

**January 24, 2018**

**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, JANUARY 24, 2018, 9:00 AM**  
BOARD OF SUPERVISORS NORTH CHAMBER  
1600 PACIFIC HIGHWAY, SAN DIEGO, CALIFORNIA

**Order of Business**

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

PRESENT: Supervisors Kristin Gaspar, Chairwoman; Dianne Jacob, Vice-Chairwoman; Greg Cox; Ron Roberts; Bill Horn; also, Andrew Potter, Assistant Clerk of the Board of Supervisors.

B. Closed Session Report

C. Public Communication: Opportunity for members of the public to speak to the Board on any subject matter within the Board's jurisdiction but not an item on today's agenda.

D. Approval of the Statement of Proceedings/Minutes for the meeting of January 10, 2018.

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board of Supervisors approved the Statement of Proceedings/Minutes for the meeting of January 10, 2018.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

E. Formation of Consent Calendar

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.

**Board of Supervisors' Agenda Items**

<b>Agenda #</b>	<b>Subject</b>
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| 1. | NOTICED PUBLIC HEARING:<br>LAKE JENNINGS MARKETPLACE GENERAL PLAN AMENDMENT,<br>ZONE RECLASSIFICATION, TENTATIVE MAP, SITE PLAN, AND<br>MAJOR USE PERMIT, LOCATED IN THE LAKESIDE COMMUNITY<br>PLAN AREA |
|----|--|

2. RATIFY APPLICATION AND ADOPT RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE CALIFORNIA COASTAL COMMISSION WHALE TAIL GRANT PROGRAM FOR EXPANDED TRANSPORTATION TO THE DISCOVERY PROGRAM AND SAN ELIJO LAGOON NATURE CENTER
3. REPORT OF GIFTS AND DONATIONS ACCEPTED AND EXPENDED FOR OFFICIAL COUNTY BUSINESS PURPOSES BY OR FOR EMPLOYEES WHO ARE DESIGNATED BY THE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH
4. ADMINISTRATIVE ITEM:  
SECOND CONSIDERATION AND ADOPTION OF ORDINANCE:  
TRAFFIC ADVISORY COMMITTEE (01/10/18 - ADOPT RECOMMENDATIONS; 01/24/18 - SECOND READING OF AN ORDINANCE)
5. FALLBROOK COMMUNITY AIRPARK - AMENDMENTS TO AVIATION LEASE WITH AIRCRAFT HANGAR MANAGEMENT LLC AND L18 AIRPARK CORPORATION  
[FUNDING SOURCE: ADDITIONAL REVENUE ARE RENTAL PAYMENTS FROM LESSEES UNDER THE TERMS OF THE AMENDED AGREEMENTS]  
(4 VOTES)
6. RECEIVE REPORT CONTAINING OPTIONS FOR REVITALIZING CASA DE ORO WITHIN THE VALLE DE ORO COMMUNITY PLANNING AREA
7. AUTHORIZATION TO TRANSFER APPROPRIATIONS AND ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR SWEETWATER REGIONAL PARK AMPHITHEATER SHADE STRUCTURE  
[FUNDING SOURCE: DISTRICT 1 NEIGHBORHOOD REINVESTMENT PROGRAM FUNDS AS APPROVED BY THE BOARD ON NOVEMBER 14, 2017 (21)]  
(4 VOTES)
8. AUTHORIZATION TO ESTABLISH APPROPRIATIONS, ADVERTISE AND AWARD A CONSTRUCTION CONTRACT AND ADOPT A RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE LAND AND WATER CONSERVATION FUND FOR ILDICA PARK DEVELOPMENT  
[FUNDING SOURCES: GENERAL FUND FUND BALANCE COMPONENT DECREASE – PARKS EXPANSION & IMPROVEMENT COMMITMENT AND PARK LANDS DEDICATION ORDINANCE AREA 20 SPRING VALLEY FUND AVAILABLE PRIOR YEAR FUND BALANCE, AND GENERAL PURPOSE REVENUE]  
(4 VOTES)

9. AUTHORIZATION TO ESTABLISH APPROPRIATIONS, AND  
ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR  
ESTRELLA PARK DEVELOPMENT  
[FUNDING SOURCES: GENERAL FUND FUND BALANCE  
COMPONENT DECREASE – PARKS EXPANSION AND  
IMPROVEMENT COMMITMENT AND PARK LANDS DEDICATION  
ORDINANCE AREA 45 VALLE DE ORO FUND AVAILABLE PRIOR  
YEAR FUND BALANCE, AND GENERAL PURPOSE REVENUE]  
(4 VOTES)
  
10. PUBLIC COMMUNICATION

1. **SUBJECT: NOTICED PUBLIC HEARING:  
LAKE JENNINGS MARKETPLACE GENERAL PLAN AMENDMENT,  
ZONE RECLASSIFICATION, TENTATIVE MAP, SITE PLAN, AND  
MAJOR USE PERMIT, LOCATED IN THE LAKESIDE COMMUNITY  
PLAN AREA (DISTRICT: 2)**

### **OVERVIEW**

This is a request for the Board of Supervisors to evaluate and consider a proposed General Plan Amendment, Zone Reclassification, Tentative Map, Site Plan and Major Use Permit, and adopt the Environmental Findings for the Lake Jennings Marketplace project.

