Attachment A – A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS DENYING GENERAL PLAN AMENDMENT (GPA) PDS2012-3800-12-001, ZONING RECLASSIFICATION PDS2012-3600-12-003, SPECIFIC PLAN PDS2012-3810-12-001, MASTER TENTATIVE MAP PDS2012-3100-5571 (TM), IMPLEMENTING TENTATIVE MAP PDS2012-3100-5572 (TM), MAJOR USE PERMIT PDS2012-3300-12-005 (MUP), AND SITE PLAN PDS2012-3500-12-018 (STP)
A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
DENYING GENERAL PLAN AMENDMENT (GPA) PDS2012-3800-12-001, ZONING
RECLASSIFICATION PDS2012-3600-12-003 (REZ), SPECIFIC PLAN PDS2012-3810-
12-001 (SP), MASTER TENTATIVE MAP PDS2012-3100-5571 (TM), IMPLEMENTING
TENTATIVE MAP PDS2012-3100-5572 (TM), MAJOR USE PERMIT PDS2012-3300-
12-005 (MUP), AND SITE PLAN PDS2012-3500-12-018 (STP)

WHEREAS, GPA PDS2012-3800-12-001 has been filed by Village Communities,
LLC (Applicant) for the Lilac Hills Ranch Project (Project), consisting of an amendment to
the Land Use Element, Mobility Element, and Valley Center and Bonsall Community
Plans; and

WHEREAS, associated Zoning Reclassification (PDS2012-3600-12-003), a
Specific Plan (PDS2012-3810-12-001), Master Tentative Map (PDS2012-3100-5571),
Implementing Tentative Map (PDS2012-3100-5572), Major Use Permit (PDS2012-3300-
12-005 (MUP), and Site Plan (PDS2012-3500-12-018) have also been prepared for the
Project; and

WHEREAS, on August 7, 2015, August 12, 2015, September 11, 2015, and June
8, 2018 the Planning Commission, pursuant to Government Code Sections 65351 and
65353, held duly advertised public hearings on GPA PDS2006-3800-06-009; and

WHEREAS, on September 11, 2015, the Planning Commission reviewed and
considered the information contained in the Environmental Impact Report dated July 1,
2015, on file with Planning & Development Services as Environmental Review Number
(ER) PDS2006-3910-12-02-003, which identified that the Project will have significant
unmitigated impacts on the environment, prior to making its detailed written
recommendation on the Project; and

WHEREAS, the Project is located within a very high fire severity zone and the
areas surrounding the Project contain fuel concentrations and corridors that, if combined
with certain weather conditions, could result in significant wildfire development in the area;
and

WHEREAS, the County Fire Authority reviewed the Project and identified fire
safety concerns, specifically regarding evacuations along West Lilac Road, a critical
access route for area residents. The County Fire Authority required the Applicant to
secure 20-foot easements on both sides of West Lilac Road from Covey Lane to the
northwestern Project entrance. The easements would be used to establish and maintain
a fuel modification zone in perpetuity to slow the rate of wildfire spread and reduce the
entrapment risk to evacuating traffic; and

WHEREAS, the Applicant has not obtained the required easements along West
Lilac Road, and therefore the Project involves significant unresolved fire safety concerns; and
WHEREAS, based on these significant unresolved fire safety concerns, the Project is inconsistent with the General Plan as follows:

Safety Element Policies S-1.1, S-3.1 and S-3.6 – The Safety Element of the General Plan includes policies to minimize the exposure to hazards, including assigning land use designations and density that reflect site specific constraints and hazards, and to ensure development implements measures that reduce the risk of human loss due to wildfire. The policies also require development to be located, designed, and constructed to minimize the risk of life safety resulting from wildland fires.

Safety Element Policy 1.1 (S-1.1) requires projects to minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards. The Project proposes to increase the density on the site from 110 dwelling units to 1,746 dwelling units, which will increase the number of residents to be evacuated during an emergency. The Project is located within a very high fire severity zone and the areas surrounding the Project contain fuel concentrations and corridors that, if combined with certain weather conditions, could result in significant wildfire development in the area. This fire risk, combined with the increase in area residents, presents entrapment potential on West Lilac Road during an evacuation. To minimize hazards from the proposed increase in dwelling units and ensure the safety of existing community residents and future Project residents, the County Fire Authority required offsite easements to ensure annual fuel modification along West Lilac Road. The offsite easements have not been obtained by the Applicant, leaving the significant fire safety concerns unresolved. As a result, the Project will not minimize the population exposed to hazards and is inconsistent with General Plan Policy S-1.1.

Safety Element Policy 3.1 (S-3.1) requires development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires. The Project is located along West Lilac Road and Circle R Drive, which provide access to the site. The Project is located within a very high fire severity zone and the areas surrounding the Project contain fuel concentrations and corridors that, if combined with certain weather conditions, could result in significant wildfire development in the area. The Project would increase the number of residents to be evacuated from the area during an emergency. The fire risk in the area, combined with the increase in area residents, presents entrapment potential on West Lilac Road during an evacuation. To minimize hazards from the proposed increase in dwelling units and ensure the safety of existing community residents and future Project residents, the County Fire Authority required offsite easements to ensure annual fuel modification along West Lilac Road. The offsite easements have not been obtained by the Applicant, leaving the significant fire safety concerns unresolved. As a result, the Project is not located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires and is inconsistent with General Plan Policy S-3.1.
Safety Element Policy 3.6 (S-3.6) requires development located within fire threat areas to implement measures that reduce the risk of structural and human loss due to wildfire. The Project is located within a very high fire severity zone and the areas surrounding the Project contain fuel concentrations and corridors that, if combined with certain weather conditions, could result in significant wildfire development in the area. The Project would increase the number of residents to be evacuated from the area during an emergency. The fire risk in the area, combined with the increase in area residents, presents entrapment potential on West Lilac Road during an evacuation. To minimize hazards from the proposed increase in dwelling units and ensure the safety of existing community residents and future Project residents, the County Fire Authority required offsite easements to ensure annual fuel modification along West Lilac Road. The offsite easements have not been obtained by the Applicant, leaving the significant fire safety concerns unresolved. As a result, the Project has not implemented measures that reduce the risk of structural and human loss due to wildfire and is inconsistent with General Plan Policy S-3.6.

WHEREAS, on June 24, 2020, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA PDS2012-3800-12-001; and

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Find that this action is not subject to environmental review under Section 21080(b)(5) and 15270 of the California Environmental Quality Act (CEQA) guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

2. Deny GPA PDS2012-3800-12-001, which consists of amendments to the Land Use Element Map, Mobility Element, and Valley Center and Bonsall Community Plans.

3. Deny the following associated permits: Zoning Reclassification (PDS2012-3600-12-003), Specific Plan (PDS2012-3810-12-001), Master Tentative Map (PDS2012-3100-5571), Implementing Tentative Map (PDS2012-3100-5572), Major Use Permit (PDS2012-3300-12-005) and Site Plan (PDS2012-3500-12-018).

BE IT FURTHER RESOLVED that all the above recitals are true and correct and incorporated herein.

BE IT FURTHER RESOLVED that the Board of Supervisors finds the Project is not consistent with the San Diego County General Plan for the reasons discussed above.
Approved as to Form and Legality
County Counsel

By:

William W. Witt,
Chief Deputy County Counsel