligns with the County's infrastructure goals by enhancing service reliability while adhering to zoning regulations and environmental requirements. Additionally, construction and ongoing maintenance of the facility would generate local employment opportunities, supporting economic growth within the region.

#### **SUSTAINABILITY IMPACT STATEMENT**

The Project incorporates multiple sustainability considerations, including the strategic placement of the wireless facility to minimize visual and environmental impacts while improving telecommunications infrastructure for public benefit. The design of the facility integrates a camouflaged mono-eucalyptus structure to blend with the natural landscape, reducing aesthetic disruption. The equipment enclosure is constructed with durable materials that align with existing site structures, ensuring longevity and reduced maintenance needs. Additionally, the Project supports regional sustainability by enhancing emergency response capabilities and public safety through improved network coverage. The site selection process prioritized minimizing land disturbance by utilizing an existing developed property, thereby avoiding impacts to undisturbed natural habitats. Additionally, the Project aligns with the County's environmental policies by adhering to CEQA guidelines, maintaining compliance with zoning regulations, and aligning with the General Plan.

#### **FISCAL IMPACT**

There is no fiscal impact associated with the approval of the recommendations for the Paradise Valley Road Wireless Telecommunication Facility Project, as the Project is privately initiated and is leased on a San Diego County Water Authority property. Any costs incurred will be paid for by the applicant (or owner/developer). There will be no change in net General Fund costs and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

**6. SUBJECT: NOTICED PUBLIC HEARING:  
APPEAL OF THE COTTONWOOD SAND MINE PROJECT MAJOR  
USE PERMIT, RECLAMATION PLAN AND ASSOCIATED CEQA  
DETERMINATION (DISTRICTS: 2 AND 4)**

**OVERVIEW**

This is a request for the Board of Supervisors (Board) to consider an appeal submitted by the applicant, Cottonwood Cajon ES, LLC, of the Planning Commission's July 9, 2025, disapproval of the Major Use Permit (MUP) and Reclamation Plan (RP) and associated CEQA determination for the proposed Cottonwood Sand Mine project (Project).

The Project is a request to conduct mining activities by converting 214 acres of the Cottonwood Golf Course site for sand extraction purposes. The project site is located at 3121 Willow Glen Drive in the Valle De Oro Community Plan Area and is zoned Open Space (S80), Specific Plan (S88) and Holding Area (S90) with a General Plan Designation as Open Space-Recreation. The property is surrounded by suburban development including detached single-family homes and public facilities such as schools and parks.

The Project would involve sand excavation and processing on 214 acres of a 280-acre site. The operation would run from 7:00 a.m. to 5:00 p.m., Monday through Friday, producing a maximum of 570,000 tons of sand per year for a decade. The excavation would be completed in a phased approach, over a 10-year period, with each phase having subphases under 30 acres. Once a subphase has been excavated, it will be reclaimed as required by the California Surface Mining and Reclamation Act of 1975. Reclamation will extend the project by two years for a total of 12 years. Reclamation includes grading to achieve final slopes and landforms. Revegetation is a component of the Reclamation Plan that includes a five-year monitoring period. Should the Project be approved, the Applicant is required to preserve approximately 150 acres of permanent open space through the recordation of a biological open space easement.

The public has had significant concerns with the Project. Concerns have been raised by residents in Valle De Oro, Spring Valley, and Jamul. Staff have also heard from agencies, tribes, and organizations with comments focused on traffic, fire safety and evacuation, biological resources, noise, air quality, and greenhouse gas emissions. The project applicant completed an EIR that identifies potentially significant environmental impacts to the following: aesthetics, biological resources, cultural resources, noise, paleontological resources, and tribal cultural resources. Impacts to aesthetics, even with mitigation measures, would remain significant and unavoidable, and require the adoption of a Statement of Overriding Considerations. In CEQA, overriding considerations are the reasons that justify approval of a project despite identified significant and unavoidable environmental impacts. If granted, all other potentially significant impacts would be reduced to less than significant for the Project. The EIR will be certified only if the appeal is granted and the Project is approved.

The project has complied with CEQA through the preparation of an EIR; however, the Board also must make the required findings for a MUP. The MUP findings are separate from CEQA and are required to approve a MUP. Staff have determined that two of the MUP findings cannot be made for the Project. Specifically, staff have concluded that the findings regarding the harmful effect on the neighborhood character, and the suitability of the site for this type of development, cannot be made. As a result, staff are not recommending approval of the project.



The Board can:

- (1) deny the appeal and sustain the Planning Commission's decision to disapprove the MUP and RP;
- (2) grant the appeal, certify the EIR, adopt Overriding Considerations and the Mitigation Monitoring and Reporting Program (MMRP), and approve the MUP and RP, or;
- (3) continue the appeal and send the MUP and RP back to staff for additional analysis, request for information, and/or reconsideration, including any additional direction from the Board, and return to the Board within a specified time period.