The Lake Jennings Marketplace project is located on 9.5 acres and consists of six commercial buildings totaling 76,100 square feet and parking for 389 vehicles. The project includes a 43,000-square foot grocery store, a 4,500-square foot bank, a 3,500-square foot restaurant, two multi-tenant retail buildings (9,600-square feet and 12,500 square feet respectively), a 12,500-square foot multi-tenant retail building, and a 3,000-square foot gas station/car wash. The current General Plan would allow 160 housing units on the site. The project site is located directly south of Olde Highway 80, just east of Ridge Hill Road within the Lakeside Community Plan Area (57th Edition Thomas Guide Page (1232 G5).

### **RECOMMENDATION(S)**

#### **PLANNING COMMISSION**

On October 6, 2017, the Planning Commission considered the project and made the following recommendations to the Board of Supervisors:

1. Adopt the Environmental Findings, certifying the Environmental Impact Report (EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines (Attachment B).
2. Adopt the General Plan Amendment Resolution entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT, REF: PDS2014-GPA-14-005 (Attachment C).
3. Adopt the Zone Reclassification Ordinance entitled: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY, REF: PDS2014-REZ-14-004 (Attachment D).
4. Adopt the Tentative Map Resolution entitled: A RESOLUTION OF SAN DIEGO COUNTY BOARD OF SUPERVISORS CONDITIONALLY APPROVING TENTATIVE MAP NO. PDS2014-TM-5590, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations set forth in the Resolution of Approval (Attachment E).
5. Grant Site Plan Decision PDS2014-STP-14-019, which includes the requirements and conditions set forth in the Form of Decision (Attachment F).
6. Grant Major Use Permit Decision PDS2015-MUP-15-004, which includes the requirements and conditions set forth in the Form of Decision (Attachment G).

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Planning & Development Services (PDS) concurs with the Planning Commission’s recommendation and makes the following additional recommendation to the Board of Supervisors (Board):

Require the applicant to enter into a standard Defense and Indemnification Agreement with the County of San Diego in accordance to 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 this project, require South Coast Development, LLC, to provide security in the amount of \$750,000 in the form of an irrevocable letter of credit or bond, in the form acceptable to County Counsel, within 10 days of litigation being filed (Attachment H).

**FISCAL IMPACT**

N/A

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

Noting for the record the submission of Written Findings Pursuant to Government Code Section 65863.b were read into the record; ON MOTION of Supervisor Jacob, seconded by Supervisor Roberts, the Board of Supervisors closed the Hearing and took action as recommended by the Planning Commission and the Department of Planning & Development Services, and adopted the following:

Resolution No. 18-010, entitled: A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS ADOPTING GENERAL PLAN AMENDMENT, REF: PDS2014-GPA-14-005;

Ordinance No. 10520 (N.S.), entitled: AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY, REF: PDS2014-REZ-14-004; and

Resolution No. 18-011, entitled: RESOLUTION OF SAN DIEGO COUNTY BOARD OF SUPERVISORS) CONDITIONALLY APPROVING TENTATIVE MAP NO, PDS2014-TM-5590.

AYES: Cox, Jacob, Gaspar, Roberts  
ABSENT: Horn

- 2. **SUBJECT: RATIFY APPLICATION AND ADOPT RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE CALIFORNIA COASTAL COMMISSION WHALE TAIL GRANT PROGRAM FOR EXPANDED TRANSPORTATION TO THE DISCOVERY PROGRAM AND SAN ELIJO LAGOON NATURE CENTER (DISTRICTS: ALL)**

**OVERVIEW**

The California Coastal Commission’s Whale Tail grants support programs that teach California’s children and the general public to value and take action to improve the health of the state’s marine and coastal environments. In November 2017, the Department of Parks and Recreation (DPR) submitted a grant application for \$10,000 for Whale Tail grant funds to

expand access to the Discovery Program, a nature education program, and special events at the San Elijo Lagoon Nature Center. If awarded, the funds will be used to reimburse schools for costs associated with participation in the Discovery Program at DPR parks where the program is offered, and to continue existing shuttle service between the San Elijo Lagoon Nature Center and off-site parking during special events. As part of the grant application process, a project specific Resolution from the governing body must be approved.

This is a request to ratify the grant application and adopt the Resolution authorizing DPR to apply for and accept up to \$10,000 of California Coastal Commission Whale Tail grant funds for the Discovery Program and San Elijo Lagoon Nature Center. This request will also authorize the Director, DPR, or designee, to conduct all negotiations and to execute and submit all documents necessary to apply for and accept grant funds if awarded.

