

October 5, 2016

**STATEMENT OF PROCEEDINGS**

*The Minutes of the*

***BOARD OF SUPERVISORS  
REGULAR MEETING  
PLANNING AND LAND USE MATTERS***

**COUNTY OF SAN DIEGO**

STATEMENT OF PROCEEDINGS  
COUNTY OF SAN DIEGO BOARD OF SUPERVISORS  
REGULAR MEETING  
MEETING AGENDA  
**WEDNESDAY, OCTOBER 05, 2016, 9:00 A.M.**  
BOARD OF SUPERVISORS NORTH CHAMBER  
1600 PACIFIC HIGHWAY, ROOM 310, SAN DIEGO, CALIFORNIA

REGULAR SESSION: Meeting was called to order at 9:02 a.m.

PRESENT: Supervisors Ron Roberts, Chairman; Dianne Jacob, Vice Chairwoman; Greg Cox; Dave Roberts; Bill Horn; also, David Hall, Clerk of the Board.

Approval of Statement of Proceedings/Minutes for meeting of September 14, 2016.

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor D. Roberts, the Board of Supervisors approved the Statement of Proceedings for the meeting of September 14, 2016.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

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.

**Board of Supervisors' Agenda Items**

**Agenda #    Subject**

1.            TRAFFIC ADVISORY COMMITTEE
  
2.            MCCLELLAN PALOMAR AIRPORT – MEMORANDUM OF AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION TO REPLACE LEASES FOR NAVIGATION, COMMUNICATION AND WEATHER AID FACILITIES (4 VOTES)
  
3.            ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS TO SUMMARILY VACATE AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF CUERVO ROAD, VISTA AREA (VACATION NO. 2016-0132) [FUNDING SOURCE: A DEPOSIT FROM THE APPLICANT]

4. GILLESPIE FIELD – FIRST AMENDMENT TO GROUND LEASE WITH RICHARD E. GASS AND JUDITH E. GASS, DBA FAMILY CHRISTMAS TREE FARM  
[FUNDING SOURCE: RENTAL PAYMENTS FROM THE LESSEE UNDER THE TERMS OF THE AMENDED AGREEMENT]  
(4 VOTES)
5. GILLESPIE FIELD - FIRST AMENDMENT TO AVIATION LEASE WITH CIRCLE AIR GROUP, LLC  
(4 VOTES)
6. PUBLIC COMMUNICATION

**1. SUBJECT: TRAFFIC ADVISORY COMMITTEE (DISTRICTS: 2 & 5)**

**OVERVIEW:**

The Traffic Advisory Committee meets every six weeks to review proposed additions, deletions or changes to regulatory traffic controls. Five items were on the Committee's July 22, 2016 meeting agenda. The Committee recommends your action on all five items.

**FISCAL IMPACT:**

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

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**TRAFFIC ADVISORY COMMITTEE**

**District 2**

2-A. Seventh Street and E Street (58<sup>th</sup> Edition Thomas Guide Page 1152 H-6) Ramona – Establish an All-Way Stop Intersection.

2-B. Granite Hills Drive between the El Cajon City Limit (near Dehesa Road) and the El Cajon City Limit (near Melody Lane) (58th Edition Thomas Guide Page 1252 B-5) Granite Hills – Recertify the existing 40 MPH speed limit for continued radar speed enforcement.

2-C. Lakeshore Drive from Vine Street easterly to Lakeview Road (58th Edition Thomas Guide Page 1232 B-3) Lakeside – Recertify the existing 35 MPH speed limit for continued radar speed enforcement.

**District 5**

5-A. Calzada del Bosque between Via de la Valle and Via de Santa Fe (58th Edition Thomas Guide Page 1168 C-5) Rancho Santa Fe – Recertify the existing 50 MPH speed limit for continued radar speed enforcement.

5-B. Fruitvale Road from Cole Grade Road to Mac Tan Road (58th Edition Thomas Guide Page 1090 G-7) Valley Center – Recertify the existing 50 MPH speed limit for continued radar speed enforcement.

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15301 of the CEQA Guidelines because the proposed action involves minor alteration of existing public facilities relating to regulatory traffic control issues on County-maintained roads, resulting in negligible or no expansion of use beyond that existing at the time of the Board action.
2. Adopt the Traffic Advisory Committee's recommendations.

3. Adopt the following Resolution:  
RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 299  
RELATING TO THE ESTABLISHMENT OF ALL-WAY STOP  
INTERSECTIONS IN SAN DIEGO COUNTY (Item 2-A).