## **RECOMMENDATION(S)**

### ***Planning Commission***

On July 9, 2025, the Planning Commission disapproved the Cottonwood Sand Mine project. The Planning Commission considered a motion to approve the staff recommendation of Project denial and the vote was 3-3. A second motion was made to approve the applicant's Project, and the vote was again 3-3. Due to the failure to secure four votes, the Project was rendered "disapproved" in accordance with the County Administrative Code and procedural rules followed by the Planning Commission.

### ***Department of Planning & Development Services (PDS)***

PDS concurs with the Planning Commission's disapproval and recommends the Board of Supervisors (Board):

1. Find that this action is not subject to environmental review under Section 21080(b)(5) of the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15270 because CEQA does not apply to projects which a public agency rejects or disapproves.
2. Find that the appeal is denied based on the evidence in the entirety of the record for the Project, including but not limited to the reasons discussed in this Board Letter, the public comments and testimony from community planning groups, tribes, agencies, organizations, and individual community members, and the inability to make the required Major Use Permit findings 3 and 5 for the Project.

The applicant, Cottonwood Cajon ES, LLC, has submitted separate materials in support of the appeal. The Board may grant the appeal, approve the Major Use Permit and Reclamation Plan, and certify the EIR, based on the applicant's materials. If the Board grants the appeal, it must require Cottonwood Cajon ES, LLC 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 the Project, Cottonwood Cajon ES, LLC must provide security in the amount of \$1,500,000 in the form of an irrevocable letter of credit or bond (whichever is acceptable to County Counsel) within 10 days of litigation being filed (Attachment C).

## **EQUITY IMPACT STATEMENT**

The appeal process allows the community to participate in decisions that impact their community. The public hearing process provides transparency and accessibility for the public to review proposed projects and provide comments. The environmental review process also allows for public comment and participation in the form of a scoping meeting and subsequent community meetings at Hillsdale Middle School.

## **SUSTAINABILITY IMPACT STATEMENT**

The denial of this project would prevent 10 years of extraction and avoid impacts on community character. The environmental impacts identified in the EIR would not occur, and the associated mitigation would not be necessary. Project denial would also leave the Sweetwater River flood channel and existing views to the site from surrounding properties and scenic roads unchanged.

## **FISCAL IMPACT**

There is no fiscal impact associated with the approval of the recommendations for the Cottonwood Sand Mine Project, as the Project is privately initiated and is located on private property. Any costs incurred will be paid for by the applicant (or owner/developer). There will be no change in net General Fund costs and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

N/A

**7. SUBJECT: NOTICED PUBLIC HEARING:  
VALIANO PROPERTY TAX EXCHANGE: FIRE PROTECTION  
DISTRICT REORGANIZATION (DISTRICT: 3)**

## **OVERVIEW**

The Valiano project (Project), originally approved by the County of San Diego Board of Supervisors on July 25, 2018 (1), is a 239-acre development consisting of 243 residential units including 53 detached condominiums, parks, public multi-use trails, and 149 acres of open space within the Elfin Forest-Harmony Grove area of the San Dieguito Community Planning Area. The development was designed to demonstrate sustainable design practices through a variety of measures, 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 would provide residential electricity through renewable energy to help reduce energy consumption, air pollution, and greenhouse gas emissions. The project is located west of Interstate 15 (I-15) and south of State Route 78 (SR-78). Currently, this project is in both the Rancho Santa Fe Fire Protection District (FPD) and San Marcos FPD, with 229 acres being within the San Marcos FPD and 10.76 acres in Rancho Santa Fe FPD. The project was subject to legal action and reached a settlement, resulting in project changes that were approved by the County of San Diego Planning Commission on December 6, 2024.

The applicant is in the process of satisfying all project conditions to allow homes to be built. A condition of project approval was to unify the project within a singular FPD to ensure efficient service delivery. Additionally, this consolidation into one FPD is required for the Project to be granted a Grading Permit, necessary to build homes. The County does not have the authority to consolidate or reorganize FPD boundaries. However, in order for Local Agency Formation Commission (LAFCO) to consider annexing the 10.76-acre parcel from the Rancho Santa Fe FPD to the San Marcos FPD, the Revenue and Taxation Code requires that the Board of Supervisors (Board) adopt a Property Tax Exchange resolution prior to LAFCO reorganization of district boundaries.

Today's request is for the Board to consider a resolution to transfer the current fire tax revenue, equivalent to \$676.26 annually, from the Rancho Santa Fe FPD to the San Marcos FPD, allowing LAFCO to finalize the reorganization at a future hearing. Once LAFCO approves the reorganization to consolidate the project into one FPD, the condition of approval has been met. Once all conditions of approval have been met, the project can proceed with grading permits and begin construction. If LAFCO does not finalize the annexation, the property tax exchange is considered null and void.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that adoption of the property tax exchange resolution is not subject to the California Environmental Quality Act (CEQA) pursuant to state CEQA Guidelines Section 15378(b)(4) because the proposed action involves government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.
2. Adopt the resolution entitled: "Valiano Property Tax Exchange Resolution: Fire Protection District Reorganization" (Attachment A).