### **RECOMMENDATION(S)**

#### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Whale Tail grant application is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
2. Waive Board Policy B-29, Fees, Grants, and Revenue Contracts - Department Responsibility for Cost Recovery, which requires the Board of Supervisors to act upon the proposed actions at least 15 days before a grant application is submitted.
3. Ratify the grant application for approximately \$10,000 of Whale Tail Grant Program funds and authorize the Department of Parks and Recreation to accept the grant funds if awarded.
4. Adopt the Resolution entitled: RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS AUTHORIZING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE WHALE TAIL COMPETITIVE GRANTS PROGRAM FOR THE DISCOVERY PROGRAM AND SAN ELIJO LAGOON NATURE CENTER EXPANDED TRANSPORTATION.
5. Authorize the Director, Department of Parks and Recreation, or designee, as agent of the County of San Diego, to conduct all negotiations and submit all documents necessary to apply for and accept grant funds including, but not limited to, applications, grant contracts, payment requests and, if funds are awarded, to execute the grant agreement, including any extensions or amendments thereof that do not materially impact or alter the grant program or funding levels.

#### **FISCAL IMPACT**

There is no fiscal impact associated with today's requested actions. The Whale Tail Grants Program is a competitive grant program and notification of award is anticipated in February of 2018. If awarded, DPR will return to the Board at a later date to request establishment of appropriations based on grant funding from the California Coastal Commission's Whale Tail Grant Program. There is no match requirement for this grant. There will be no change in net General Fund cost and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Roberts, seconded by Supervisor Horn, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 18-012, entitled: RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS AUTHORIZING THE APPLICATION AND ACCEPTANCE OF GRANT FUNDS FROM THE WHALE TAIL COMPETITIVE GRANTS PROGRAM FOR THE DISCOVERY PROGRAM AND SAN ELIJO LAGOON NATURE CENTER EXPANDED TRANSPORTATION.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

3. **SUBJECT: REPORT OF GIFTS AND DONATIONS ACCEPTED AND EXPENDED FOR OFFICIAL COUNTY BUSINESS PURPOSES BY OR FOR EMPLOYEES WHO ARE DESIGNATED BY THE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (DISTRICTS: ALL)**

**OVERVIEW**

The County of San Diego Department of Environmental Health (DEH) receives gifts and donations from organizations interested in expanding DEH expertise and supporting its programs, training events, and staff knowledge by offsetting costs through both cash and non-cash donations. County of San Diego Board Policy A-112, *Acceptance and Use of Gifts and Donations*, permits the acceptance of donations by the administrative head of each department of the County if specified conditions are met. County Administrative Code Section 66, *Acceptance of Gifts*, requires Board of Supervisors ratification of the acceptance of such gifts and approval prior to the expenditure of the gift, if the gift exceeds \$5,000. Because DEH did not receive Board approval prior to expending gifts in excess of \$5,000 as required by Administrative Code Section 66, the Board is requested to ratify the acceptance and expenditure of these gifts of \$29,016 in cash and non-cash gifts and donations exceeding \$5,000 in value received by DEH for the period of January 1, 2017 to June 30, 2017.

Today's proposed actions are to accept DEH's Report of Gifts and Donations for the period of January 1, 2017 to June 30, 2017, and to ratify the acceptance and expenditure of gifts by DEH that exceeded \$5,000. Donations received during this reporting period from non-profit and industry associations were used to support DEH conference participation, attendance, and staff training.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed activity is not a project as defined by the California Environmental Quality Act pursuant to California Public Resources Code Section 21065 because none of the donations were used for actions that would result in a direct or indirect physical change in the environment.
2. In accordance with Administrative Code, Section 66, *Acceptance of Gifts*, and Board Policy A-112, *Acceptance and Use of Gifts and Donations*, accept the County of San Diego Department of Environmental Health Report of Gifts and Donations from the Certified Unified Program Agency (CUPA) Forum and Midwest Environmental Enforcement Association (MEEA) for the period of January 1, 2017 to June 30, 2017, and ratify the acceptance and expenditure of gifts exceeding \$5,000 during this period.

## **FISCAL IMPACT**

There is no fiscal impact associated with these recommendations. The Department of Environmental Health received \$29,016 in cash and non-cash donations for the period of January 1, 2017 through June 30, 2017. These gifts and donations were used to support training and conference attendance. There will be no change in net General Fund cost and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

N/A

### **ACTION:**

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

AYES: Cox, Jacob, Gaspar, Roberts, Horn

4. **SUBJECT: ADMINISTRATIVE ITEM:  
SECOND CONSIDERATION AND ADOPTION OF ORDINANCE:  
TRAFFIC ADVISORY COMMITTEE (01/10/18 - ADOPT  
RECOMMENDATIONS; 01/24/18 - SECOND READING OF AN  
ORDINANCE) (DISTRICTS: 2, 3 & 5)**

### **OVERVIEW**

On January 10, 2018 (2), the Board of Supervisors introduced the Ordinance for further consideration and adoption on January 24, 2018.