**ACTION:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board took action as recommended, on Consent, adopting Resolution No. 16-120, entitled: RESOLUTION AMENDING TRAFFIC RESOLUTION NO. 299 RELATING TO THE ESTABLISHMENT OF ALL-WAY STOP INTERSECTIONS IN SAN DIEGO COUNTY.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

2. **SUBJECT: MCCLELLAN PALOMAR AIRPORT – MEMORANDUM OF AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION TO REPLACE LEASES FOR NAVIGATION, COMMUNICATION AND WEATHER AID FACILITIES (DISTRICT: 5)**

**OVERVIEW:**

McClellan-Palomar Airport, located in Carlsbad (57th Edition Thomas Guide Page 1127, D3), is a major gateway to and from San Diego's North County. The Airport provides facilities and services to commercial, corporate and general aviation communities.

The Federal Aviation Administration (FAA) owns and operates several types of aircraft navigational equipment at McClellan-Palomar Airport and the surrounding area. This equipment provides radio and visual landing aids to assist pilots in performing safe, precise landings in various flight conditions. This landing aid equipment is essential for safe operation of the airport and is currently the subject of five separate leases, four of which are scheduled to terminate on September 30, 2016, and one which is scheduled to terminate September 30, 2021.

To streamline administration of these leases, the FAA and County Airports propose replacing the five existing, no cost leases with a single twenty-year Memorandum of Agreement. This is a request to approve a new Memorandum of Agreement with the FAA that covers all current and possible future McClellan-Palomar Airport sites housing FAA navigational equipment.

**FISCAL IMPACT:**

There is no fiscal impact associated with these recommendations. The FAA does not pay rent for these sites. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines that the proposed Memorandum of Agreement is categorically exempt from CEQA review as it consists of the continuing use of existing facilities involving negligible or no expansion of existing use.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, four copies of No Cost Land on Airport Memorandum of Agreement No. DTFAWN-16-L-00018 with the FAA. (4 VOTES)

**ACTION:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board took action as recommended, on Consent.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

3. **SUBJECT: ADOPT A RESOLUTION OF THE BOARD OF SUPERVISORS TO SUMMARILY VACATE AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF CUERVO ROAD, VISTA AREA (VACATION NO. 2016-0132) (DISTRICT: 5)**

**OVERVIEW:**

The Department of General Services, Real Estate Services Division is processing a request to summarily vacate the Irrevocable Offer of Dedication (IOD) for roadway purposes, together with the right to extend and maintain drainage facilities, excavation and embankment slopes beyond the limits of said right-of-way made and rejected on Parcel Map No. 12748, in the County of San Diego, California. The proposed vacation is a portion of Cuervo Road (private) located in the unincorporated area of the county, within the North County Metropolitan Subregional Plan Area, in the vicinity of Vista, east of Sunrise Drive East, and west of Foothill Drive, identified as County Parcel No. 2016-0132. The property is excess right-of-way not required for street or highway purposes.

Today's request is to adopt a Resolution to summarily vacate the IOD for roadway purposes, together with the right to extend and maintain drainage facilities, excavation and embankment slopes beyond the limits of said right-of-way, that is excess to the County's needs. The IOD requested for vacation is a portion of a private cul-de-sac roadway that serves only the adjacent residents and is not part of the County's General Plan Mobility Element. There are no in-place public utility facilities that are in use that would be affected by the vacation and no property owner would be land-locked as a result of the proposed vacation. Therefore the excess right-of-way may be summarily vacated pursuant to Streets and Highways Code Section 8334(a).

**FISCAL IMPACT:**

Funds for this request are included in the Fiscal Year 2016-17 Operational Plan in the Department of General Services. If approved, this request would result in costs and revenue of \$2,085 to process the proposed vacation. The funding source is a deposit from the applicant. There will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed action is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and (3) because the action does not have a direct or indirect effect on the environment as it will only result in the vacation of unnecessary easement interests and the action is not a project as defined in Section 15378 of the CEQA Guidelines.
2. Adopt a Resolution entitled:  
RESOLUTION OF THE BOARD OF SUPERVISORS TO SUMMARILY VACATE AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF CUERVO ROAD, VISTA AREA (VACATION NO. 2016-0132).
3. Direct the Clerk of the Board to record the Resolution for Vacation No. 2016-0132 pursuant to Streets and Highways Code Section 8336.