### **EQUITY IMPACT STATEMENT**

The requested Property Tax Exchange between the San Marcos Fire Protection District and the Rancho Santa De Fire Protection District would facilitate a LAFCO action to ensure equitable access to fire protection and emergency medical services for residents within the affected parcel. This action would contribute to the County's Equity goals by ensuring equitable access to necessary services for all members of the community.

### **SUSTAINABILITY IMPACT STATEMENT**

The proposed action consists of an administrative action to transfer tax revenue from one fire district to another to facilitate a LAFCO reorganization for fire services, ensuring efficient fire services can be provided to the Valiano project. The Valiano project would provide 243 new homes, parks, trails, and open space, and was designed to demonstrate sustainable design practices through a variety of measures, 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 would provide 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 these recommendations. If approved by the Board, this resolution would transfer future property tax revenue of approximately \$676.26 annually from the Rancho Santa Fe Fire Protection District to the San Marcos Fire Protection District to fund fire and emergency medical services, following LAFCO reorganization. There would be no change in net General Fund cost and no additional staff years.

### **BUSINESS IMPACT STATEMENT**

N/A

**8. SUBJECT: EXPLORE OPPORTUNITIES FOR YOUTH BASEBALL FIELDS IN THE UNINCORPORATED COMMUNITY OF FALLBROOK (DISTRICT: 5)**

**OVERVIEW**

Today's item seeks to explore opportunities to acquire, repurpose and/or develop parkland in the unincorporated community of Fallbrook to address the anticipated loss of youth baseball fields due to the redevelopment of a soon to be acquired property. On June 3rd, 2025, the County of San Diego (County) approved the purchase of excess property from the North County Fire Protection District (NCFPD) in Fallbrook for the purpose of developing affordable housing. The Surplus Land Act requires excess property sold by public entities to be used for affordable housing. The site, while aligned with housing priorities, currently includes baseball fields that have long served the Fallbrook little league and broader community for youth sports.

The community has strongly voiced their desire for continued access to youth baseball fields in Fallbrook. With the anticipated loss of the current fields, Fallbrook residents would be forced to travel outside the community for youth baseball. In recognition of strong community input, the County should act proactively to secure replacement parkland and preserve access to youth sports close to home.

The County's continued focus on expanding affordable housing is essential to addressing the regional housing crisis. However, ensuring access to community recreational spaces is also a core component of maintaining healthy, livable neighborhoods. Today's item would initiate an effort to find a long-term solution to meet the recreational needs of Fallbrook residents.

**RECOMMENDATION(S)**

**SUPERVISOR JIM DESMOND**

1. Direct the Chief Administrative Officer (CAO) to evaluate and present options for a long-term site to host youth baseball fields for the community of Fallbrook.
  - a. Identify potential sites within or near the unincorporated community of Fallbrook that could be acquired or repurposed for use as public parkland, particularly for youth baseball fields.
  - b. Evaluate the feasibility of acquiring such sites, including cost estimates, potential funding source(s), land use compatibility, community accessibility and partnership opportunities with public or private entities.
  - c. Engage with community stakeholders, including the Fallbrook little league, Fallbrook Community Planning Group (CPG), Fallbrook Chamber of Commerce and other local organizations as deemed appropriate by the CAO to understand recreation needs and identify potential solutions.
  - d. Report back to the Board within 180 days with findings, options, and recommendations for the next steps, including cost and funding considerations and potential implementation timelines.

### **EQUITY IMPACT STATEMENT**

Today's item will help ensure equal access to youth sports and activities in an unincorporated community. Youth baseball fields create opportunities for children to participate in sports, providing a fun, safe, and healthy activity. They foster inclusion, build community connections, and ensure that every child has a chance to develop skills, confidence, and a sense of belonging.

### **SUSTAINABILITY IMPACT STATEMENT**

Providing youth baseball fields for the local community supports long-term sustainability by promoting active, healthy lifestyles and fostering strong community engagement. These fields provide a safe, accessible space for children and families to gather, reducing the need for travel to distant fields and lowering environmental impact. With proper planning and maintenance, the fields can serve generations. Investing in these spaces contributes to the social, environmental, and economic well-being of the community.

### **FISCAL IMPACT**

Funds for today's recommendations to direct staff to explore options for a site for youth baseball fields in Fallbrook are included in the Fiscal Year 2025-26 Operational Plan based on existing staff time in the Department of Parks and Recreation (DPR) funded by existing General Purpose Revenue. There may be an increase in the estimated staff time for the Department of General Services and DPR to complete the recommendations based on the complexity of the effort, and funding for additional staff time is not included in the FY 2025-26 Operational Plan. There will be no change in net General Fund costs 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.

### **BUSINESS IMPACT STATEMENT**

N/A

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