The Traffic Advisory Committee (TAC) meets every six weeks to review proposed additions, deletions, or changes to regulatory traffic control devices on County-maintained roads. The TAC recommends the Board of Supervisors (Board) act on seven items from the October 27, 2017, meeting agenda:

Item 2-A would recertify the existing 45 MPH speed limit on Alpine Boulevard from Viewside Lane to Arnold Way for radar enforcement.

Item 2-B would establish a 45 MPH speed limit on Arnold Way from Alpine Boulevard to Harbison Canyon Road and certify it for radar enforcement.

Item 2-C would establish a 40 MPH speed limit on Arnold Way from Harbison Canyon Road to Tavern Road and certify it for radar enforcement.

Item 2-D would decrease the existing 50 MPH speed limit on Highway 8 Business from the El Cajon City Limit easterly to Lake Jennings Park Road to 45 MPH and certify it for radar enforcement.

Item 3-A would establish a 50 MPH speed limit on Bear Valley Parkway from State Route 78 to the Escondido City Limit (near Boyle Avenue) and certify it for radar enforcement.

Item 5-A would establish a 30 MPH speed limit on Rice Canyon Road from State Route 76 to Eighth Street and certify it for radar enforcement.

Item 5-B would establish an all-way stop at the intersection of Rice Canyon Road and Rainbow Heights Road in Rainbow.

Approval of items 2-A, 2-B, 2-C, 2-D, 3-A, and 5-A will establish tools for speed enforcement that increase road safety and retain mobility. Properly posted speed limits provide feedback to drivers to improve traffic safety and reduce the number and severity of collisions and allow for enforcement. Approval of item 5-B will provide a safety enhancement measure for pedestrians, bicyclists, and all other road users by providing a greater level of right-of-way assignment at the intersection. Properly posted all-way stop controls at intersections reduce the number and severity of collisions by assuring that reasonable drivers enter the intersection at a low speed and have more time to take heed of the traffic situation.

The Board action on Items 2-B, 2-C, 2-D, 3-A, and 5-A will revise the San Diego County Code of Regulatory Ordinances (County Code) and requires two steps. On January 10, 2018, the Board will consider the TAC items. If the Board takes action on January 10, 2018, then on January 24, 2018, a second reading of Ordinances adding Sections 72.169.98.1 (Item 2-B), 72.169.98.2 (Item 2-C), and 72.169.8.2 (Item 5-A) and amending Sections 72.169.38.1 (Item 2-D) and 72.161.38.1 (Item 3-A) of the County Code would be necessary to implement the Board's direction.

**RECOMMENDATION(S)**  
**TRAFFIC ADVISORY COMMITTEE**

District 2

Item 2-A. Alpine Boulevard from Viewside Lane to Arnold Way in Alpine (58th Edition Thomas Guide Page 1233-E3) - Recertify the existing 45 MPH speed limit for continued radar speed enforcement.

Item 2-B. Arnold Way from Alpine Boulevard to Harbison Canyon Road in Alpine (58th Edition Thomas Guide Page 1233-F4) - Establish a 45 MPH speed limit and certify for radar enforcement.

Item 2-C. Arnold Way from Harbison Canyon Road to Tavern Road in Alpine (58th Edition Thomas Guide Page 1233-F5) - Establish a 40 MPH speed limit and certify for radar enforcement.

Item 2-D. Highway 8 Business from the El Cajon City Limit to Lake Jennings Park Road in Lakeside (58th Edition Thomas Guide Page 1252-C1) - Decrease the existing 50 MPH speed limit to 45 MPH and certify for radar enforcement.

District 3

Item 3-A. Bear Valley Parkway from State Route 78 to Escondido City Limit (near Boyle Avenue) in Escondido (58th Edition Thomas Guide Page 1130-D4) - Establish a 50 MPH speed limit and certify for radar enforcement.

District 5

Item 5-A. Rice Canyon Road from State Route 76 to Eighth Street in Rainbow (58th Edition Thomas Guide Page 1029-B7) - Establish a 30 MPH speed limit and certify for radar enforcement.

Item 5-B. Rice Canyon Road at Rainbow Heights Road in Rainbow (58th Edition Thomas Guide Page 998-J5) - Establish an all-way stop intersection.

**CHIEF ADMINISTRATIVE OFFICER**

Consider and adopt:

ORDINANCE ADDING SECTION 72.169.98.1., 72.169.98.2., AND 72.169.8.2. AND AMENDING SECTIONS 72.169.38.1. AND 72.161.38.1. OF THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN DIEGO COUNTY.