**ACTION:**

ON MOTION of Supervisor Horn, seconded by Supervisor Cox, the Board took action as recommended, on Consent, adopting Resolution No. 16-121, entitled: RESOLUTION OF THE BOARD OF SUPERVISORS TO SUMMARILY VACATE AN IRREVOCABLE OFFER TO DEDICATE A PORTION OF CUERVO ROAD, VISTA AREA (VACATION NO. 2016-0132).

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

4. **SUBJECT: GILLESPIE FIELD – FIRST AMENDMENT TO GROUND LEASE WITH RICHARD E. GASS AND JUDITH E. GASS, DBA FAMILY CHRISTMAS TREE FARM (DISTRICT: 2)**

**OVERVIEW:**

Gillespie Field is a general aviation airport owned and operated by the County of San Diego and located within the municipal limits of the City of El Cajon and the City of Santee (57<sup>th</sup> Edition Thomas Guide page 1251, D-1).

On July 19, 2006 (11), the Board of Supervisors approved a 20-year ground lease with Richard E. Gass and Judith E. Gass dba Family Christmas Tree Farm for a 9.92 net-acre parcel located at Gillespie Field. The lease commenced on January 1, 2007, and will terminate on December 31, 2026. The lease included a provision that the rent be adjusted after 10 years and the lease is due for adjustment January 1, 2017. The County and Richard E. Gass and Judith E. Gass dba Family Christmas Tree Farm have agreed to increase the current monthly rent from \$1,383 to \$1,450.

This is a request to approve the First Amendment to the lease for a rent adjustment and to update certain lease provisions to the current standard language. If the proposed action is adopted, the rent for this lease will increase by \$804 per year to \$17,400 in annual rent.

**FISCAL IMPACT:**

Funds for this request are partially included in the Fiscal Year 2016-17 Operational Plan for the Airport Enterprise Fund. If approved, this request would result in total annual revenue of \$16,998 in Fiscal Year 2016-17; an increase of \$402 more than the amount budgeted. The funding source for the additional revenue is rental payments from the lessee under the terms of the amended agreement. There would be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease is categorically exempt from CEQA review as it consists of the leasing of existing facilities involving negligible or no expansion of existing use.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the First Amendment to Ground Lease with Richard E. Gass and Judith E. Gass Family Christmas Tree Farm dated July 21, 2006. **(4 VOTES)**

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor D. Roberts, the Board took action as recommended.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

**5. SUBJECT: GILLESPIE FIELD - FIRST AMENDMENT TO AVIATION LEASE WITH CIRCLE AIR GROUP, LLC (DISTRICT: 2)**

**OVERVIEW:**

Gillespie Field is a general aviation airport owned and operated by the County of San Diego and located within the municipal limits of the City of El Cajon and the City of Santee (57th Edition Thomas Guide page 1251, D-1).

On May 25, 2011 (1), the Board of Supervisors approved a 30-year aviation ground lease with Raven Aeronautical Holdings, LLC, a California limited liability company, for an 8.8 acre parcel located at Gillespie Field in El Cajon. Since approval, this lease has been assigned to Circle Air Group, LLC, a Wyoming limited liability company that obtained financing for the acquisition. Circle Air Group, LLC and its lender have requested certain revisions to the lease language to provide adequate security for the amount of the loan. County staff is supportive of these revisions.

This is a request to amend the lease to provide additional language and clarification regarding loans on the leasehold interest. Approval of the proposed amendment would allow Circle Air Group, LLC to maintain favorable financing for the ongoing operation and management of the leasehold.

**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

**RECOMMENDATION:**

**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 use.
2. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the First Amendment to Aviation Lease with Circle Air Group, LLC, a Wyoming limited liability company (County Contract Number 504325).  
**(4 VOTES)**

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Horn, the Board took action as recommended.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

**6. SUBJECT: PUBLIC COMMUNICATION (DISTRICTS: ALL)**

**OVERVIEW:**

Martha Welch spoke to the Board regarding fire.

Michelle Mitchell spoke to the Board regarding 4S Ranch Sports Park.

**ACTION:**

Heard, referred to the Chief Administrative Officer.

There being no further business, the Board adjourned at 9:26 a.m. in memory of Irene Monica DeBello.

DAVID HALL  
Clerk of the Board of Supervisors  
County of San Diego, State of California

Consent: Miller  
Discussion: Zurita

NOTE: This Statement of Proceedings sets forth all actions taken by the County of San Diego Board of Supervisors on the matters stated, but not necessarily the chronological sequence in which the matters were taken up.

Approved by the Board of Supervisors, on Wednesday, October 19, 2016.



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RON ROBERTS  
Chairman

Attest:



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DAVID HALL  
Clerk of the Board

10/05/16