**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

**ACTION:**

ON MOTION of Supervisor Roberts, seconded by Supervisor Horn, the Board of Supervisors took action as recommended, on Consent, adopting Ordinance No. 10521 (N.S.), entitled: ORDINANCE ADDING SECTION 72.169.98.1., 72.169.98.2., AND 72.169.8.2. AND AMENDING SECTIONS 72.169.38.1. AND 72.161.38.1. OF THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN DIEGO COUNTY.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

5. **SUBJECT: FALLBROOK COMMUNITY AIRPARK - AMENDMENTS TO AVIATION LEASE WITH AIRCRAFT HANGAR MANAGEMENT LLC AND L18 AIRPARK CORPORATION (DISTRICT: 5)**

**OVERVIEW:**

Fallbrook Community Airpark is a general aviation airport in the unincorporated community of Fallbrook (57th Edition Thomas Brother's Guide Page 1027, G7). The Airpark is equipped with runway lighting, hangars, an aviation fuel island and aircraft tie-down areas. Along with aviation related facilities and services the Fallbrook Community Airpark accommodates compatible non-aviation uses. Approval of revenue leases of airport property ensures adequate funding is provided for the use of the property and allows the Department of Public Works to use the revenue to make certain all the airports are properly maintained and safe for the users of the airports.

On March 26, 2008 (8), the Board of Supervisors approved a 30-year aviation ground lease with Aircraft Hangar Management, LLC. On March 26, 2008 (10), the Board approved a 30-year aviation ground lease with L18 Airpark Corporation which later assigned its interest to L18 Airpark, LLC. Both leases have been previously amended to adjust rent and update lease terms. Both leases are due for a negotiated rent adjustment to market rate in early 2018.

This is a request for approval of the proposed Second Amendment to aviation lease with Aircraft Hangar Management, LLC, County Contract No. 75673R, and Second Amendment to aviation lease with L18 Airpark, LLC, County Contract No. 124436. The amendments will increase monthly base rent, effective in 2018, to reflect current market rates. The amendments will also update lease language for rental rate renegotiation, accessibility disclosures, hazardous materials, stormwater rules, and non-stormwater discharges. If the proposed action is adopted annual revenue for both leases would increase by \$343 to a total of \$52,579 for Fiscal Year 2017-18.

#### **RECOMMENDATION(S)**

##### **CHIEF ADMINISTRATIVE OFFICER**

1. Find, in accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, that the proposed lease amendments are categorically exempt from CEQA review as they consist 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 Second Amendment to Aviation Lease with Aircraft Hangar Management, LLC. County Contract Number 75673R. **(4 VOTES)**
3. Approve and authorize the Clerk of the Board to execute, upon receipt, three copies of the Second Amendment to Aviation Lease with L18 Airpark, LLC. County Contract Number 124436. **(4 VOTES)**

#### **FISCAL IMPACT**

Funds for this request are partially included in the Fiscal Year 2017-18 Operational Plan in the Airport Enterprise Fund. If approved, this request would result in total annual revenue of \$52,579 in Fiscal Year 2017-18, an increase of \$343 over the budgeted amount. The funding sources for the Fiscal Year 2017-18 additional revenue are rental payments from lessees under the terms of the amended agreements. There will be no change in net General Fund cost and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

#### **ACTION:**

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

AYES: Cox, Jacob, Gaspar, Roberts, Horn

6. **SUBJECT: RECEIVE REPORT CONTAINING OPTIONS FOR REVITALIZING CASA DE ORO WITHIN THE VALLE DE ORO COMMUNITY PLANNING AREA (DISTRICT: 2)**

#### **OVERVIEW**

This is a request for the Board of Supervisors (Board) to accept the Casa de Oro Revitalization Strategy Report (Report) and to review the options contained in the Report.

In September 2015, the Casa de Oro Community Alliance (Alliance) was formed by a coalition of residents, business owners, property owners, and community planning groups, nearby schools, churches, and other stakeholders with the mission to enrich and beautify the Casa de Oro area. The Alliance prepared a Conceptual Plan (Plan) that identified issues and outlined a vision for community revitalization. In summer 2016, the Alliance approached the District 2 Board office with a request for professional urban planning assistance from the County. On September 27, 2017 (2) the Board directed the Chief Administrative Officer to, “secure an outside consultant to work with the Casa de Oro Alliance; which includes the Grossmont-Mt. Helix Improvement Association, the Spring Valley and Valle de Oro community planning groups, and business and property owners to develop a plan with timeline and cost that would meet the goals and objectives of the Alliance’s conceptual plan.”

Planning & Development Services secured a consultant to survey existing conditions, confirm and expand on the issues and opportunities identified in the Alliance’s Plan, conduct additional stakeholder outreach, and return to the Board with options. The Report summarizes the consultant’s findings and identifies a range of actions that could be taken to revitalize Casa de Oro, financial and regulatory options to implement potential actions, and associated timelines.

**RECOMMENDATION(S)**  
**PLANNING COMMISSION**  
N/A

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

1. Find in accordance with Section 15262 of the California Environmental Quality Act (CEQA) Guidelines that today’s actions are statutorily exempt from CEQA because they involve planning studies for possible future actions that the Board has not approved, adopted or funded and have no legally binding effect on later activities; and find in accordance with Section 15061(b)(3) that today’s actions are exempt from CEQA pursuant to the general rule since it can be seen with certainty that there is no possibility that today’s actions may have a significant effect on the environment.
2. Accept the Casa de Oro Revitalization Report and review the options contained therein.

**FISCAL IMPACT**

There is no fiscal impact associated with accepting the Casa de Oro Revitalization Strategy Report; there will be no change in net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Gaspar, the Board of Supervisors took action as recommended by the Department of Planning & Development Services and:

1. Directed the Chief Administrative Officer to identify potential funding opportunities to support changes to the regulatory options outlined in the report including a Specific Plan, Form Based Code, and design guidelines.

2. Directed the Chief Administrative Officer to continue working with the Alliance, the Grossmont-Mt. Helix Improvement Association, Planning Groups, and stakeholders to continue efforts to address code compliance matters in Casa de Oro and take an aggressive approach.
3. Transfer appropriations of \$30,000 from District 2 Neighborhood Reinvestment Program budget (org 15655) to Land Use and Environment Group, Planning and Development Services, to conduct a survey of business and property owners, to determine, not only the level of interest in forming any one of the financing options outlined in the report, but to also work with the Alliance on any additional survey questions that the Alliance feels would be appropriate to get answers to.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

7. **SUBJECT: AUTHORIZATION TO TRANSFER APPROPRIATIONS AND ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR SWEETWATER REGIONAL PARK AMPHITHEATER SHADE STRUCTURE (DISTRICT: 1)**

**OVERVIEW**

Sweetwater Regional Park is a 500-acre facility located in the unincorporated community of Bonita. The park offers a variety of recreational activities and amenities to the public including camping, trails, playgrounds, picnic pavilions, a community building, and several picnic areas. The park also includes an amphitheater that serves as a meeting area, outdoor classroom and wedding pavilion, among other uses. The proposed project will install shade over the existing park amphitheater to provide an enhanced and more comfortable recreational experience for the park.

Today's proposed action will transfer appropriations of \$250,000 to Capital Project 1021668, Sweetwater Summit Amphitheater Shade Structure based on District 1 Neighborhood Reinvestment Program funding as approved by the Board on November 14, 2017 (21). This request will also authorize the Director, Department of Purchasing and Contracting, to advertise and award a construction contract for the Sweetwater Summit Amphitheater Shade Structure for an estimated cost of \$225,000, including contingency. Remaining project funds of \$25,000 will be used for related project costs including design, inspection and environmental services, construction management, and project administration. If approved, project construction is expected to begin in fall 2018 and be completed in winter 2018.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Sweetwater Summit Amphitheater Shade Structure project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301, 15303 and 15304.
2. Transfer appropriations of \$250,000 from the Department of Parks and Recreation, Services & Supplies, to the Contributions to Capital Outlay Fund, Operating Transfer Out, to provide funding for Capital Project 1021668, Sweetwater Summit Amphitheater Shade Structure. **(4 VOTES)**

3. Establish appropriations of \$250,000 in the Capital Outlay Fund for Capital Project 1021668, Sweetwater Summit Amphitheater Shade Structure, based on an Operating Transfer In from the General Fund. (4 VOTES)
4. Authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract and take any other action authorized by section 401 et seq. of the Administrative Code with respect to contracting for the construction of Sweetwater Summit Amphitheater Shade Structure.
5. Designate the Director, Department of Parks and Recreation, as the County of San Diego Officer responsible for administering the construction contract, in accordance with Board Policy F-41, Public Works Construction Contracts.

**FISCAL IMPACT**

Funds for this request are not included in the Fiscal Year 2017-18 Operational Plan in the Capital Outlay Fund. If approved, this request will result in current year costs and revenue of \$250,000 for Capital Project 1021668, Sweetwater Summit Amphitheater Shade Structure. The funding source is District 1 Neighborhood Reinvestment Program funds as approved by the Board on November 14, 2017 (21). Construction costs are estimated at \$225,000 including contingency. Remaining project funds of approximately \$25,000 will be used for related project expenses including design, environmental analysis, inspection services, construction management and project administration. Upon project completion, annual operations and maintenance of the proposed improvements will be provided by existing Department of Parks and Recreation staff. There will be no additional net General Fund cost and no additional staff years.

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

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

AYES: Cox, Jacob, Gaspar, Roberts, Horn

8. **SUBJECT: AUTHORIZATION TO ESTABLISH APPROPRIATIONS, ADVERTISE AND AWARD A CONSTRUCTION CONTRACT AND ADOPT A RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE LAND AND WATER CONSERVATION FUND FOR ILDICA PARK DEVELOPMENT (DISTRICT: 2)**

**OVERVIEW**

Ildica Park is a 0.51 acre undeveloped parcel in the unincorporated community of Spring Valley (58th Edition Thomas Guide page 1291, A-1) acquired by the County of San Diego in 2006. The proposed project will provide new recreational opportunities for the Spring Valley Community and supports the *Live Well San Diego* strategy of Thriving by expanding the use of public space for all residents. The total cost for development of the park is estimated to be \$560,000.

The LWCF program is a competitive grant that provides funds to federal, state and local agencies for park acquisition and development of outdoor recreation opportunities. As part of the grant application, a project specific resolution from the governing body must be approved and submitted.

Today's proposed action will adopt a Resolution authorizing the Department of Parks and Recreation (DPR) to apply for and accept up to \$280,000 of LWCF grant funds to partially fund the project and authorize the Director, DPR to conduct all negotiations and execute and submit all documents which may be necessary for the completion of the aforementioned project.

Today's proposed action will also establish appropriations of \$560,000 in Capital Project 1021742, Ildica Park Development, based on the commitment within the General Fund for Parks Expansion and Improvement and available prior year fund balance in the Park Land Dedication Ordinance (PLDO) Area 20 Spring Valley fund. If the LWCF grant is awarded, the funds required from the Area 20 Spring Valley PLDO funds and the commitment within the General Fund for Parks Expansion and Improvement would be reduced accordingly. This request will also authorize the Director, Department of Purchasing and Contracting, to advertise and award a construction contract for the Ildica Park Development for an estimated cost of \$500,000, including contingency. Remaining project funds of \$60,000 will be used for related project costs including design, inspection and environmental services, construction management, and project administration. If approved, project construction is expected to begin in fall 2018 and be completed in winter 2018-19.

#### **RECOMMENDATION(S)**

##### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Ildica Park project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land).
2. Waive Board Policy B-29, Fees, Grants, Revenue Contracts - Department Responsibility for Cost Recovery, which requires full cost recovery and docketing of grant applications so that the Board of Supervisors may act upon the proposed action at least 15 days in advance of the date on which the applications must be received by the granting agency.
3. Authorize the Auditor & Controller to reduce the Fund Balance Commitment for Parks Expansion & Improvement by \$130,000 to provide funding for Capital Project 1021742, Ildica Park Development. **(4 VOTES)**
4. Establish appropriations of \$130,000 in the Contributions to Capital Outlay Fund, Operating Transfer Out, for Capital Project 1021742, Ildica Park Development, based on General Fund fund balance component decrease - Park Expansion & Improvement Commitment. **(4 VOTES)**
5. Establish appropriations of \$130,000 in the Capital Outlay Fund for Capital Project 1021742, Ildica Park Development, based on an Operating Transfer In from the General Fund. **(4 VOTES)**

6. Establish appropriations of \$430,000 in the Park Lands Dedication Ordinance Area 20 Spring Valley, to provide funding for Capital Project 1021742, Ildica Park Development, based on available prior year fund balance. **(4 VOTES)**
7. Establish appropriations of \$430,000 in the Capital Outlay Fund for Capital Project 1021742, Ildica Park Development, based on an Operating Transfer In from the Park Land Dedication Ordinance Area 20 Spring Valley fund. **(4 VOTES)**
8. Adopt a Resolution entitled: RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND ILDICA PARK IMPROVEMENT PROJECT.
9. Authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract and take any other action authorized by section 401 et seq. of the Administrative Code with respect to contracting for the construction of Ildica Park Development.
10. Designate the Director, Department of Parks and Recreation, as the County of San Diego Officer responsible for administering the construction contract, in accordance with Board Policy F-41, Public Works Construction Contract.

#### **FISCAL IMPACT**

Funds for this request are not included in the Fiscal Year 2017-18 Operational Plan in the Capital Outlay Fund. If approved, this request will result in costs of \$560,000 for Capital Project 1021742, Ildica Park Development. Construction costs are estimated at \$500,000 including contingency. Remaining project funds of approximately \$60,000 will be used for related project expenses including design, environmental analysis, inspection services, construction management and project administration. The funding sources are General Fund fund balance component decrease - Parks Expansion & Improvement Commitment (\$130,000) and Park Lands Dedication Ordinance Area 20 Spring Valley fund available prior year fund balance (\$430,000). There will be no additional staff years in Fiscal Year 2017-18.

There is no fiscal impact associated with today's request to apply for and accept, if awarded, up to \$280,000 of Land and Water Conservation Fund grant funding. If awarded, Department of Parks and Recreation will return to the Board to request the appropriation of grant funds. If awarded, matching funds for this grant would be provided by available prior year fund balance in the Park Lands Dedication Ordinance Area 20 Spring Valley fund as appropriated in today's action. If awarded, the funds required from this fund and the commitment within the General Fund for Parks Expansion and Improvement would be reduced accordingly.

Upon project completion, DPR will assume responsibility for the operation and maintenance of this new park, estimated to be \$34,692 annually. Additionally, it is anticipated that there will be a cumulative staffing impact from the projects approved based on the commitment within the General Fund for Parks Expansion and Improvement. Operational costs and staffing impacts will be included in future years Operation Plans in the Department of Parks and Recreation. The funding source will be General Purpose Revenue.

#### **BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

ON MOTION of Supervisor Roberts, seconded by Supervisor Horn, the Board of Supervisors took action as recommended, on Consent, adopting Resolution No. 18-013, entitled: RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS APPROVING THE APPLICATION FOR LAND AND WATER CONSERVATION FUND ILDICA PARK IMPROVEMENT PROJECT.

AYES: Cox, Jacob, Gaspar, Roberts, Horn

**9. SUBJECT: AUTHORIZATION TO ESTABLISH APPROPRIATIONS, AND ADVERTISE AND AWARD A CONSTRUCTION CONTRACT FOR ESTRELLA PARK DEVELOPMENT (DISTRICT: 2)**

**OVERVIEW**

Estrella Park is a seven acre undeveloped parcel in the unincorporated community of Valle de Oro acquired by the County of San Diego in 1977. The Department of Parks and Recreation (DPR) proposes a project to design and construct recreational improvements at Estrella Park. The proposed project will include trails, picnic tables, benches and enhanced, drought tolerant landscaping. This park represents a new recreational opportunity for the Valle de Oro community. Creating parks supports *Live Well San Diego*, the County of San Diego's vision for a region that is Building Better Health, Living Safely and Thriving, by expanding the use of civic space.

Today's proposed action will establish appropriations of \$800,000 in Capital Project 1021778, Estrella Park Development, based on the commitment within the General Fund for Parks Expansion and Improvement and available prior year fund balance in the Park Lands Dedication Ordinance Area 45 Valle de Oro fund. This request will also authorize the Director, Department of Purchasing and Contracting, to advertise and award a construction contract for the Estrella Park Development Project for an estimated cost of \$700,000, including contingency. Remaining project funds of \$100,000 will be used for related project costs including design, environmental analysis, construction management, and project administration. If approved, this project will start construction in fall 2018 and be completed in spring 2019.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the Estrella Park project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land).
2. Authorize the Auditor & Controller to reduce the Fund Balance Commitment for Parks Expansion & Improvement by \$350,000 to provide funding for Capital Project 1021778, Estrella Park Development. **(4 VOTES)**
3. Establish appropriations of \$350,000 in the Contributions to Capital Outlay Fund, Operating Transfer Out, for Capital Project 1021778, Estrella Park Development, based on General Fund fund balance component decrease - Park Expansion & Improvement Commitment. **(4 VOTES)**

4. Establish appropriations of \$350,000 in the Capital Outlay Fund for Capital Project 1021778, Estrella Park Development, based on an Operating Transfer In from the General Fund. **(4 VOTES)**
5. Establish appropriations of \$450,000 in the Park Lands Dedication Ordinance Area 45 Valle de Oro, Operating Transfer Out, to provide funding for Capital Project 1021778, Estrella Park Development, based on available prior year fund balance. **(4 VOTES)**
6. Establish appropriations of \$450,000 in the Capital Outlay Fund for Capital Project 1021778, Estrella Park Development, based on an Operating Transfer In from the Park Lands Dedication Ordinance Area 45 Valle de Oro fund. **(4 VOTES)**
7. Authorize the Director, Department of Purchasing and Contracting to advertise and award a construction contract and take any other action authorized by section 401 et seq. of the Administrative Code with respect to contracting for the construction of Estrella Park Development.
8. Designate the Director, Department of Parks and Recreation, as the County of San Diego Officer responsible for administering the construction contract for Estrella Park Development in accordance with Section 430.4 of the County Code of Administrative Ordinances and Board Policy F-41, Public Works Construction Projects.

**FISCAL IMPACT**

Funds for this request are not included in the Fiscal Year 2017-18 Operational Plan in the Capital Outlay Fund. If approved, this request will result in costs of \$800,000 for Capital Project 1021778, Estrella Park Development. Construction costs are estimated at \$700,000 including contingency. Remaining project funds of approximately \$100,000 will be used for related project expenses including design, environmental analysis, inspection services, construction management and project administration. The funding sources are General Fund fund balance component decrease - Parks Expansion and Improvement Commitment (\$350,000) and Park Lands Dedication Ordinance Area 45 Valle de Oro fund available prior year fund balance (\$450,000). There will be no additional staff years in Fiscal Year 2017-18.

Upon project completion, DPR will assume responsibility for the operation and maintenance of this new park, estimated to be \$34,692 annually. Additionally, it is anticipated that there will be a cumulative staffing impact from the projects approved based on the commitment within the General Fund for Parks Expansion and Improvement. Operational costs and staffing impacts will be included in future years Operational Plans in the Department of Parks and Recreation. The funding source will be General Purpose Revenue.

**BUSINESS IMPACT STATEMENT**

N/A

**ACTION:**

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

AYES: Cox, Jacob, Gaspar, Roberts, Horn

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

**OVERVIEW**

Robert Germann spoke to the Board regarding Gillespie Field Airport.

Tom Casey spoke to the Board regarding Rainbow traffic.

**ACTION:**

Heard, Referred to the Chief Administrative Officer.

There being no further business, the Board adjourned at 11:30 a.m.

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, February 14, 2018.



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KRISTIN GASPAR  
Chairwoman

Attest:



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DAVID HALL  
Clerk of the Board

01/24/18